



*City of Las Vegas*

Agenda Item No.: 63.

**AGENDA SUMMARY PAGE - PLANNING  
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018**

**DEPARTMENT: PLANNING  
DIRECTOR: ROBERT SUMMERFIELD**

Consent  Discussion

**SUBJECT:**  
SDR-7383 - SITE DEVELOPMENT LA REVIEW - PUBLIC HEARING - APPLICANT:  
COMERSE ACADEMY SKY POINT CAMPUS - OWNER: BOYER SKYPOINTE  
ACADEMY, LLC - For possible action on request for a Major Amendment of an approved Site  
Development Plan Review (SDR-45943) FOR THE ADDITION OF FOUR PROPOSED 60-  
FOOT TALL FIELD LIGHTS FOR APPRIVATE SCHOOL on 12.04 acres at 7078 Sky Pointe  
Drive (APN 125-21-102-009), TC (Town Center) [EX-TC (Suburban Mixed-Use - Town  
Center) Zone, Ward 6 (Fiore) [PRJ-73128]. Staff recommends APPROVAL.

**P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>8</b>	<b>Planning Commission Mtg.</b>	<b>4</b>
<b>City Council Meeting</b>	<b>0</b>	<b>City Council Meeting</b>	<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Action Letter for SDR-45943
7. Support Postcards
8. Submitted after Final Agenda Protest/Support Postcards and Protest/Support Documentation Not Vetted Protest Comment Forms (4) and Support Comment Form (1) and Altered Postcard (1)

Motion made by LOUIS DE SALVIO to Approve subject to conditions and adding the following condition:

A. The lights shall be shielded to direct lighting toward the field and away from the adjacent residential areas.

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

DONNA TOUSSAINT, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, LOUIS DE SALVIO, BRENDA J. WILLIAMS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-CHRISTINA ROUSH, VICKI QUINN)

## PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

Minutes:

CHAIR CHERRY declared the Public Hearing open.

STEVE GEBEKE, Planning Supervisor, reported that the applicant is proposing to add lighting to an existing high school athletic field. A condition of approval of the original Site Development Plan Review (SDR-45943) prohibited lighting of the field; however, a Review of Condition (ROC-74037) was heard by the City Council on September 5, 2018 to delete the condition and was approved. The field is surrounded on three sides by the two-story school building, which will provide shielding for the surrounding adjacent residential areas. Staff recommended approval of the request as it is appropriate for the site and will be compatible with the surrounding area. Additional protest and support letters were submitted after publication.

KIP BARTON, Enos Three Architecture, appeared on behalf of the applicant and stated that they are requesting field lighting for an existing school. He requested approval.

SCOTT DENSMORE stated that he lives behind the school. He is currently a construction superintendent working on a five-story building, and he is aware how tall 60 feet is. MR. DENSMORE was opposed to this application due to the lights. He also expressed concern that the school had agreed to provide a landscape buffer for shielding from the parking lot lights, but that did not happen. He requested denial of the application.

COMMISSIONER DE SALVIO stated that he had not received any complaints about this request, and adjacent properties are some distance away. He asked if the proposed lights were shielded to the point that they were not objectional, and MR. BARTON replied that he thought they were. He referred to a photometric analysis that shows the glare cuts off prior to reaching residential homes. COMMISSIONER DE SALVIO could support this as long as there was no light pollution to any of the neighbors.

ASSISTANT CITY ATTORNEY BRYAN SCOTT suggested adding a condition regarding recommended lighting. MR. DENSMORE confirmed to COMMISSIONER DE SALVIO that he agreed to adding a condition that the lighting would be shielded so it would not protrude into the backyards of existing properties.

CHAIR CHERRY declared the Public Hearing closed.