



**AGENDA MEMO - PLANNING**

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: SOMERSET ACADEMY SKY POINTE CAMPUS  
- OWNER: BOYER SKYPOINTE ACADEMY, L.C.

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**\*\* STAFF RECOMMENDATION(S) \*\***

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
SDR-73832	Staff recommends APPROVAL, subject to conditions:	

**\*\* NOTIFICATION \*\***

NEIGHBORHOOD ASSOCIATIONS NOTIFIED                      39

NOTICES MAILED    845

PROTESTS    0

APPROVALS    3

**\*\* CONDITIONS \*\***

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**SDR-73832 CONDITIONS**

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**Planning**

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR -45943) shall be required, except where amended herein.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and elevations, date stamped 06/28/18, except as amended by conditions herein.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request to erect four proposed athletic field lights for the Somerset Academy Sky Pointe Campus at 7078 Sky Pointe Drive.

**ISSUES**

- Review of Condition (ROC-74037) to delete Condition Number One (1) of Site Development Plan Review (SDR-45943) which states; “No lighting shall be provided for the athletic field. Any future lighting shall first be approved at a public hearing by a Review of Condition.” is scheduled to be heard by the City Council on 09/05/18.
- If the request for Review of Condition (ROC-74037) is denied, the subject Site Development Plan Review cannot move forward.

**ANALYSIS**

The City Council approved Site Development Plan Review (SDR-45943) to allow a proposed 280-unit Multi-Family Residential Development, a 139,250 square-foot private school, primary and secondary campus and an associated encroachment agreement into the public right-of-way on 24.45 acres at the southeast corner of Elkhorn Road and Sky Pointe Drive on 10/17/12. The approval was subject to conditions. The applicant has requested to have Condition Number One (1) deleted which states; “No lighting shall be provided for the athletic field. Any future lighting shall first be approved at a public hearing by a Review of Condition.” The Planning Commission added this condition on 09/11/12 and also recommended approval. No field lights were planned with the initial Site Development Plan Review.

The applicant now proposes to add four 60-foot tall field lights to the existing athletic field at the Somerset Academy Sky Pointe Campus. Per the submitted justification letter, the proposed style of sports lighting are compatible with the existing school and are similar to other sports facilities for schools and parks throughout the City of Las Vegas. While sports lighting requires higher intensity for safety and performance, it will be mitigated as the athletic field is surrounded by the two-story school on three sides. The other side is adjacent to Sky Pointe Drive and a landscape buffer. The City of Las Vegas Department of Public Works - Engineering Division has commented that the proposed lights are appropriate for the subject site.

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Staff finds that the addition of the proposed lights will have minimal impact for the surrounding area, there; staff recommends approval subject to conditions.

**FINDINGS (SDR-73832)**

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

**1.The proposed development is compatible with adjacent development and development in the area;**

The proposed lights have been designed to be compatible with the adjacent development within the area.

**2.The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

There are no applicable development standards for athletic field lights within the Town Center Development Standards or Title 19.

**3.Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Site access and circulation will not be impacted by the addition of the proposed field lights.

**4.Building and landscape materials are appropriate for the area and for the City;**

The City of Las Vegas Department of Public Works - Engineering Division has commented that the proposed lights are appropriate for the subject site.

**5.Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed field lights are compatible with the existing development at the subject site.

**6.Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

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If approved, the proposed lights will be subject to building permit review, thereby protecting the public health, safety and general welfare.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
05/12/64	The City Council approved the Annexation (A-0003-64) of approximately 5,000 acres generally located north of Lone Mountain Road and west of Decatur Boulevard, including the subject property.
12/07/98	The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Northwest, including the subject site. The Planning Commission and staff recommended approval.
11/07/01	The City Council approved the Town Center Development Standards Manual, which designated the subject site as SC-TC (Service Commercial – Town Center).
10/18/06	The City Council approved a Petition to Vacate (VAC-15514) a 40-foot public right-of-way between Sky Pointe Drive and Elkhorn Road. The Planning Commission and staff recommended approval. The Order of Vacation was recorded on 02/05/07.
10/17/12	The City Council approved a General Plan Amendment (GPA-45940) to amend the Planned Streets and Highways Map and Schedule 13-1A and to modify Map 2C of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan to remove the frontage street alignment between Sky Pointe Drive and Elkhorn Road and to designate Sky Pointe Drive as a frontage street - special design: town center arterial from Tule Springs Road to the south end of the subject site. The Planning Commission recommended approval and staff recommended denial.
	The City Council approved a Special Use Permit (SUP-45941) for a private school, primary and secondary with direct access/egress from a Town Center Primary Arterial at the southeast corner of Elkhorn Road and Sky Pointe Drive. The Planning Commission recommended approval and staff recommended denial.
	The City Council approved a Site Development Plan Review (SDR-45943) for a proposed 280-unit multi-family residential development, a 139,250 square-foot private school, primary and secondary campus and an associated encroachment agreement into the public right-of-way on 24.45 acres at the southeast corner of Elkhorn Road and Sky Pointe Drive. The Planning Commission recommended approval and staff recommended denial.

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<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
	The City Council approved a Major Modification (MOD-45944) related to General Plan Amendment (GPA-45940) to amend the Special Land Use Designation from: SC-TC (Service Commercial - Town Center) to: SX-TC (Suburban Mixed Use - Town Center), to remove the Town Center Loop Road alignment between Sky Pointe Drive and Elkhorn Road and to realign the Town Center Arterial Alignment from within the subject site and extend it along Sky Pointe Drive to the south end of the subject site. The Planning Commission recommended approval and staff recommended denial.
03/06/13	A two-lot Parcel Map (PMP-46559) on 24.09 acres at the southeast corner of Sky Pointe Drive and Elkhorn Road was recorded.
09/24/13	The Department of Planning administratively approved a Site Development Plan Review (SDR-50697) for a Minor Amendment of an approved Site Development Plan Review (SDR-45943) for a Private School, Primary and Secondary and a revised phasing plan on 12.14 acres at 7038 and 7058 Sky Pointe Drive.
07/14/15	The Planning Commission approved a Special Use Permit (SUP-59539) for an Alternative Parking Standard to allow 426 parking spaces where 516 spaces are required for a proposed Secondary School (High School).
08/18/15	The Department of Planning administratively approved Site Development Plan Review (SDR-59541) for a Minor Amendment to a previously approved Site Development Plan Review (SDR-50697) for a proposed 9,812 square-foot addition to a 135,475 square-foot private school campus at 7038 Sky Pointe Drive.
09/05/18	Review of Condition (ROC-74037) is scheduled to be heard before the City Council in order to delete Condition Number One (1) of Site Development Plan Review (SDR-45943) which states; "No lighting shall be provided for the athletic field. Any future lighting shall first be approved at a public hearing by a Review of Condition." Staff supports this request.

<b><i>Most Recent Change of Ownership</i></b>	
04/16/15	A deed was recorded for a change in ownership.

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<b>Related Building Permits/Business Licenses</b>	
11/19/12	A building permit (#47503) was issued for civil improvements for a proposed educational facility at 7038 Sky Pointe Drive. The permit was finalized on 03/18/13.
03/26/13	A building permit (#224305) was issued for a commercial development at 7038 Sky Pointe Drive. The permit was finalized on 08/14/13.

<b>Pre-Application Meeting</b>	
04/03/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Site Development Plan Review.

<b>Neighborhood Meeting</b>	
A Neighborhood meeting was not required, nor was one held.	
<b>Field Check</b>	
07/03/18	Staff conducted a routine field check and found an athletic field surrounded by a school building. No issues were noted.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	12.14

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Primary School	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)
North	Single Family, Detached	MLA-TC (Medium-Low Attached Residential)	T-C (Town Center)
South	Undeveloped	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	U.S. 95 Northbound	ROW (Right-of-Way)	ROW (Right-of-Way)

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<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Town Center Master Plan	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
T-C (Town Center) District	Y
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A