

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: May 12, 2025

FROM: Maria De Mesa, Project Planner

SUBJECT: Ordinance 2025-03 - **Second Reading and Public Hearing** - Bilal Swati
Property - An Ordinance Amending the Official Zoning Map of the Town of
Collierville by Rezoning 6.25+/- Acres from FAR: Forest Agriculture
Residential District to RL-1: Large Lot Residential, located north of East
Shelby Drive, Case #243977

INTRODUCTION:

The applicant, Ashworth Engineering (Wesley Ashworth, P.E.), representing the property owner, Bilal Swati, is requesting approval from the Board of Mayor and Aldermen (BMA) for the rezoning of a 6.25-acre property located at 11350 E. Shelby Drive. The applicant intends to create a three (3) lot single-family subdivision once rezoned (See Exhibits 1 and 7). The property is zoned FAR: Forest Agriculture Residential and is surrounded by FAR zoning to the east, R-1: Low Density Residential Zoning Districts to the west and south, with R-L1: Large Lot zoning to the north. The subject property currently contains one (1) single-family dwelling. The proposed subdivision would create a net increase of two (2) dwellings

BACKGROUND:

The Planning Commission (PC) reviewed a Sketch Plat for the subject property on February 6, 2025 (see Exhibits 7 and 8). The PC provided feedback on the design and a neighbor expressed concerns about drainage, which will be addressed at the Preliminary Plat stage. On February 24, 2025, the BMA approved Resolution 2025-01 to allow an amendment to the Collierville 2040 Land Use Plan changing the property's Place Type from Estate Residential to Conventional Suburban Neighborhood and its maximum gross residential density from 0.01-0.50 dwelling units per acre (dua) to 0.51-1.50 dua (see Exhibit 6). The PC recommended approval of the rezoning of the subject property on April 3, 2025.

DISCUSSION:

1. A sketch plat was provided (see Exhibit 7) depicting the applicant's intent to develop a three-lot single-family subdivision if the property is rezoned to R-L1: Large Lot Residential. Sketch Plats are formally submitted for non-binding review and comment.

- The three (3) lots range in size from 1.39 acres to approximately 2.52 acres.
- The lots will be orientated west toward the private drive, consistent with adjacent residential development patterns.
- The private drive is shown as being gated with a right-in, right-out intersection on East Shelby Drive.
- There is an existing home on Lot 1 to remain while the existing barn on Lot 2 is proposed to be removed.
- Lot 3 shows a stormwater detention area on a single-family lot. Staff has concerns with the continual maintenance of this detention area and recommends it be placed in a common open space (COS) to be maintained by the entire subdivision.
- A cluster mailbox unit (CBU) may be required by the United States Post Office (USPS). The

developer should plan for a CBU in case a waiver from the USPS is not granted.

- When the private drive is added, the developer will be responsible for rebuilding any disturbed/removed curbs.
- The setbacks shown comply with R-L1 Zoning District requirements. Bulk requirements for FAR and R-L1 Zoning Districts, for comparison, are found in Table 1.

Table 1: Comparison of Bulk Requirements

Zoning District	Minimum Lot Size	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard
FAR (Existing Zoning)	5 acres	350 feet	100 feet	150 feet total, neither side < 75 feet	75 feet
R-L1 (Proposed Zoning)	1 acre	150 feet	50 feet	25 feet	40 feet

2. The rezoning to R-L1 is consistent with the Collierville 2040 Land Use Plan.

- The 2040 Land Use Plan, as amended by Resolution 2025-01, says the property is mostly designated as Conventional Suburban Neighborhood Place Type, which would support a rezoning from FAR to a residential district allowing for a smaller lot size than 5 acres and smaller bulk requirements such as setbacks and lot width.
- The maximum gross residential density map in the 2040 Plan calls for densities of between 0.51 and 1.50 dwelling units per acre (du/ac).
- If rezoned to R-L1, the density of the intended development is 0.48 du/ac, well under the maximum density envisioned in this area.

The rezoning to R-L1 is consistent with the Collierville 2040 Land Use Plan.

3. The Town's Traffic Engineer does not have concerns regarding traffic based on a net increase of only two (2) dwellings and the applicant's plan to leave the existing median in Shelby Drive unaltered. There is also adequate capacity on adjacent roadways. Shelby Drive is already improved to an urban condition with medians.

4. Public Utilities does not need a special water/sewer study completed for the planned three-lot single-family subdivision. Both water and sewer are available for this property.

4. A drainage report, to be submitted with the Preliminary Plat and Construction Drawings for this subdivision, will be reviewed by the Town Engineer to ensure there are no adverse off-site impacts.

NEXT STEPS:

- **Rezoning Process Continues:** The Board of Mayor and Aldermen must approve Ordinance 2025-03 to rezone the property on three separate readings. The third and final reading is planned for May 27, 2025.
- **Preliminary Subdivision Plat:** If the rezoning is approved, the first step to develop the property will be to submit a Preliminary Subdivision Plat (to be approved by the PC). The Subdivision Infrastructure Construction Plans will require a Development Agreement from the BMA.
- **Final Subdivision Plat:** The infrastructure must be installed, and the Final Plat recorded before lots can be sold and building permits issued. Demolition permits will also be needed before the plat is recorded. Final Plats must be approved by the PC prior to recording. Final Plats must be

recorded within three (3) years; otherwise, the applicant will be required to resubmit.

- **Building Permits:** Apply for building permits with the Town's Building and Codes Division.

STAFF RECOMMENDATION: Staff recommends approval of Ordinance 2025-03 to rezone property located at 11350 East Shelby Drive from FAR: Forest Agriculture Residential District to RL-1: Large Lot Residential finding grounds to rezone the property per § 151.312 (E) (Exhibit 3), is consistent with the 2040 Land Use Plan and it provides a transition from the more intense residential districts to the west to the less intense FAR zoning district to the east.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map \(1-23-25\).pdf](#)

[Exhibit 2 - Cover Letter \(2-26-25\).pdf](#)

[Exhibit 3 - Staff Analysis for Grounds for an Amendment.pdf](#)

[Exhibit 4 - Ordinance 2025-03 E Shelby Dr Rezoning.pdf](#)

[Exhibit 4a - Existing Zoning.pdf](#)

[Exhibit 4b - Proposed Zoning.pdf](#)

[Exhibit 4c - Legal Description.pdf](#)

[Exhibit 5 - Existing Land Use Map \(12-31-23\).pdf](#)

[Exhibit 6 - Resolution 2025-01 Amending the Land Use Place Type 2025.pdf](#)

[Exhibit 7 - Sketch Plat \(2-25-25\).pdf](#)

[Exhibit 8 - PC Minutes from LUPA \(2-6-25\).pdf](#)

PROPOSED MOTION:

To approve Ordinance 2025-03 (Exhibit 4) on the Second Reading.

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						