REPORT TO THE PLANNING COMMISSION

MEETING DATE: December 3, 2026

SUBJECT: Case #262826 - Ismaili Community Center Expansion - Request approval of a Conditional Use Permit (CUP) amendment for a Place of Worship (Place of Public Assembly), located at 10660 Collierville Road.

INTRODUCTION:

- Renaissance Group (Wesley Wooldridge, P.E.), representing the Ismaili Community Center (Collierville Real Estate Holdings LLC - Muizz Sohani), is requesting a Conditional Use Permit (CUP) related to a community center/ "Public Place of Assembly".
- The 6.24-acre property is zoned R-1: Low Density Residential and is surrounded by R-1 zoning to the south, east, and west. Other "Places of Public Assembly" are located along Collierville Road to the west of the subject property (see Exhibit 1).

BACKGROUND:

- The original CUP was approved by the Board of Zoning Appeals (BZA) as a "Place of Worship" (Place of Public Assembly) in 2002 (see Exhibit 6). The Board of Mayor and Aldermen (BMA) began approving CUPs in 2008.
- The existing building was constructed in 2004.
- Neighborhood meetings were held on November 17 (in-person) and 19 (virtual), 2026, to address concerns and questions from the neighboring properties; however, there were no attendees at those meetings other than the applicant and representatives of the Ismaili Community Center (see Exhibit 4)
- A separate Final Site Plan (minor) will need to be reviewed and approved prior to construction. The conceptual layout is non-binding and will not be approved with this request (see Exhibit 9).

KEY POINTS:

1. The CUP is required to be amended as the use's (Place of Public Assembly) intensity will increase with the addition of a 13,325-square-foot worship/learning center (see Exhibits 6 & 8).

- The BZA's 2002 conditions of approval stated, "Any additional facilities or an increase in building square footage (with the exception of accessory structures as reviewed by staff and/or the BZA) shall require the approval of a separate Conditional Use Permit."
- The applicant intends to build an addition to the rear, which will more than double the floor area for his use (see Exhibits 3 & 8). With the addition, the existing building built in 2004 will be repurposed as a classroom space.

2. A Place of Worship (Place of Public Assembly) is consistent with the "Conventional Suburban Neighborhood Place Type" in the Collierville 2040 Land Use Plan.

- While this Place Type is envisioned to be predominantly comprised of single-family detached uses, institutional uses such as "Places of Public Assembly" are considered Secondary Land Uses. Similar uses are in this area.
- Place of Public Assembly uses within a residential zoning district must be designed to respect residential character by reflecting similar design elements of the surrounding residential uses including height, rooflines, materials, bulk requirements, lighting, noise, and green space per §151.021(F) (see condition in Exhibit 2).

3. The conceptual site layout revises the existing site configuration to accommodate the new building, additional parking, and other site improvements (see Exhibit 8).

- The conceptual layout retains the existing community center and situates the proposed addition toward the rear of the property, connected by a breezeway.
- An outdoor patio area is incorporated between the buildings.
- Landscape islands and green space are incorporated throughout the parking areas. The site will be required to maintain 30% pervious area.
- A designated stormwater detention area is provided along the northern portion of the property. Stormwater and drainage will be further reviewed with the site plan review.
- Two existing access driveways from Collierville Road are retained, with internal drive aisles providing circulation throughout the parking areas.

4. The building expansion will require modification of the existing parking lot and additional parking spaces (see Exhibits 3 & 8).

- Parking spaces will increase from 120 to 262 standard spaces and 9 ADA spaces. The minimum parking required is 162 spaces based on the Zoning Ordinance requirement of one (1) space per every four (4) seats. The maximum number of permitted parking spaces is based upon a ratio of one parking space per 200 square feet of gross building area, which equates to 97 spaces for a 19,325 sf +/- building. The Board of Mayor and Aldermen, through the site plan process, can approve an Alternative Parking Plan per § 151.115(B)(7) if the applicant justifies the need for additional parking spaces.
- Parking spaces will be required to be screened with additional landscaping and buffered from adjacent residential uses. New light fixtures would need to be designed to prevent light trespass.
- On-street parking along Collierville Road would not be appropriate in this context.

5. The surrounding roadways can accommodate the traffic generated by the increase in the building area (see Exhibit 5).

- The frontage of the subject property along Collierville Road, a Minor Collector, is already improved with curbing, gutters, sidewalks, and travel lanes per the Major Road Plan. No changes are needed.
- Based on the submitted trip generation, the expansion is not expected to adversely impact surrounding roadways. The facility is existing, and the trips estimated in the applicant's analysis represent total site traffic, most of which already occur on the existing roadway network. The applicant indicates attendance is not expected to increase significantly. Surrounding roadways currently accommodate these trips and can accommodate any modest growth. Primary service and event activity generally falls outside roadway peak periods (AM: 6–9 AM; PM: 4–6 PM). Reported service and class times are:
    - Daily, 3:45–5:45 AM: fewer than 100 attendees;
    - Saturday–Thursday, 6:45–8:15 PM: average attendance under 200;
    - Friday, 7:30–8:30 PM: average attendance of approximately 400; and
    - Saturday afternoons: approximately 75–100 members for religious classes (following the school calendar).

6. The site is on the Town's water and sewer system and has enough capacity to accommodate the expansion of the building.

STAFF RECOMMENDATION: Staff recommends approval of the conditional use permit (CUP) as there are no adverse impacts to adjacent properties and the request meets the Grounds for Issuance of a CUP (see Exhibit 7).

ATTACHMENTS:
Exhibit 1 Vicinity Map & Contact Information 11.24.26.pdf
Exhibit 2 Example PC Conditions of Approval 11.25.26.pdf
Exhibit 3 Cover Letter 10.27.26.pdf
Exhibit 4 Neighborhood Meeting Invite & Summdary 11.5.26 & 11.23.26.pdf
Exhibit 5 Trip Generation Letter 11.17.26.pdf
Exhibit 6 BZA CUP Approval Letter & Meeting Minutes 11.8.02.pdf
Exhibit 7 6-Prong CUP Test 11.25.26.pdf
Exhibit 8 Conceptual Site Layout 10.27.26.pdf

PROPOSED MOTION: To approve an amendment to the Conditional Use Permit (CUP) for a Place of Worship (Place of Public Assembly) on 6.24 acres located at 10660 Collierville Road, subject to the amended conditions in Exhibit 2.