

## REPORT TO THE BOARD OF MAYOR & ALDERMEN

**DATE:** February 23, 2026

**FROM:** Maria De Mesa, Project Planner

**SUBJECT:** Development Agreement and Final Site Plan for Marquis Subdivision, Lot 1 - Mt. Pleasant Condominiums, Case #252529

### **INTRODUCTION:**

McCarty Granberry Engineering (John McCarty, P.E.), representing Marquis Companies, LLC (Kyle Sledd), requests approval of a Final Site Plan for 24 attached residential dwellings (multi-family condominiums) on 1.43 acres located east of Mt. Pleasant Road and south of Washington Street (see Exhibits 1 and 3).

The property is surrounded by GI: General Industrial zoning to the west, south, and east, and GC: General Commercial to the west and north. The property is not within the Local Historic District but is within the limits of the Downtown Collierville Small Area Plan, encouraging residential infill on this block. The subject property consists of four (4) parcels to be consolidated into one (1) lot with the concurrent Final Plat (see Exhibit 7, Page 2), which is being reviewed separately by staff. The four (4) existing houses will be demolished.

### **BACKGROUND:**

In January 2021, the Board of Mayor and Aldermen (BMA) approved the rezoning of the 1.43-acre property from GI: General Industrial to TN: Traditional Neighborhood Zoning District. On September 26, 2022, a Conditional Use Permit (CUP) was approved allowing for attached housing. The Planning Commission (PC) and Design Review Commission (DRC) recommended approval of the Preliminary Site Plan in early November 2023. The BMA conditionally approved the Preliminary Site Plan on November 27, 2023.

### **DISCUSSION:**

#### **1. Waiver Requests & Approvals**

On November 27, 2023, the BMA approved several waivers for this infill project based on recommendations from the Planning Commission (PC) and Design Review Commission (DRC):

- Front Façade Zone: Adjusted to 10–30 feet (instead of the required 15–30 feet).
- Landscape Buffers: Reduced to 10 feet (instead of 20 feet) along Mt. Pleasant Road and the eastern property line.
- Note: DRC Condition #17 requires a written agreement with the eastern neighbor for off-site plantings (see Exhibit 8).
- Open Space: Reduced total open space to 21.7% (30% required) and usable open space to 5.84% (9% required).
- Building Orientation: Permitted the two front buildings to face a usable open space rather than the street.

#### **2. Project Scope & Architecture**

The project features four three-story buildings totaling 24 multi-family units (six 1-bedroom and 18 2-

bedroom). At 16.78 dwelling units per acre (DUA), the density remains well within the Zoning Ordinance and 2040 Plan limit of 22.51 DUA.

**Design & Amenities:**

- **Aesthetics:** The off-white painted brick architecture complements the nearby Historic Overlay. Features include window bays with beams, fiber cement paneling, copper roof finials, and stainless-steel trellises (see Exhibits 3 & 4).
- **Lighting:** Traditional full-cutoff fixtures will ensure compliance with Design Guidelines.
- **Site Features:** A central courtyard offers a fountain, fire pit, decorative wall, and grilling stations. Perimeter buffering and street trees will screen garage doors and shield adjacent residential uses.

**3. Infrastructure & Environmental Impact**

- **Traffic:** Mt. Pleasant Road can accommodate the projected 160 average daily trips (ADT). This represents a net increase of 121 ADT over the previous four single-family homes (see Exhibit 6).
- **Utilities:** Existing water and sewer capacity are sufficient. The Town will reassess sewer capacity following future measures to reduce infiltration and inflow (I&I).
- **Stormwater:** Runoff will be managed via an underground system connecting to the southwest drainage pipe (see Exhibit 5).

**4. Administrative & Financial Requirements**

- **Final Plat:** Currently under administrative review, the plat consolidates four lots into one and vacates an MLGW easement (Exhibit 7). Recording is required prior to building permit issuance.
- **Development Agreement:** This agreement (Exhibit 2) authorizes construction per the Final Site Plan. It requires a total surety of \$226,000, comprising:
  - \$36,000 (100%) for public improvements.
  - \$190,000 (25%) for private site improvements
- Development fees for the project are as follows:

Development Agreement Preparation Fee	\$ 550.00
Water Development Fee	\$ 9,000.00
Sewer Development Fee	\$35,786.00
Street Lighting Fee	\$ 2,000.00
Sign Permit Fee	\$ 115.00
Fence Permit Fee	\$ 50.00
Parkland Dedication Fee	\$31,752.00
Building Development Privilege Tax	\$ 2,400.00
Construction Inspection Fee	\$ 8,550.00
Traffic Analysis Fee	\$ 0.00
Stormwater Analysis, Review, Insp. Fee	\$ 4,440.00
Total	\$94,643.00

**STAFF RECOMMENDATION:** Staff recommends approval of the Development Agreement & Final Site Plan for Marquis Subdivision, Lot 1 (Mt. Pleasant Condominiums), as the application complies with the requirements of the Zoning Ordinance, Design Guidelines, and the Conditional Use permit approved for the property.

**ATTACHMENTS:**

- [Exhibit 1 - Vicinity Map and Contact Information 11-20-25.pdf](#)
- [Exhibit 2 - Development Agreement.pdf](#)
- [Exhibit 3 - Applicant Cover Letter 8-26-25.pdf](#)
- [Exhibit 4 - Water & Sewer Study Executive Summary 11-07-25.pdf](#)

- Exhibit 5 - Drainage Narrative 8-26-25.pdf
- Exhibit 6 - Traffic Generation Letter 8-26-25.pdf
- Exhibit 7 - Final Site Plan Package 10-15-25.pdf
- Exhibit 8 - Offsite Landscaping Agreement 2-9-26.pdf

**PROPOSED MOTION:**

To approve the Development Agreement for Marquis Subdivision, Lot 1 – Mt. Pleasant Condominiums, subject to the conditions in Exhibit 2.

**Board Action:** Motion By \_\_\_\_\_ Seconded By \_\_\_\_\_

<b>Vote Total</b>	<b>Hall</b>	<b>Jordan</b>	<b>Robbins</b>	<b>Marshall</b>	<b>Stamps</b>	<b>Fraser</b>
<b>Yes</b>						
<b>No</b>						
<b>Abstain</b>						