

File #: SP-13-26
Type: Site Plan
Title: Final Site Plan Review: Oak Tree Manor George Hamman on behalf of Robert Abraham, M.D., requests MAPC approval of a Preliminary Site Plan for property located at the terminus of Bradley Street between Gwen Street and French Street for a Planned Development District PD-RM. This property was rezoned on August 20, 2013.

Mover: [Jim Scurlock](#) Second: [Beverly Nix](#)

Result: Pass

Action: Approved

Action text: Mr. George Hamman, Civilogic appeared on behalf of Dr. Abraham. He noted that he has shown the phase lines. The road ways and buildings will be elevated as required within the flood plain. As shown on the phasing plan, we are planning on a period of 16 months each for (4) phases. We have submitted the final landscaping and it will get reviewed before any permit is approved. Staff: Mr. Spriggs explained the basis for the MAPC Final Site Plan review under the Planned District Standards. Since the Preliminary Approval last month, the revised plan has been submitted as attached, showing the gated access points. Mr. Hamman stated that he will be working on a hammer-head configuration at the gated entry to allow for accidental backing motions. The phasing plan has been submitted. The noted stipulations and Ordinance compliance will be coordinated by Staff for review. Engineering: No further comments. Mr. Tomlinson: Was the landscaping plan submitted as stipulated? Mr. Hamman, that will be submitted as part of the final permit review. Mr. Hoelscher asked about the 64-month build-out and phasing for project completion and platting? Mr. Hamman- there will be drainage and utility easements platted. Mr. Spriggs: The MAPC typically requires some form of emergency all-weather road for temporary access. Mr. Hamman: Stated that can be arranged and provided as a turn-around. Mr. Hoelscher: Is this a valid document to guarantee the 64 months time limit. Mr. Spriggs stated that if no substantial activity were to occur over the course of one-year, then staff can request the applicant come before the Commission and ask for an extension. Mr. Spriggs: The MAPC can grant the 64- month time limit and may grant additional time continuance. Mr. Hamman concurred. A motion was made by Jim Scurlock to grant the approval with the 64- month time limit as noted, seconded by Beverly Nix, that this matter be approved. The motion PASSED with the following vote.

Votes (8:0)

Person Name

[Lonnie Roberts Jr.](#)

[Joe Tomlinson](#)

[Brian Dover](#)

[Paul Hoelscher](#)

[Ron Kelton](#)

[Beverly Nix](#)

[Kim Schrantz](#)

Vote

Chair

Aye

Aye

Aye

Aye

Aye

Aye

[Jerry Reece](#)
[Jim Scurlock](#)

Aye
Aye