

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**JANUARY 21, 2016**

**IV) SUBDIVISIONS**

**Case No. 16-32**

**A request by A Civil Group (agent) on behalf of St. Charles Road Development, LLC (owners) for approval of a revised preliminary plat to be known as "Somerset Village Plat No. 2". The 225-lot plat will replace the original preliminary plat of Somerset Village which was approved on March 2, 2015. The approximate 128-acre parcel is located north of St. Charles Road and west of Battle Avenue.**

MR. STRODTMAN: May we have a staff report, please.

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the proposed preliminary plat.

MR. STRODTMAN: Thank you, Mr. Palmer. Are there any questions of staff? I see none. As our customary practice, even though this is a subdivision, if there is anyone in the audience that would like to come forward and give us any information that would be relevant to this, we would like to do that at this time.

MR. DARR: I'm Cody Darr, project engineer at A Civil Group. Our office is at 3401 Broadway Business Park Court. I don't have anything specific to add to the presentation. I think it is pretty straightforward. But I'm here for any questions you guys might have on behalf of the developer.

MR. STRODTMAN: Does anybody have any questions for this speaker? Thank you for coming up. We'll close that public hearing. Any comments -- questions or comments from Commissioners? Would anyone like to frame a motion if there is no comments?

MS. RUSSELL: Go for it.

MS. BURNS: I would like to move in Case 16-32 for approval. It is a request by A Civil Group on behalf of St. Charles Road Development, LLC for approval of a revised preliminary plat to be known as Somerset Village Plat No. 2. The 225-lot plat will replace the original preliminary plat of Somerset Village which was approved on March 2, 2015. The approximate 128-acre parcel is located north of St. Charles Road and west of Battle Avenue.

MR. STRODTMAN: Would you also like to include the roadway utility access?

MS. BURNS: And, yes, in staff's recommendation of the -- I guess it is not a variance, but including the roadway access and then the City utilities to be obtained after the purchase order is put through.

MR. ZENNER: Actually, it would be a waiver of those requirements.

MS. BURNS: Waiver of those requests.

MR. STRODTMAN: Thank you, Ms. Burns. Do we have a second?

MS. RUSSELL: I'll second that.

MR. STRODTMAN: Ms. Russell. May I have a roll call, please.

MS. LOE: Yes, Mr. Chairman. In the Case of 16-32.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodman,  
Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder. Motion carries 6-0.**

MS. LOE: The motion carries. Recommendation for approval will be forwarded to City Council.

MR. STRODTMAN: Thank you, Ms. Loe.