



AI- 1178

4.

Planning Commission Agenda

Meeting Date: 05/17/2011
From: Bob Schiermeyer
Department: Planning/Zoning

Information

RE:

Case #PR110004 Public Hearing and Consideration of Preliminary Plat for Birnam Woods Addition located south of Covell Road, west of Bryant. (San Ysidro, LLC)

Mark Farris with Red Plains is representing Kyle Copeland requesting approval of the Preliminary Plat for Birnam Woods. This single family development contains 99 lots on 29.22 acres. The lots are generally 55ft x 120ft. or 6,600 square feet. This addition will be served with full City utilities. The main access is on Covell Road and there is a connection to the west into Brookhaven. Ninety feet of right-of-way has been granted along Covell Road for the Covell Parkway and even 100 feet toward the intersection. There is a large floodplain under the same ownership along the south and east boundaries of this property. The existing home on the property will eventually be removed when that part of the subdivision is started.

The first phase will need to include at least a water line connection from Nay Avenue north to Covell in order to loop a water line between the two additions and not leave a dead-end line. The Department of Environmental Quality (DEQ) is concerned about dead-end water lines. The developer will have several choices to create the loop system depending on the size of the first plat. The building setbacks in the addition have some variation between 20 & 25 feet front setbacks. Staff recommends that the rear yard setbacks along the creek be given consideration for lesser than the 20 feet due to the open area of the creek and the sanitary sewer location south of the lots. Some of the lots are relatively shallow and there will be more than adequate open area at the rear of the lot. The addition includes common areas for detention and other open space along the two creeks that go through the area. The developer has provided a public access trail within the boundaries of his plat along the bank of the creek on the south side of the development. There is also a common lot "D" which provides access to the Brookhaven park, just south of the addition. The land along Bryant is not included in the plat as well as a significant area along the south side of the addition. Fire Prevention Specialist Mike Barnes has reviewed and approved the preliminary plans for the fire flow, fire access and fire hydrant locations.

Attachments

[Birnam Woods Preliminary Plat](#)