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May 20, 2011

Brookhaven Property Owners who spoke at the Planning Commission meeting on
5/17/11

Re: Birnam Woods plat

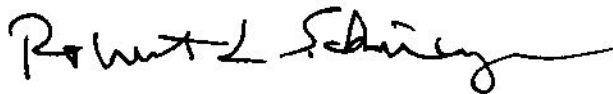
Kyle Copeland, the developer of Birnam Woods will be available next Thursday, May 26th to discuss his planned subdivision south of Covell Road, west of Bryant. The addition contains 99 single family lots on 29.22 acres. I would like to provide some factual information in preparation of the Community Connections meeting at 6:00 p.m. in the Downtown Community Center banquet hall at 28 E. Main.

- The 160 acres being the northeast quarter of Section 24, Township 14 N, Range 3W was annexed August 21, 1963 by Ordinance # 414
- The property has been zoned "A" Single Family dwelling since 1963 when it was first annexed
- The "A" Single Family zoning district allows a 6,000 square foot lot as the minimum lot size. There is a front setback required of 25 feet, measured from the property line to the front line of the house. A rear-yard setback of 20 feet is required, now including accessory buildings and the side yard setbacks are 5 feet for a 1 story home and 8 feet for a 2 story home. The setbacks on corner lots is 15 feet. The maximum height of a home allowed is 35 feet.
- Since the property is zoned "A" Single Family, no sign is required to be posted on the property notifying of a meeting. Notices are required to property owners within 300 feet of the boundaries of the plat. Notices are not required on Final Plats at the time the owner chooses to bring it in. The Planning Commission reviews Preliminary Plats, the City Council is not required to review these plats and does not consider review of the plats, even on appeal.
- The City codes do not regulate the following:
 1. House size or square footage
 2. House value/sale price
 3. Materials on the house, other than those listed on the 2006 International Residential Code or alternative means meeting the intent of the code. For example: Brick veneer is not required by the Municipal Code. A garage is not an actual requirement but two parking spaces are required.
 4. Exterior fencing is not required for the subdivision. Many developers choose decorative fencing for the exterior of the addition, possibly maintained by the Homeowner's Association. Normally fencing is the decision of the individual homebuyer.

- Street intersections or the separations between streets connecting to Covell are not recommended closer than 325 feet. A greater separation is acceptable.
- Title 21 of the Edmond Municipal Code provides that: "The arrangement of streets in new subdivisions should make provision for the connectivity or continuation of the principal existing streets into adjoining areas...as deemed necessary by the Commission for public improvements..."
- Dead-end water lines are discouraged based on water quality and pressure issues. It is known at this time that the water line on Nay Avenue will have to be connected to Covell Road with the first phase of Birnam Woods since there is no other option to provide a looped water line from 2 directions. The water line will need to be connected even if the street is not part of the first phase of the development.
- The developer generally chooses the phase and size of the addition he wishes to construct first depending on the minimum public requirements, such as a water line in this case. The developer also chooses the house size, style of housing, materials used in the house and number of garages. The developer creates the covenants and restrictions, however, the City does not review those as a part of the plat review. The City is not a party to the covenants, the City does not generally own land in additions, there are easements provided for a particular purpose, such as streets, utilities, drainage. The developer and the homeowners will have to maintain the common areas. The streets in this addition are to be dedicated to the public and therefore cannot be gated.

If you have any questions, you are welcome to contact me at 359-4790. Your participation is appreciated.

Sincerely,



Robert L. Schiermeyer, City Planner