



KYLE CANYON AREA PLAN

JUNE 22, 2023

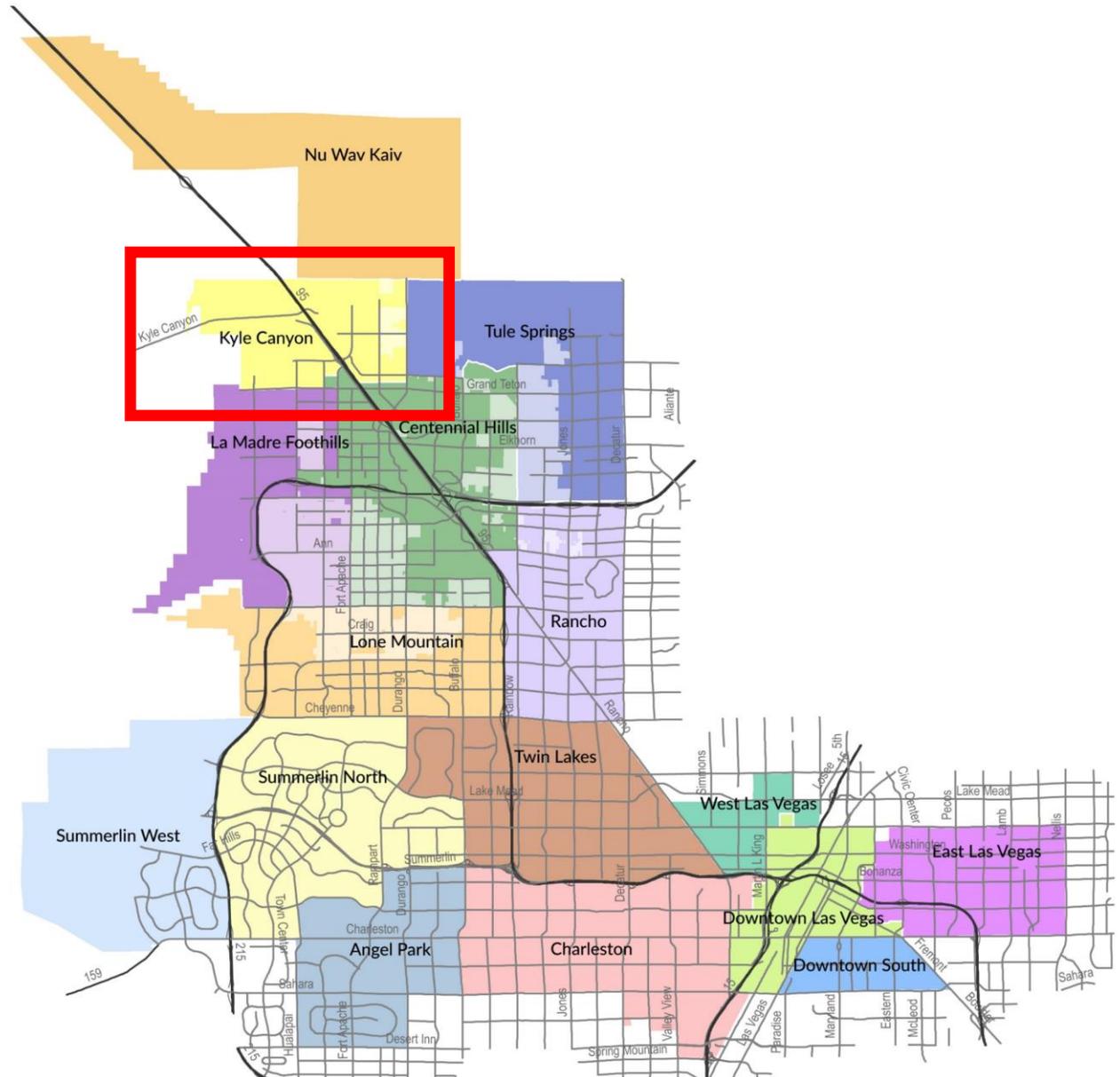
2050 MASTER PLAN

- Adopted in July 2021, amended September 2022 (22-0294-GPA1)
 - Develops a clear vision and framework for the future of Las Vegas through 2050
 - Provides strong direction and practical guidelines for future development
 - Provides recommendations that are implementation-focused, relevant, clear, and adaptable to change
- Land Use Goals, Outcomes, Actions
 - Adoption of 16 ***special area plans*** with community support



AREAS OF THE CITY

- 16 unique planning areas, each comprised of neighborhoods that can build identity and a sense of place.
- Kyle Canyon is located in the far northwest area of the City, north from Grand Teton Drive and west from Durango Drive and Floyd Lamb Park.
- Community challenges:
 - Water Availability
 - ½ acre foot (160,000 gallons) per year per single family residence, may be mandated by SNWA (auth. by Assembly Bill 220)
 - Relationship to county and Mt Charleston
 - Relationship to other parts of the City
 - Future I-11 corridor through US-95 to Reno



KYLE CANYON

- **Transportation**
 - Park and Ride?
 - Connectivity to Mt Charleston? Rest of valley?
 - Kyle Canyon road type?
- **Land Use**
 - How will land use and zoning shape development in the area?
 - What mix of commercial/residential/industrial? What types of residential?
- **Parks**
 - How to connect parks and open space and maximize the multiple benefits from parks and open space?
- **Issues**
 - Desert Edge development considerations
 - Connectivity/relationship to Mt Charleston



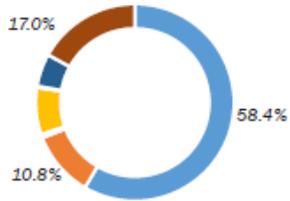
COMMUNITY PROFILE

DEMOGRAPHICS

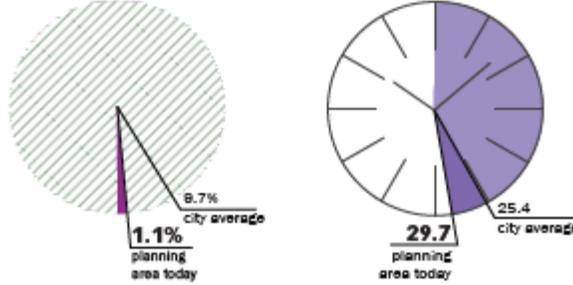
- Current population: 13,291 ▼
- Largest Age Group: 35 - 44 years (2,420) ▲
- Persons per household: 3.33 ▲
- Single Family Dwellings: 3,894 ▼
- Multi-Family Dwellings: 380 ▼
- Median Household income: \$82,137 ▲
- Median rent / mortgage: \$1,368 / \$1,648 ▲▲
- Housing tenure: 29.3% rent / 70.7% own ▲▲
- Attained High School Diploma: 95.7% ▲
- Attained Bachelor's Degree: 29.1% ▲
- Unemployment rate: 7.5% ▼
- Housing Density: 1.24 dwelling units / acre ▼
- Population Density: 2,471 residents / square mile ▼

▲ ▼ Above / Below citywide average

Race & Ethnicity

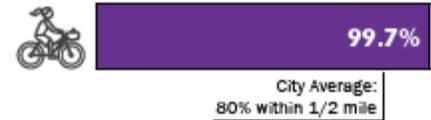


- White
- Black/African American
- American Indian/Native American
- Asian
- Native Hawaiian/Pacific Islander
- Other
- More than one race
- Latino/Hispanic

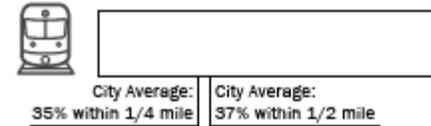


TRANSPORTATION ACCESS & EQUITY

% of residents in planning area within 1/2 mile of bike facility



% of residents in planning area within 1/4 or 1/2 mile of transit stop



2050 PROJECTIONS

- Population: 47,063
- Total New Housing Units: 10,142 (8,238 Single family / 1,904 Multi family)
- New Commercial (1,000 GSF): 639,992
- Housing Density: 4.19 dwelling units / acre
- Population Density: 8,748 residents / square mile

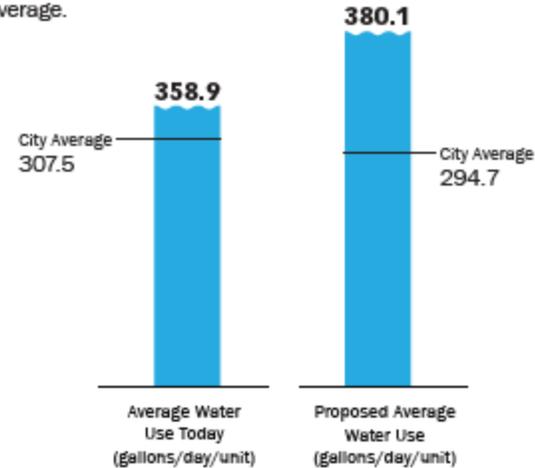
LAND USE TOOLS

- Traditional Neighborhood Design
- Neighborhood Character
- Mixed-use
- Walkable site design
- Placemaking through arts and culture
- Diverse housing options



WATER USAGE

The average water consumption of residents in the planning area will increase with the currently approved developments. If the area develops with denser, more traditional neighborhood design, that will help lower the average.



OUTREACH

- Community Surveys and outreach:
— July-October 2023.
- Engagement at community events :
— July 4th - celebration at Floyd Lamb Park
— October - Public 'Visioning Charrette' exercise
- *Advisory Committee* consisting of community members, and leaders within the community.



TIMELINE

PHASE 1: BACKGROUND RESEARCH

July-August

PHASE 2: BRANDING, COMMUNICATION & OUTREACH

September-January

PHASE 3: VISIONING

January-February (2024)

PHASE 4: PLAN DEVELOPMENT

February-July (2024)

