

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: March 9, 2026

FROM: Donquetta M. Singleton, AICP, Assistant Town Planner

SUBJECT: Development Agreement and Final Site Plan for Candlewood Suites, Case #252153

INTRODUCTION:

Ashworth Engineering (Wesley Ashworth, P.E.), representing Aveer Hospitality, LLC (Jetal Shah), requests approval of a Final Site Plan for a four-story hotel (see Exhibits 3 & 6). The property is zoned R1: Low Density Residential and is within the Price Farm Planned Development (PD) (see Exhibit 1).

BACKGROUND:

Candlewood Suites would be the third hotel in Price Farm Area 8, if approved. Another hotel (Home 2 Suites) was recently approved in Area 2 of the Price Farm PD. A related Final Subdivision Plat is also being reviewed administratively (Price Farm PD, Area 8, Phase 2) to create the 2-acre lot for this hotel. The Final Subdivision Plat will have to be approved and recorded before building permits will be issued for the new hotel. The Planning Commission (PC) and Design Review Commission (DRC) both recommended conditional approval of the Preliminary Site Plan in October 2024. The Board of Mayor and Aldermen (BMA) approved the Preliminary Site Plan on October 28, 2024.

DISCUSSION:

1. Hotel Room Limit Compliance:

- The Price Farm Outline Plan allows up to 300 hotel rooms in Area 8 to limit water and sewer impacts.
- The proposed 101-room Candlewood Suites can be served by existing water and sewer without upgrades.
- When combined with the 85 rooms under construction at Holiday Inn Express and the 110 rooms at Fairfield Inn & Suites, the total is 296 rooms.
- The Final Site Plan matches the previously approved Preliminary Site Plan.

2. Zoning, Design, and Landscaping Compliance (see Exhibit 6):

- The project meets all Town Zoning Regulations and Design Guidelines.
- The building will have a combination of brick, stucco/EIFS, fiber cement board, and aluminum storefronts, with each façade at least 75% brick or fiber cement.
- Colors include earth-tone brick, a muted red fiber cement board (“Stolen Kiss”), and EIFS colors “Portabello” and “Cottage Cream,” all previously approved in Town.
- The site provides 30% open space, meeting Town and PD requirements.
- Landscaping includes trees and shrubs in parking islands, street trees, foundation plantings, and parking lot screening.
- Lighting will be full cut-off, with some uplighting of the building facade proposed.

3. Traffic and Access (see Exhibit 4):

- The applicant’s trip generation letter states the 101-room hotel will generate 825 vehicle trips per

day with a PM peak of 60 trips.

- Two (2) access points are proposed along Collierville Road.
- The eastern access point will be shared with the undeveloped lot to the east and align with the existing driveway to the south (Carriage Crossing Mall).
- The western access point will connect to an existing hotel.

4. Stormwater Management (see Exhibit 5):

- The site is near the Nonconnah Creek Basin, but stormwater runoff will not impact neighboring properties.
- On-site stormwater detention is not required.

5. Administrative and Financial Requirements (see Exhibit 2):

- The Agreement requires the developer to provide a letter of credit equal to 100% of the cost of the public improvements (\$151,000) and 25% of the cost of private site improvements \$151,000) for a total surety of \$302,000.
- The Final Site Plan is included in the Development Agreement. The Development Agreement grants Town authorization to the applicant to construct the project in accordance with its terms and conditions of approval.
- Development fees for the project are as follows:

Development Agreement Preparation Fee	\$ 550.00
Water Development Fee	\$ 7,200.00
Sewer Development Fee	\$ 28,640.00
Sign Permit Fee	\$ 130.00
Building Development Privilege Tax	\$ 10,100.00
Construction Inspection Fee	\$ 3,600.00
Traffic Analysis Fee	\$ 500.00
Stormwater Analysis, Review, Insp. Fee	\$ 820.00
Total	\$ 51,540.00

STAFF RECOMMENDATION: Approval of the Final Site Plan is recommended as it is consistent with the Price Farm PD, Design Guidelines, and the Zoning Regulations.

ATTACHMENTS:

- [Exhibit 1 - Vicinity Map - 1-26-26.pdf](#)
- [Exhibit 2 - Development Agreement - 2-20-26.pdf](#)
- [Exhibit 3 - Cover Letter - 12-16-25.pdf](#)
- [Exhibit 4 - Trip Generation Letter - 3-21-24.pdf](#)
- [Exhibit 5 - Drainage Narrative - 12-16-25.pdf](#)
- [Exhibit 6 - Final Site Plan - 12-16-25.pdf](#)

PROPOSED MOTION:

To approve the Final Site Plan for Candlewood Suites, subject to the conditions in the Development Agreement in Exhibit 2.

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						