

## 2.1 Land Use

### PROPOSED GENERAL PLAN

Future land use is proposed as part of the Special Area Plan to provide additional direction and specificity to the land use place types set forth in the 2050 Master Plan. The Master Plan identifies most of Kyle Canyon as Low Density Residential. As development pressures continue, it's important to ensure that the area is serviced by a mixture of uses, incorporating a diverse range of housing types, public facilities, public open space, and neighborhood mixed-use uses.



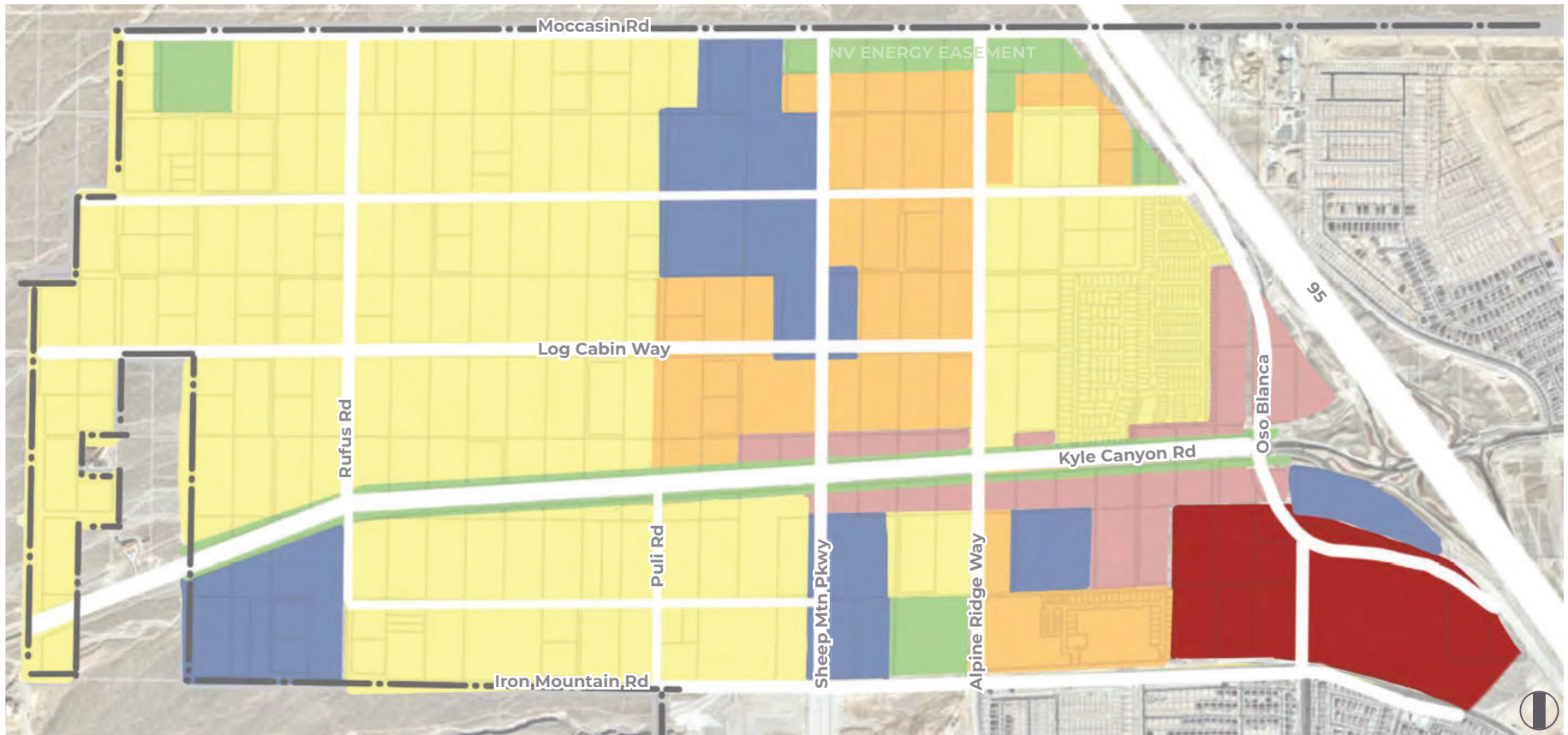
**FOR MORE INFORMATION, VISIT:**  
[City of Las Vegas](#)  
[Municipal Code, Title 19](#)

From top to bottom: Henderson, NV (source: *The District at Green Valley Ranch*); Inspirada, Henderson, NV; Somerset at Providence, Las Vegas, NV; Henderson, NV (source: *Inspirada*); George 'Doc' Cavalliere Park, Scottsdale, AZ; Sagemont Park (source: *Summerlin, NV*)



| 2050 Plan Use Type                                                                                                                              | General Plan Category                                  | Compatible Title 19 Zoning | Description                                                                                                                                                       | Dwelling Unit/Acre | Total Units |
|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------|
| COMMERCIAL                                                                                                                                      | SC (Service Commercial)                                | C-1, O, P-O                | Low intensity commercial offices, business, or retail                                                                                                             | N/A                | N/A         |
| NEIGHBORHOOD MIXED-USE                                                                                                                          | NMXU (Neighborhood Mixed-Use Center)                   | C-1, C-2, R-3, R-4, C-V    | Moderate intensity neighborhood-oriented mixed use                                                                                                                | 10-25              | 550-1,300   |
| MEDIUM DENSITY RESIDENTIAL                                                                                                                      | ML (Medium Low), M (Medium), MLA (Medium-Low Attached) | R-TH, R-2, R-3, R-4        | Multi-family housing, attached single family housing, and small lot detached single family housing. Site and building design complementary to surrounding context | 8-12.5             | 1,300-2,000 |
| LOW DENSITY RESIDENTIAL                                                                                                                         | ML (Medium Low), L (Low)                               | R-E, R-1, R-SL, R-CL, R-2, | Single family housing, attached and detached homes, compact to small lots                                                                                         | 4-8.5              | 2,000-4,300 |
| PUBLIC FACILITIES                                                                                                                               | PF (Public Facilities)                                 | C-V                        | Public and semi-public buildings and facilities, civic uses and spaces, infrastructure, and utilities                                                             | N/A                | N/A         |
| PARKS & OPEN SPACE                                                                                                                              | PR-OS (Open Space)                                     | C-V                        | Parks, recreational facilities, golf courses, open spaces, trails, and civic spaces                                                                               | N/A                | N/A         |
| Unit count range estimated using the lowest and highest dwelling unit/acre value to produce a range of low to high density build out scenarios. |                                                        |                            |                                                                                                                                                                   | TOTAL              | 3,850-7,600 |

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Proposed land use is compatible with Title 19 zoning districts and General Plan categories to aid in implementation. Development proposals should be in alignment with the recommended land use and zoning categories in this plan.

\*L (Low Density Residential), DR (Desert Rural), and R (Rural) designations expected to extend west of city boundary into Sections 10,9,8,7, and 18

\*Parks and Open Space totals include projected future park development

