



# HENDERS<sup>ON</sup>



**Welcome!**  
**Community Open House**

# Ivanpah Valley Future Land Use Study

Monday, December 4<sup>th</sup>, 2023





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# Logistical Items

## **FUTURE OF IVANPAH VALLEY**



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# Introductions

## **FUTURE OF IVANPAH VALLEY**



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# About This Project

## **FUTURE OF IVANPAH VALLEY**



## Today's Objectives

- Review the vision and goals for this study
- Discuss the preferred land use alternative for this portion of Clark County
- Present development types, mobility elements
- Get your feedback on all of the above items



## Development Drivers

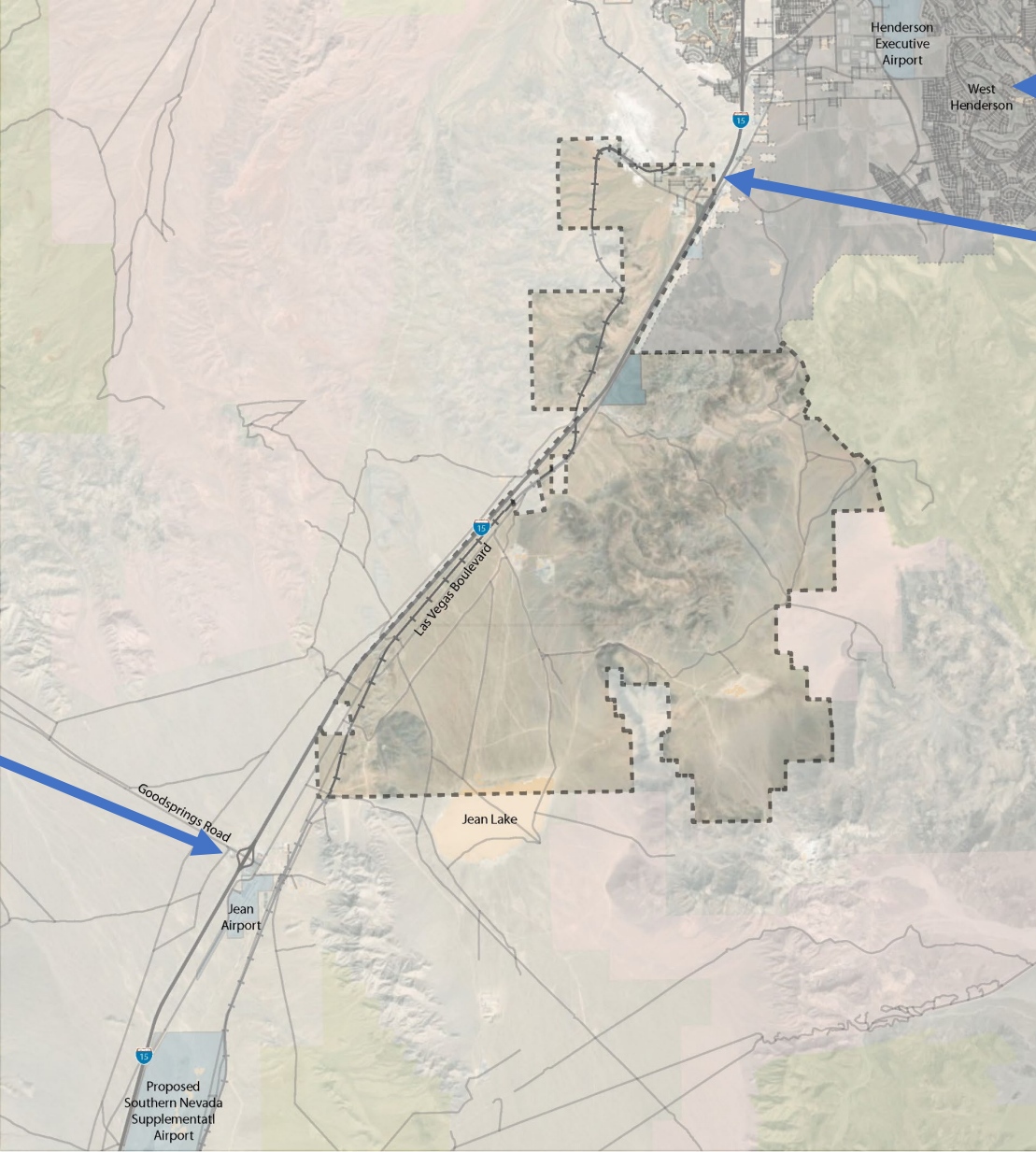
- Demand for growth
- Land limitations in Vegas area for certain uses (e.g. manufacturing)
- Development trending southward
- Land availability; BLM disposal
- Proposed Supplemental Airport

West  
Henderson

Sloan  
interchange

Jean  
interchange

# Existing Conditions



- Study Area
- City of Henderson
- Department of Aviation Property
- Areas of Critical Environmental Concern
- Wilderness Areas
- Dry Lakebeds





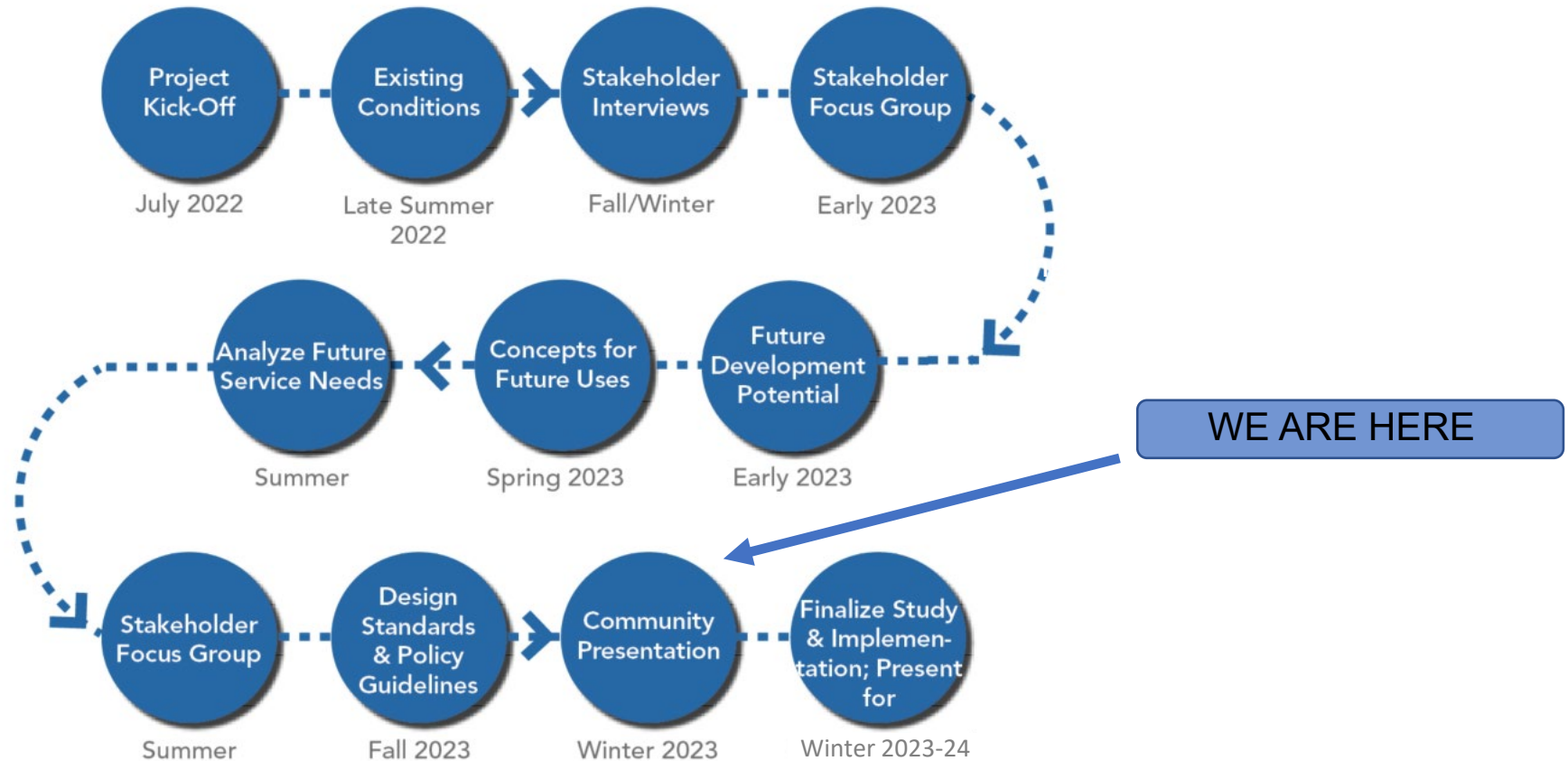
## Project Vision as Area Development Begins

- **Balanced mix of land uses, including:**
  - A variety of housing options and types
  - New employment areas
  - Locally-serving retail and amenities
- **Concentrate many of these amenities in hubs**
- **Maintain close connection to nature and open spaces**
- **Promote high-quality design and protect views**





## Project Timeline





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# Proposed Land Uses

## **FUTURE OF IVANPAH VALLEY**





## Proposed Land Use Map

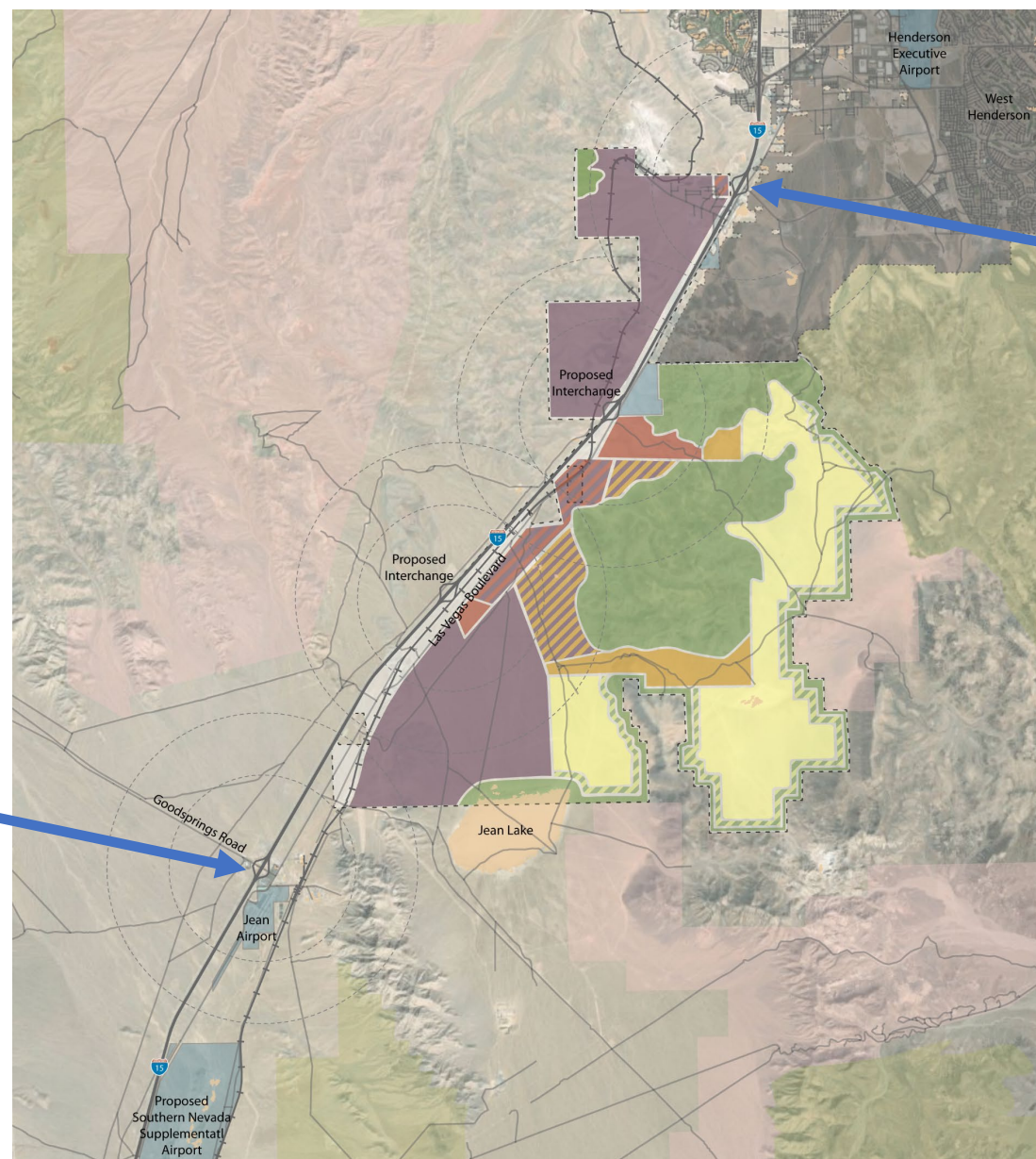
- Illustrates anticipated land use types, including mixed uses where feasible
- Largest is Open Space at 28% of study area
- Estimates proportionality (total coverage) that makes sense for the area



# Proposed Land Use Map

Jean interchange

Sloan interchange



- Retail/Hospitality/Entertainment
- Traditional Mixed Use
- Residential
- Open Space/Buffer
- Mixed Employment
- Mix of Uses
- Areas of Critical Environmental Concern
- Wilderness Areas
- Department of Aviation Property
- Dry Lakebeds

0 1 2 Miles

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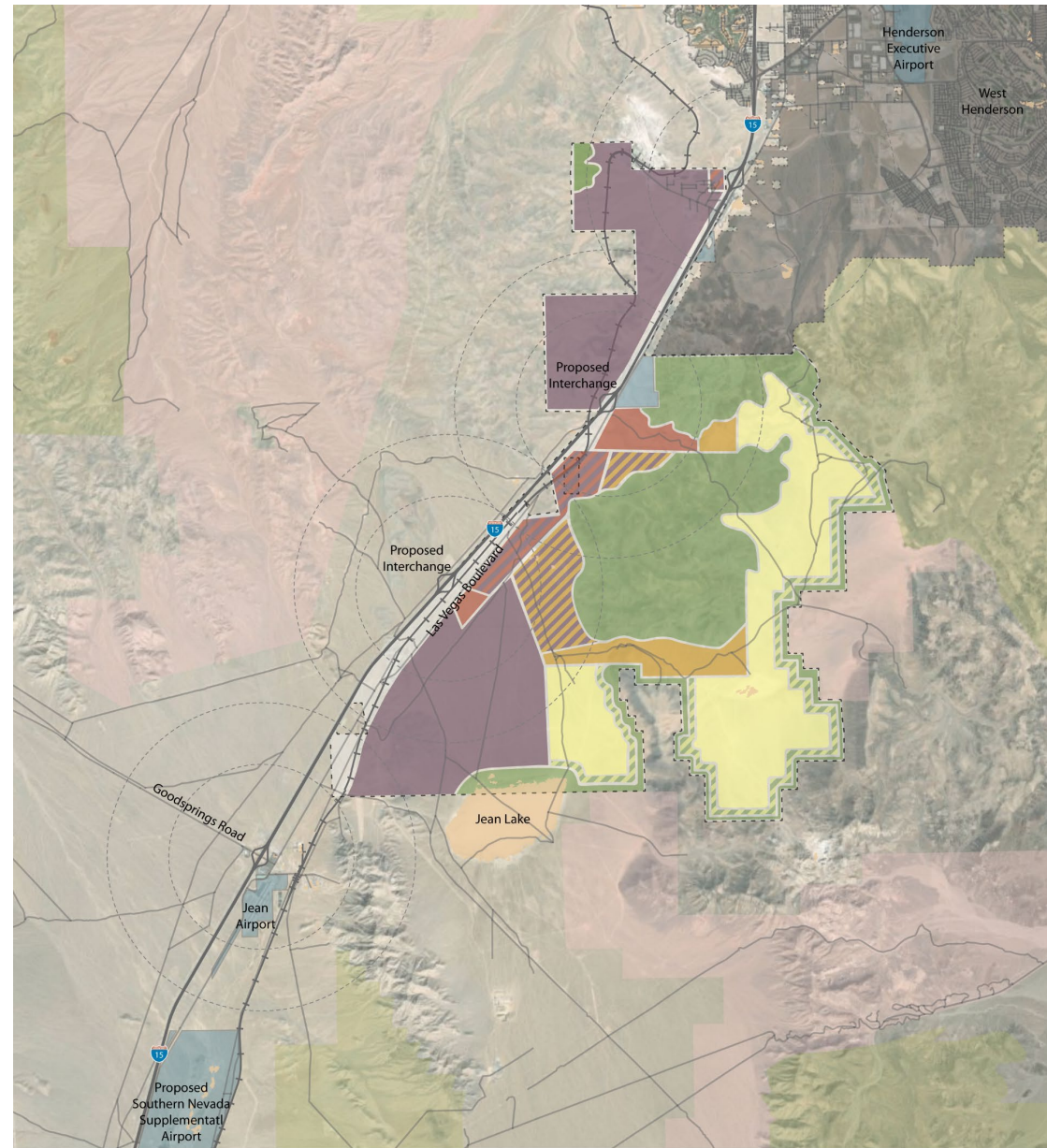




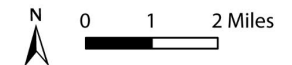
# Proposed Land Use Map

## LAND USE ACREAGE & PROPORTIONALITY

LAND USE	ACREAGE	PERCENT OF TOTAL
Open Space	8,792	28%
Residential/Open Space Buffer	1,495	5%
Residential	6,035	19%
Traditional Mixed Use	1,181	4%
Retail/Hospitality/Entertainment	620	2%
Mixed Employment	8,379	27%
Traditional Mixed Use + Mixed Employment	1,330	4%
Retail/Hospitality/Entertainment + Mixed Employment	940	3%



- Retail/Hospitality/Entertainment
- Traditional Mixed Use
- Residential
- Open Space/Buffer
- Mixed Employment
- Mix of Uses
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# Development Types

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## What are Development Types?

- A concept that illustrates specific development patterns and physical characteristics
- Characteristics like: built form, road and trail networks, parking and transit options, density of residences, jobs
- One for each of the categories in the land use map

Less than 2  
dwelling units  
per acre

## Single-Family Estate or Ranch Home

Larger lots with individual yards, limited landscaping or impervious ground cover, to retain natural areas. Homes are 1-2 stories and their orientation may vary to maximize views.



Estate Homes Blending with Natural Areas



Detached Single-Family Homes



Detached Single-Family Home - Front Orientation

2-8 dwelling  
units per acre

## Single-Family Detached & Attached Homes

Medium- to large-sized lots with 1-2 story homes or duplexes, generally oriented toward the street. Some adjacent homes may share yards and driveways, limited landscaping.



Adjacent Single-Family Detached Homes



Motor Court Homes



Pul-Apart Townhomes

8-15 dwelling  
units per acre

## Multi-Family: Small Format

Townhomes, quadplexes, or small apartment buildings of 1-2 stories on wide lots. The street setback will vary, with some containing ample front yards and/or parking areas.



Attached Motor Court Homes



Townhomes



Front Load Townhomes

More than 15  
dwelling units  
per acre

## Multi-Family: Large Format

Apartment buildings of at least 3 stories with limited street setbacks. Landscaped courtyards and open spaces appear between each building and front entrances may open on to these spaces. Parking is generally at the rear or even structured.



Walk-up Apartments

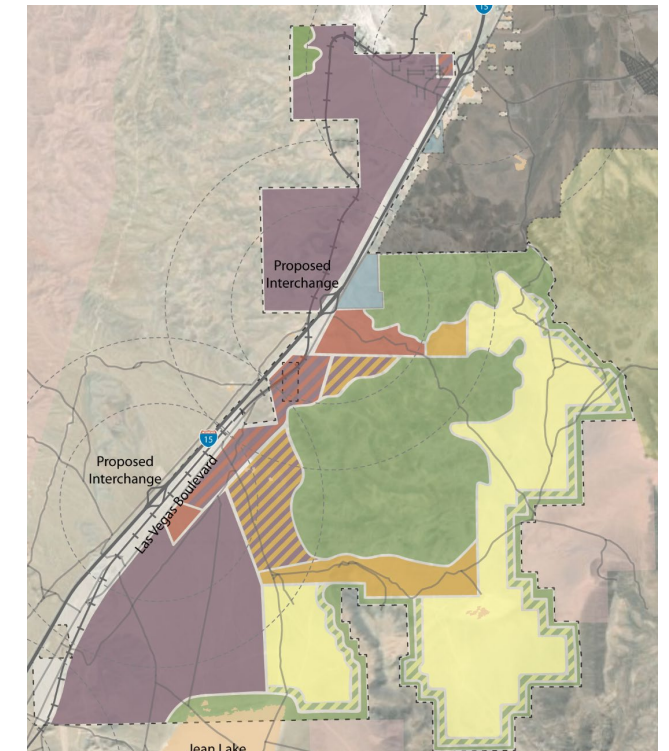


Apartments



Mixed-Use

# Residential Development





## Open Space & Public Facilities

Civic spaces and public facilities, such as police, fire, schools, or libraries; and recreational or conservation uses, such as protected open space, public parks, and trails. (0+ jobs per acre).



Open Space



Public Safety Facility



Community Rec Center

Example Job Categories: recreation instructor, law enforcement officer, librarian, firefighter.

## Traditional Mixed-Use

Modest mix of commercial services and retail nearby or interspersed with housing. Settings may be more auto-oriented or urban main street, depending on different development contexts and adjacent uses. (15+ jobs per acre).



Housing & Commercial Mixed-Use



Shopping Complex



Restaurant

Example Job Categories: apartment community manager, outpatient nurse/nurse practitioner, restaurant server.

## Mixed Employment

Larger employment centers, including manufacturing and logistics or office and business campuses. (25+ jobs per acre).



Manufacturing & Distribution



Office Park



Business Headquarters

Example Job Categories: machinist, precision assembler, accountant, marketing manager, commercial truck driver.

## Retail, Hospitality & Entertainment

Modest mix of commercial retail and service, entertainment, and accommodations to serve both tourists and local residents, including casinos, resorts and hotels, music, art, experiential activities, restaurants, and shopping. (30+ jobs per acre).



Shopping Center



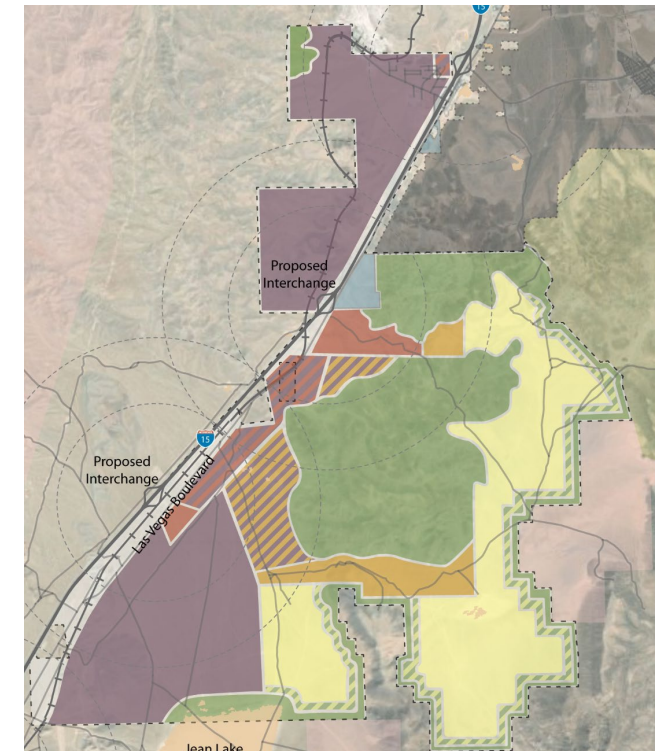
Outdoor Amphitheater



Hotel

Example Job Categories: hotel manager, stage & venue operator, retail store manager.

# Non-Residential Development







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## Making the Vision Happen: Hubs Within Development Types

### COMMUNITY HUBS

areas that have visible landmarks and more intensive activities.

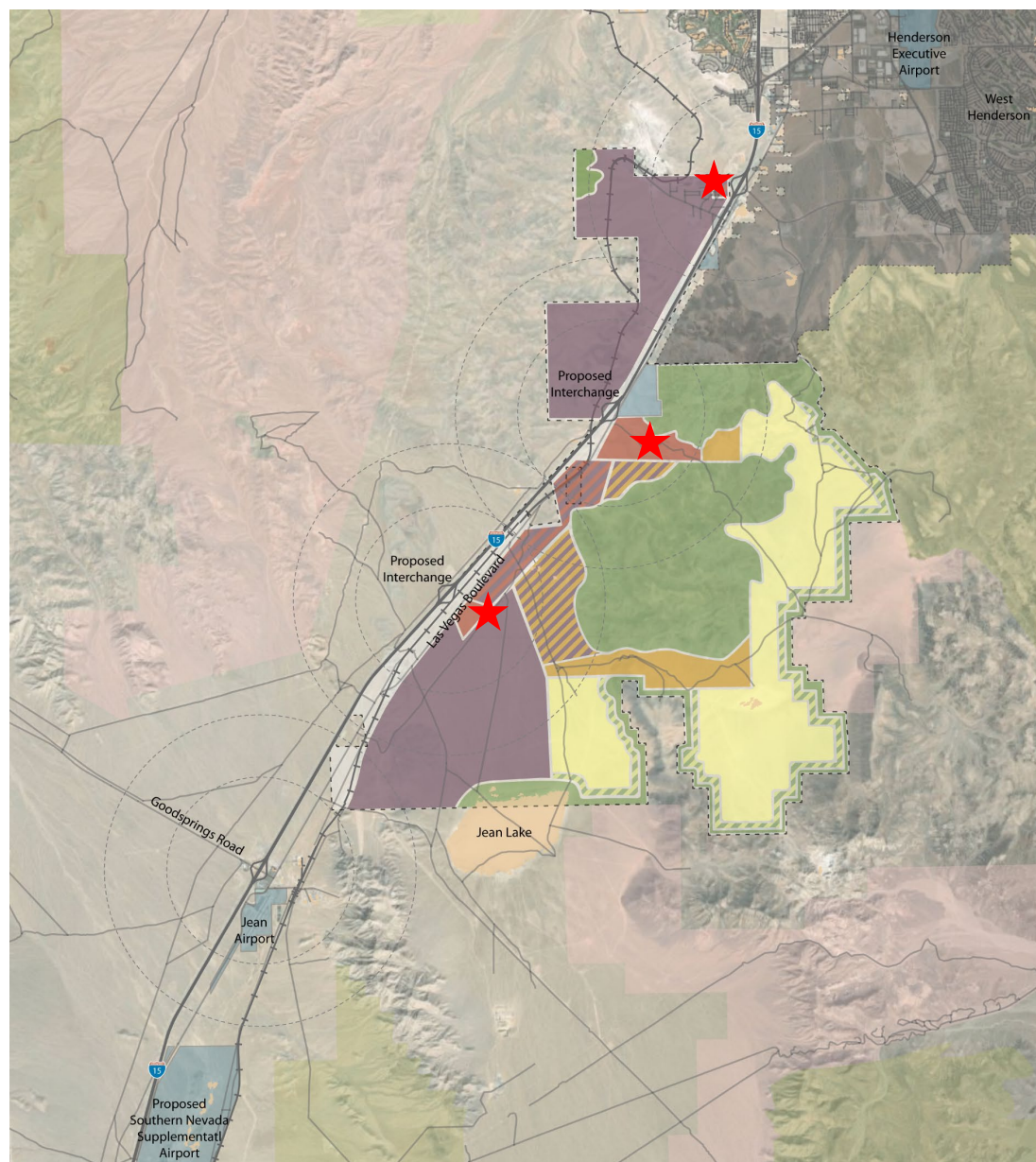
Characterized by higher residential and/or job densities and a mix of uses (horizontal or vertical)

### BUILDING PERFORMANCE HUBS

areas that promote leading-edge energy efficiency and building performance (cost saving and progressive model)

Owners, operators and developers pursue strategies like decarbonization, district-wide energy systems, solar generation, etc.

# Potential Hub Locations



- Retail/Hospitality/Entertainment
- Traditional Mixed Use
- Residential
- Open Space/Buffer
- Mixed Employment

- Mix of Uses
- Areas of Critical Environmental Concern
- Wilderness Areas
- Department of Aviation Property
- Dry Lakebeds



0 1 2 Miles

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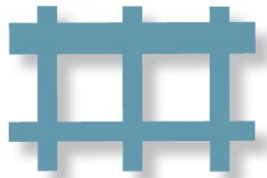
# Proposed Mobility Network

## FUTURE OF IVANPAH VALLEY





## Making the Vision Happen: Mobility Network Features



**Hubs and Denser Areas:** grid-pattern streets with walkable blocks and frequent connections



**Lower Density & Periphery Areas:** more suburban in style with streets informed by topography



**Traffic calming, sidewalks, crosswalks, bike lanes, and trail connections built into entire network**



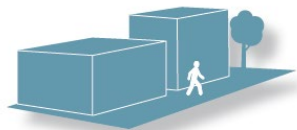
## Making the Vision Happen: Mobility Network Features



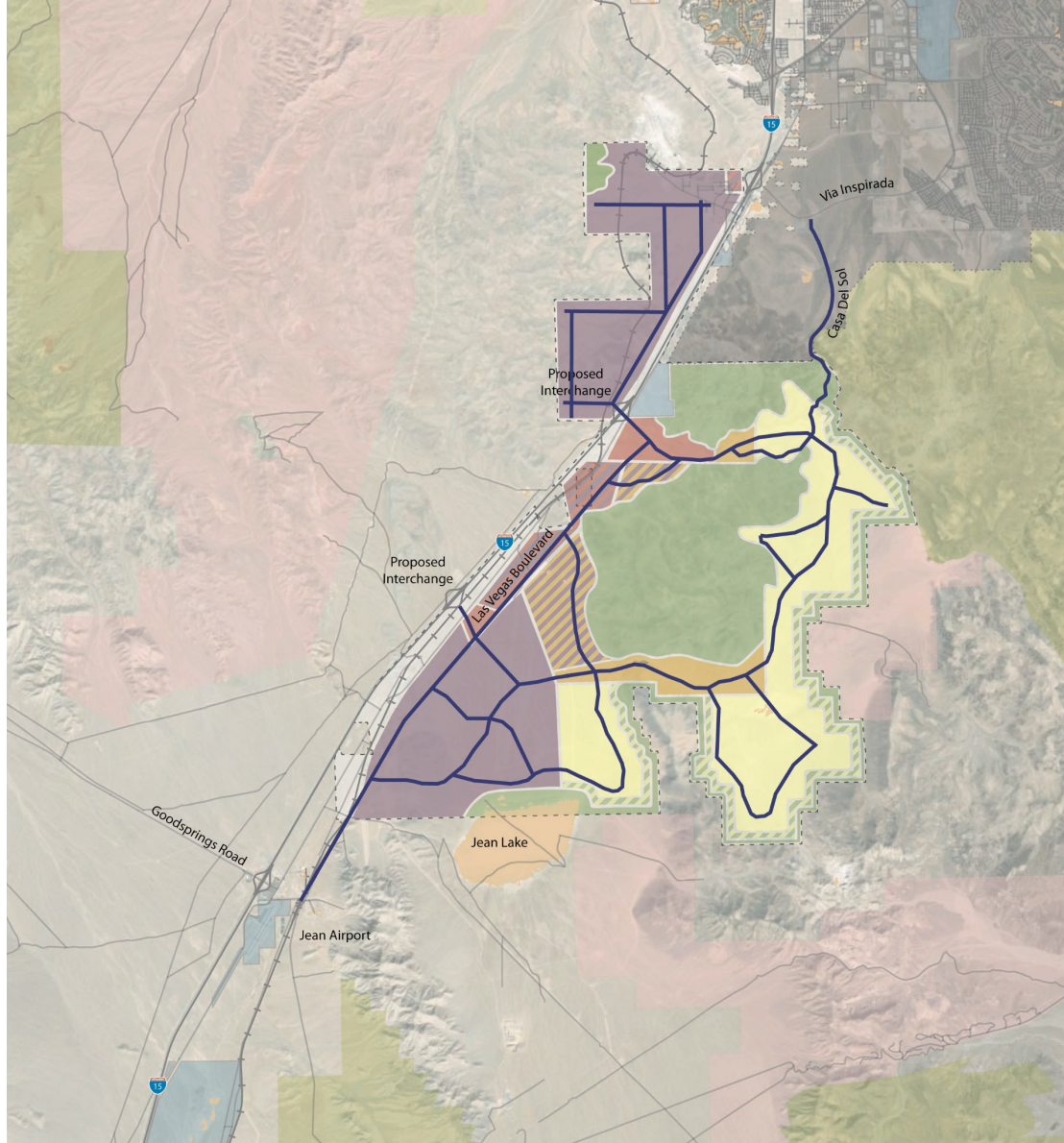
Ensure appropriate access to I-15



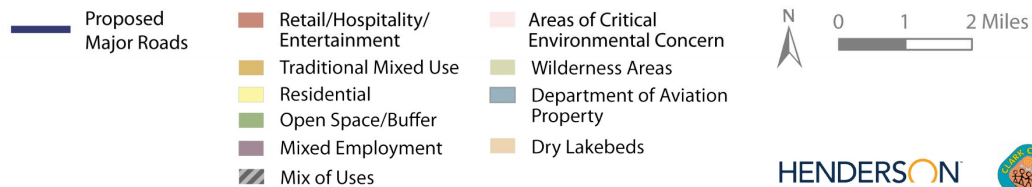
Mixed employment areas (NW and SW corners of study area) must accommodate freight activity



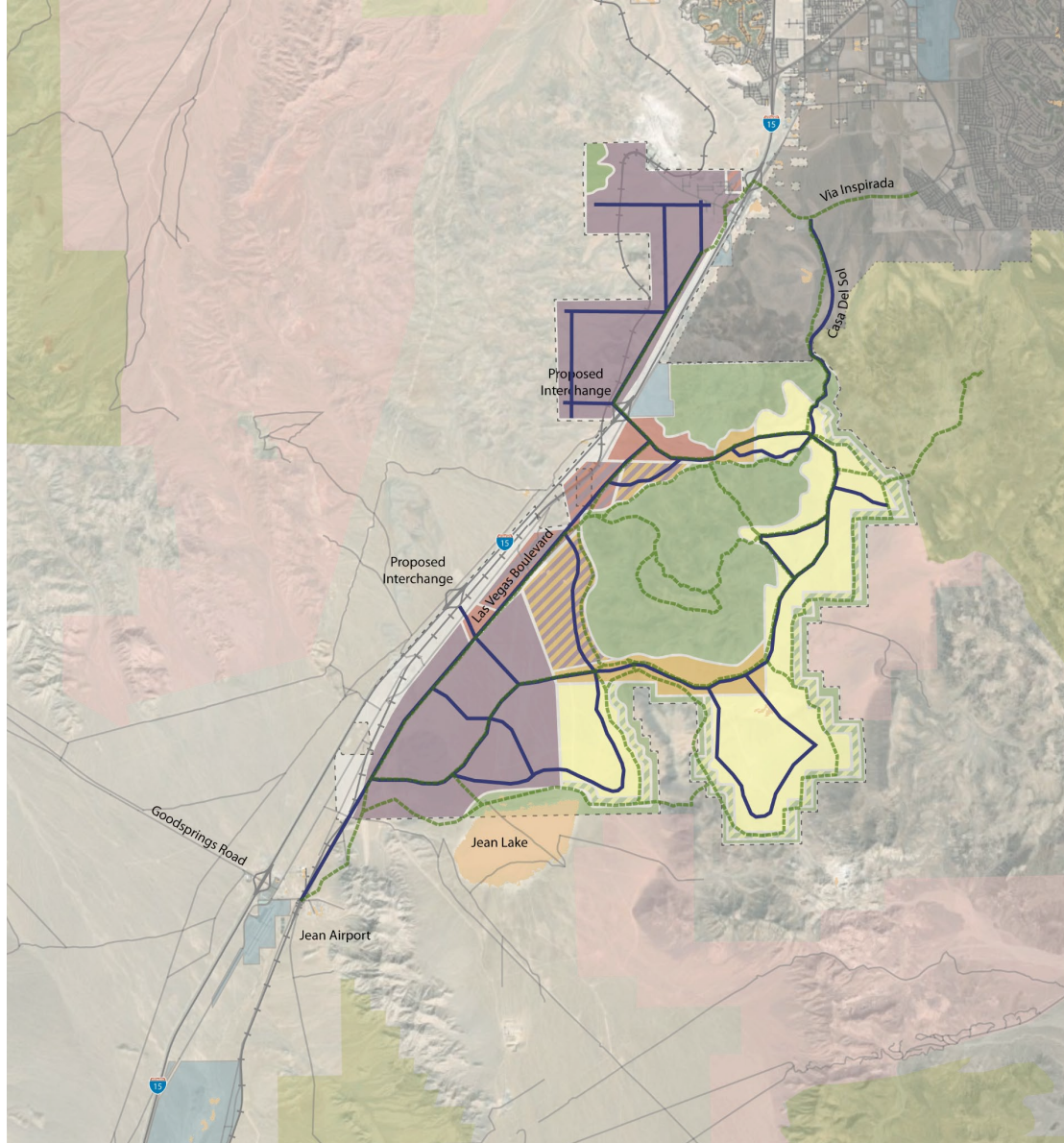
Hubs and residential areas should be human-scaled and pedestrian-oriented



# Major Roads Network Concept Map







- |                        |                                  |   |
|------------------------|----------------------------------|---|
| Proposed Major Roads   | Retail/Hospitality/Entertainment | Areas of Critical Environmental Concern |
| Proposed Trail Network | Traditional Mixed Use            | Wilderness Areas                        |
|                        | Residential                      | Department of Aviation Property         |
|                        | Open Space/Buffer                | Dry Lakebeds                            |
|                        | Mixed Employment                 |   |
|                        | Mix of Uses                      |   |



# Full Mobility Network Concept Map





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# Questions and Feedback

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# Thank you! Further Questions

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**Martin Gies**

Planning Manager-Advanced Planning  
Clark County  
[Martin.Gies@ClarkCountyNV.gov](mailto:Martin.Gies@ClarkCountyNV.gov)

**Andrew Powell**

Planning Manager, Long Range Planning Division  
City of Henderson  
[Andrew.Powell@CityofHenderson.com](mailto:Andrew.Powell@CityofHenderson.com)