

Spring Valley

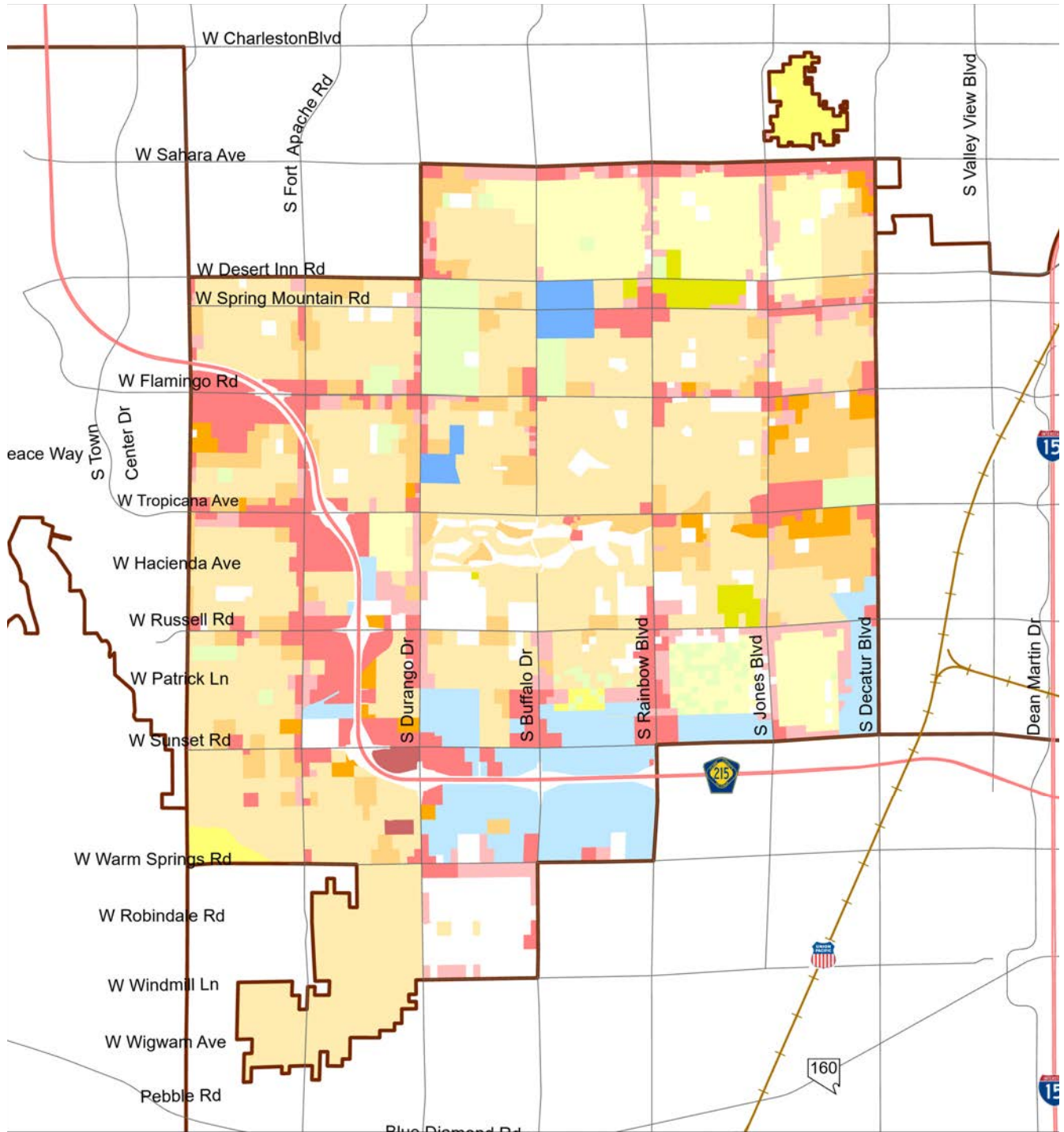
Area Background

The Spring Valley planning area (“Spring Valley”) is located in the southwest quadrant of the Las Vegas Valley, generally south of the City of Las Vegas, west of the Winchester/Paradise planning area, north of the Enterprise planning area, and east of the Summerlin South planning area. Spring Valley extends as far as Hualapai Way to the west, Sahara Avenue to the north, Decatur Boulevard to the east, and almost as far as Pebble Road to the south. The planning area includes an island of unincorporated area surrounded by the City of Las Vegas between Decatur Boulevard, Sahara Avenue, Jones Boulevard, and Charleston Boulevard. The Spring Valley planning area is approximately 35.7 square miles (almost 22,850 acres) in area.

Area Character

The northern and eastern portions of Spring Valley planning area are largely built-out with single family home neighborhoods and commercial shopping centers, particularly along Sahara Avenue, Jones Boulevard, Desert Inn Road, Rainbow Boulevard, Durango Drive, Flamingo Road, and Fort Apache Road. One- and two- story multi-family residential developments and mobile home parks are less frequent, but generally occur alongside major roads and commercial shopping centers. Some of these existing neighborhoods are long-standing communities that face issues with maintenance and investment. The southwestern areas of Spring Valley, generally south of Hacienda Avenue are generally vacant and are currently slated for similar types of development. Employment and commercial building forms are common in proximity to Highway 215. In recent years, the pace of new development and the associated demand for infrastructure and services in Spring Valley have presented challenges for existing residents, service providers, and decision-makers.

Spring Valley Planned Land Use Map



Spring Valley - Planned Land Use

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

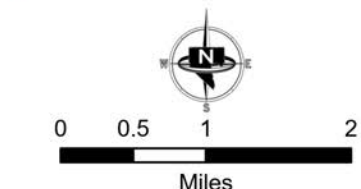
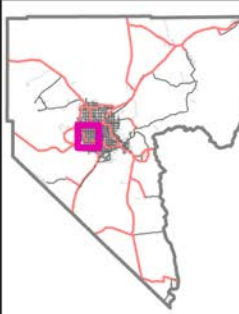
Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Planning Areas



Date: November 17, 2021





History of the Spring Valley Planning Area

The first land use plan for Spring Valley was adopted in 1990.

Spring Valley Goals and Policies

Goal SV-1: Protect existing neighborhoods in Spring Valley while providing opportunities for growth and complementary uses

POLICY SV-1.1: NEIGHBORHOOD INTEGRITY

Preserve the integrity of contiguous and uniform suburban neighborhoods in Spring Valley through development regulations that encourage compatible infill development and standards for transitioning from higher intensity uses. [See also, Countywide Policy 1.5.2, *Compatible Development*]

POLICY SV-1.2: RANCH ESTATE NEIGHBORHOODS

Encourage infill development within Ranch Estate Neighborhoods in accordance with the compatibility considerations contained in the Neighborhood Land Use Category Definitions. [See also, Countywide Policy 1.5.1: *Rural Neighborhood Preservation Areas*]

POLICY SV-1.3: NEIGHBORHOOD REVITALIZATION

Encourage reinvestment and revitalization of older neighborhoods in Spring Valley that is compatible with existing development. Targeted infill should support more varied housing options—type, density, and price point—that allow residents to remain in the neighborhood regardless of age, family structure, or income.

POLICY SV-1.4: ADAPTIVE REUSE

Encourage the adaptive reuse of vacant or functionally obsolete homes for non-residential uses along major corridors to provide a smooth transition between viable residential uses and major streets while maintaining a residential character and retaining the historic pattern of development.

POLICY SV-1.5: NEIGHBORHOOD SERVICES AND EMPLOYMENT OPTIONS

Encourage the development of neighborhood-oriented retail, office, and commercial services that allow Spring Valley residents to meet their daily needs (including health and childcare) and potentially work within close proximity of their homes. Focus commercial activity at nodes throughout the community as opposed to along linear commercial corridors.

Goal SV-2: Adapt infrastructure and services to meet changing needs in Spring Valley

POLICY SV-2.1: PUBLIC FACILITIES NEEDS ASSESSMENT

Require new development to contribute proportionally towards the provision of necessary public infrastructure in accordance with the PFNA.

POLICY SV-2.2: SERVICES AND AMENITIES

Prioritize the extension of water, wastewater, and community recreation services to established neighborhoods in Spring Valley that lack such services.

POLICY SV-2.3: FACILITIES MAINTENANCE AND IMPROVEMENTS

Improve the user experience, safety, and longevity of public parks, recreation centers, and civic facilities in Spring Valley through increased focus on maintenance and improvements – such as trash removal, additional lighting, and sidewalk connections. Prioritize enhancements at facilities that are high-use or serve a larger population.

Goal SV-3: Mitigate flooding and expand open space in Spring Valley

POLICY SV-3.1: WASHES, ARROYOS, AND DRAINAGEWAYS

Identify washes, arroyos, and drainageways corridors for potential preservation for habitat, recreation, open space, and restoration—especially along the Red Rock, South Fork of the Flamingo, and Tropicana washes and their tributaries—in collaboration with the RFCD and municipalities.

POLICY SV-3.2: HAZARD PRONE AREAS

Discourage development in documented hazard areas, as identified in the HMP.



Goal SV-4: Enhance multimodal connectivity to and within Spring Valley

POLICY SV-4.1: TRANSIT ACCESS

Coordinate with the City of Las Vegas and RTC on the planned expansion of high-capacity transit along Sahara Avenue, Decatur Boulevard, and Jones Boulevard, and ensure transit-supportive infrastructure supports the goals and standards of RTC.

POLICY SV-4.2: PEDESTRIAN AND BICYCLE CONNECTIONS

Improve the safety and comfort of people walking and biking through improvements to sidewalks and bike lanes, intersection design that prioritizes pedestrian safety, and pedestrian bridges or underpasses at railroad lines, stormwater infrastructure, and Interstate 15.



Goal SV-5: Minimize conflicts with more intensive uses in and adjacent to Spring Valley

POLICY SV-5.1: AIRPORT ENVIRONS OVERLAY DISTRICT

Periodically review and update the boundary of the AEO District in coordination with the DOA to reflect changes to airport noise contours and flight paths. [See also, Countywide Policy 5.2.1, *Harry Reid International Airport*]

POLICY SV-5.2: COOPERATIVE MANAGEMENT AREA USES

Prohibit residential uses, or other incompatible uses—as defined by Title 30—on deed restricted parcels or as prohibited within the Airport Environs Overlay District (AEOD).

POLICY SV-5.3: MINING RECLAMATION

Evaluate redevelopment potential of existing and former sand and gravel operations to determine suitability for different development types and potential to provide surrounding neighborhoods with services and amenities. Explore creative options for the adaptive reuse of sand and gravel pits, such as, but not limited to, parks active or passive recreation, and outdoor entertainment/hospitality venues.