

Timber Springs retirement project awaits final stage of approval

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The proposed 20-acre Timber Springs retirement community cleared another hurdle Tuesday night when city commissioners approved the development plan.

Now, the plans must go before the Planning and Zoning Commission before the developers get the city's complete blessing to construct the project off of Maroney Drive in the northeast part of town.

The development plan includes more than 100 independent living apartments, 21 individual home plots and a nursing facility. A privacy fence and a landscape barrier will separate the retirement community from the other residential homes in the adjacent subdivision, according to planners.

Joe Geer of the Archangel Capital Partners group, which is looking to make the project a reality, told commissioners at their regularly scheduled meeting that his company has at least two financing streams to fund the project.

"We have researched several financing vehicles, and we believe we have two that are going to work for us," Geer said. "We have our primary one that we're running down the road on right now. We've had very successful progress, albeit slow."

Geer noted that the economic slow down has affected finding a lender. But he said he is "excited," nonetheless, about the direction in which the project is moving.

Two residents at the meeting expressed concerns over how the development would negatively affect the drainage on Maroney Drive, since the proposed site is on the top of a hill.

Steve Bartlett of Barwin Engineering Consultants, who is assisting the project's developers, told the commission that the designs for the plan, as required by the city, includes an extensive storm drainage system that will mitigate the effects of an increased runoff due to the development.