

REPORT TO THE PLANNING COMMISSION

MEETING DATE: March 5, 2026

SUBJECT: Ordinance 2026-01, An Ordinance to Amend Title XV, Chapter 151, of the Town of Collierville Code of Ordinances by Amending §151.003 Definitions; §151.006(C) Fences, Walls and Hedges; §151.008 Traffic Impact Analysis; §151.021 Uses Permitted in Each Zoning District; §151.024 Specific Provisions for Conditional Uses; §151.025 Accessory Uses Permitted in Each Zoning District; §151.026 Temporary Uses, Activities, and Structures; §151.027(D) Site Development Standards for Traditional Zoning Districts; §151.049(A) TN: Traditional Neighborhood District; §151.050(A) MU: Mixed Use District; §151.115 Accessory Off-Street Parking Regulations; §151.116 Accessory Off-Street Loading Regulations; §151.160 Procedures for Planned Development Approval; §151.190 Exterior Lighting; §151.210 Single Family Design Standards; §§151.248 - 151.249 Design Review Commission; §151.268 Tree Planting Specifications; §151.308 Board of Zoning Appeals; §151.310 Conditional Use Permits; §151.311 Site Plan Review; §151.312 Amendments; §151.313 Vesting; and §151.314 Public Notice, Related to a Variety of Development Standards and Processes.

INTRODUCTION: The Planning Commission (PC) is being asked to make a recommendation to the Board of Mayor and Aldermen (BMA) on Ordinance 2026-01(Exhibit 4), which is a staff-initiated amendment to the Zoning Ordinance addressing a variety of development standards and processes.

BACKGROUND: The PC discussed the proposed amendments at its December 2025 and February 2026 meetings. The BMA discussed the proposed amendments at a non-voting retreat its January 2026 and provided guidance to staff. Ordinance 2026-01 has been reviewed by the Town Attorney.

KEY POINTS:

- 1. Town Staff routinely prepare “cleanup” changes to the Zoning Ordinance and Town Code to address changes in State Law, changing technology, or enforcement concerns.**
- 2. A summary of the proposed amendments can be found in Exhibit 1. Topics to be addressed by Ordinance 2026-01 include.**
 - Recent Changes to State Law;
 - Submittal Requirements & Processes;
 - Parking & Traffic;
 - Emerging Trends;
 - Strengthening Code Enforcement & Improving Consistency;
 - Reducing Frequent Board of Zoning Appeals (BZA) Variance Cases; and,
 - Better Land Use Plan Implementation.
- 3. The changes will take effect on adoption of the ordinance on Third and Final Reading, however, language has been added to the ordinance stating the regulations will not apply to any pending applications.**

NEXT STEPS:

- **PC Review:** The PC will be asked to make a recommendation on Ordinance 2026-01 to the BMA. Stakeholder input can be received at the PC meeting.
- **BMA Review:** The BMA will consider Ordinance 2026-01 on three separate readings. The

second reading will be a public hearing and is tentatively scheduled for April 13, 2026.

Additional stakeholder input can be received throughout this process.

- **Additional Amendments:** The BMA will also consider separate amendments to the Town Code in a “companion” amendment (Ordinance 2026-03). Such amendments require three separate readings. The PC will provide a recommendation on any Zoning Ordinance amendments but will not have a formal role with the changes to the Town Code.

STAFF RECOMMENDATION: Approval of Ordinance 2026-01 is recommended, as it is consistent with the Grounds to Amend the Zoning Ordinance (Exhibit 3).

ATTACHMENTS:

[Exhibit 1 - Edits Summary Table 2-27-26.pdf](#)

[Exhibit 2 - Preapp Requirement Table 2-27-26.pdf](#)

[Exhibit 3 - Neighborhood Meeting Info Packet Example.pdf](#)

[Exhibit 4 - ORDINANCE 2026-01 Cover ord 2-27-26 with attachments.pdf](#)

PROPOSED MOTION: To recommend approval of Ordinance 2026-01 (Exhibit 4).

CONTACT INFORMATION:

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