

To	Planning Commission
Hearing Date	April 08, 2021
Case Number	Final Plat   TORREY LAKES
Request	Approval of the Final Plat for Torrey Lakes
Location	South of 131 <sup>st</sup> and west Harvard
Applicant	Tim Terral, TEP

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## Staff Report

Preparer | Marcaé Hilton

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### Attachments

- FINAL PLAT | TORREY LAKES
- DEED OF DEDICATION

### Preparer

TEP  
TEP

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## Background Information

**STAFF COMMENTARY** | This Final Plat is following a Preliminary Plat approval from City Council on May 19, 2020 and approval by City Council of a Planned Unit Development | PUD 119 Torrey Lakes, on April 27, 2020 per Ordinance No. 1516. Torrey Lakes is a single-family residential subdivision by Cozort Homes. The subdivision is located one-half a mile south of 131st and west of Harvard. The site is surrounded by similar development including Providence Hills (PUD-49) on the north, Clearfield Estates (PUD 107) on the south and Dutchers Crossing (PUD 40) on the east side of Harvard. Several of the existing subdivisions in the area are similar in size and designed to meet current market demands.

The PUD shows two shared reserve/open space areas for the subdivision. Each area will provide stormwater detention for the project as well as trails which connect to the interior sidewalk system and ultimately to the public sidewalk along Harvard. The PUD shows the north/east parkland as a reserve area, it is here that the developer is providing neighborhood amenities including a large playground, pool and outdoor kitchen area. The southwest corner is the second reserve area with a dedicated detention pond and water feature. There are two entrances to the subdivision on Harvard and a stub out street to the west. The entry features will incorporate lighting, wood and stone or masonry screening, and is expected to be comparable to Clearfield Estates in style. The lots are approximately 135 feet in depth allowing for large backyards.

## PLANNING DATA

Intended Use	Single-family Residential
Appearance District	None
Zoning	(PUD 119 & RS-1) Residential Single-Family
Comprehensive Plan	Intensity   Low
General Location	West of Harvard and ½ mile between 131 <sup>st</sup> and 141 <sup>st</sup>
Acres	41.518
Floodplain	No 100-year FP
Lot Data	Total Lots   140 drawn   Max 155 per PUD Lot Depth   135 feet approximately
Streets	Public
TAC Comments	<p><i>Meeting Via Teams, March 23, 2021</i></p> <p>TEP, Tim Terrell was present to represent the applicant, Tim gave a brief summary of the single-family development.</p> <p>ONEOK, Kalli Ritterbush spoke on behalf of SaRaya Oyler, there is an active gas line requiring an encroachment agreement. ONEOK has yet to receive it.</p> <p>Brent with COX asks about easements</p> <p>ONG, Kymberly Vossler stated ONG needed a UE along 21<sup>st</sup> Place E</p> <p>COJ, Marcaé Hilton</p> <ol style="list-style-type: none"><li>1. Overland Drainage Easement is required before filing will be allowed.</li><li>2. Owner cannot file the plat without reflecting the necessary easements within the face and DOD.</li><li>3. Owner needs release letters.</li></ol> <p>Question about Reserve area A &amp; E in the DOD, it was determined the areas are a UE.</p> <p><i>Meeting Via Email, February 11, 2021</i></p> <p>ONG Comment: No Objections   Release Letter provided Feb. 15, 21</p> <p>BTC Comment: No Objections   Release Letter provided Feb. 26, 21</p> <p>City of Jenks: Chris Cloyde   Outstanding issues from Preliminary Plat have been addressed</p> <p><i>Meeting Via Email, April 14, 2020</i></p>

ONG Comment: Kymberly Vossler, Project Manager

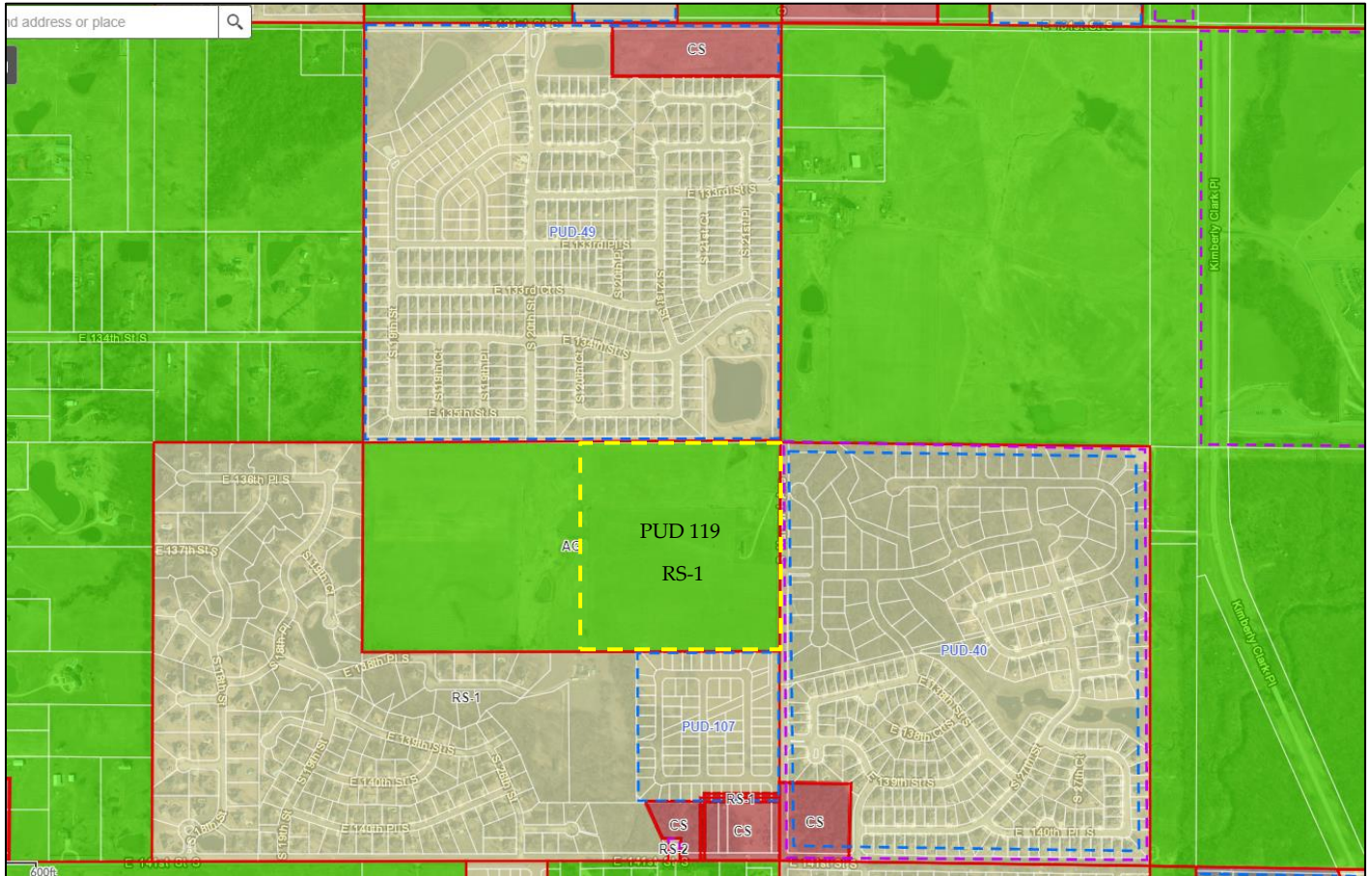
- We would need a minimum of 15' but prefer a 17.5' U/E be provided on the Plat in the front of the lots for Torrey Lakes.
- Along the eastern edge of this plat, they call out a 50' ONG Easement. This easement does not belong to Oklahoma Natural Gas. It was acquired by ONG Transmission Company, but these agreements were kept by ONEOK when we split. The only ROW owned by ONG in the ¼ section is south of where this plat is.

Fire Chief, Greg Ostrum: No concerns on any of these items from fire.

**PUBLIC COMMENT: NONE AT TIME OF THIS REPORT**

**Zoning Surrounding:**

- North: (PUD 49 | RS-2) Single-Family Residential | Providence Hills  
South: (PUD 107 | RS-1) Single-family Residential | Clearfield Estates | Approved 02.19.18  
(RS-1) Snow Tree & (RS-1) Country Meadows  
West: (AG) Undeveloped, (RS-1) Pecan Creek  
East: (PUD 40 | RS-2) Single-family Residential | Grey Oaks & Dutchers Crossing | Approved 04.2004



**Evaluation** | The developer is in the final phases of filing this document. Staff has requested an offsite ODE and has asked the developer and/or applicant to add the Overland Drainage Easement data to the face of the plat before filing. TAC and staff believe the approval request for the Final Plat will match the language in the approved PUD, meet City Code and Regulations, and is in harmony with the surrounding properties and uses.

**Comments | Not Compete List**

1. Provide copy of additional Overland Drainage Easement agreement on property to west.
  - a. Add filing number to face of plat
2. TAC Comments | Meeting Via Email, February 12, 2021, Meeting Via Teams, March 23, 2021
  - a. Revise as needed
  - b. Release letters have been received from 2 members; the TAC has been notified 3 times

**Recommendation** | *Approve the Final Plat for Torrey Lakes a single-family residential subdivision per staff comments.*

