REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: November 23, 2026

FROM: Joe Baine Colvert, Planner I

SUBJECT: Preliminary Site Plan for Oakmont PD, Phase 4A (Harmony at Collierville), Case #262147

INTRODUCTION:
The Reaves Firm (Christine Donhardt), representing current property owner Michael Allen Lightman Estate (Mark Puckett) and future property owner Smith/Packett Med-Com, LLC (Winn Bishop), requests approval of a Preliminary Site Plan for a 111,563-square foot building containing 120 assisted living units on 6.174 acres located on the south side of Market Blvd across from the Warwick Willow Lane and Green Oaks Lane intersections (see Exhibit 1). The property is zoned R-1: Low Density Residential with a Planned Development (PD) overlay (Oakmont PD).

BACKGROUND:
The Outline Plan for the 119.45-acre Oakmont PD was approved by the PC in 1994. That PD stipulates permitted uses, bulk zoning requirements, and some design requirements. A Final Plat for Phase 4 was approved in 1997 (see Exhibit 6), and the applicable Outline Plan conditions are noted on that document. Medical Professional Office: MPO and Shopping Center Commercial: SCC uses are permitted in Area 4 per the PD. In 2015, the Town installed a traffic signal at Market Boulevard and Civic Center Drive. In 2022, the BMA entered into an agreement with the current property owner for the construction of a private drive that connected the signalized intersection to the Lowes property through an easement acquired by the Town in 2013 across property owned by Target. The Planning Commission recommended approval of the Preliminary Site Plan on November 5, 2026, and the Design Review Commission recommended approval on November 12, 2026.

DISCUSSION:
1. Site Overview & Design

- This single-phase development will include assisted living and memory care units uses within one building facing Market Boulevard. Memory Care will be located in a separate, secure portion of the building and will include dedicated dining, activity spaces, programming, and a fenced outdoor garden.
- As a senior housing use within a PD, § 151.159(B) of the Zoning Ordinance applies to this development. These provisions address building height, density, exterior building materials, building setbacks, and architectural design unless there is a conflict with a previously approved standard expressly listed in the PD Outline Plan.
- The PD does not have maximum Floor Area Ratio (FAR); however, §151.159(B)(4) addresses scale and §151.159(B)(9) sets a maximum density of 20 units per acre for a 3-story building (123 units maximum for a 6.174-acre site).
- The elevations show the building is around 42 feet tall at its highest points, less than the 45-foot maximum height. The building has stepped down elements on the front façade and front corners to aid in transitions to the dwellings to the north and to reduce the mass of the building.
- The three-story building will be predominantly brick (80% or more on each façade) with fibrous

cement trim. Columns, brackets, and shake shingle siding accents will be provided for facade articulation.
- 128 trees will be provided on the site. §151.268(E) requires 22 trees per "net acre" of the site be provided in the post-development condition (based on 5.789 net acres).
- More lighting information was provided than typical for a Preliminary Site Plan, but it appears to be consistent with Town standards. Light fixtures will be designed to prevent off-site glare.

2. Traffic & Parking
- Developing the currently vacant property as an assisted living and memory care facility will have minimal peak hour traffic impacts on the surrounding roadway network (see Exhibit 4). The Traffic Generation Letter (Exhibit 4) provided by the applicant states less than 28 AM and 35 PM peak hour vehicle trips are expected from this use, which is considerably less than if the property was developed for retail uses. The traffic generated was below the threshold to warrant a full Traffic Impact Analysis (TIA).
- Because Market Boulevard curves along the site frontage, sight distance from the driveway is limited. To maintain visibility for drivers entering and exiting, a clear sight area has been designated along the roadway where tall obstructions (plantings, walls, etc.) will not be permitted. The site will be graded to preserve a clear line of sight in both directions.
- The 2004 Planned Development allows for three (3) access points to Market Boulevard. The proposed site layout shows three (3) full access points. Two (2) access points already exist to Market Boulevard, with one being a shared access point with the existing drycleaner aligned with Green Oaks Drive and the other being at the signalized Market Boulevard/Civic Center Drive/private drive intersection. The third access point is designed to be a full-movement driveway and is aligned with Warwick Willow Lane to the north.
- The 2022 extension of the private drive along the south side of the subject property provided a link between Byhalia Road at Maynard Way and Civic Center Drive at Market Boulevard. The public road and private drive adjacent to this site are already improved (curbs, gutters, etc.). Sidewalks will be installed with this project on Tract A. Further improvements are not needed.
- The applicant's parking study states the senior care facility will require 42 parking spaces and 105 are provided. Since this is not an independent living facility, the number of residents who can drive will be less than 5% per the applicant. Transportation services will be available to residents for shopping, medical appointments, and other outings.

3. Stormwater & Utilities
- Pervious area/open space will make up 53.7% of the site, exceeding the 45% minimum per §151.159(B)(14). This far exceeds the 30% pervious area/open space minimum requirement for retail centers and offices.
- The drainage narrative states the site will utilize two separate stormwater detention facilities to obtain no increase in the peak runoff rates from predevelopment conditions. Two (2) on-site detention ponds will be created at the northeast corner of the site. Drainage will also connect to pipes leading to an off-site detention pond created to the south or the private drive when it was constructed in 2024.
- Public Utilities has verified existing water and sewer capacity (i.e. transmission lines and treatment plant) is adequate to serve this development.

STAFF RECOMENDATION: Approval of the Preliminary Site Plan is recommended, subject to the conditions of approval, as the proposal will be consistent with the applicable Zoning Regulations, Design Guidelines, and the Oakmont Planned Development, once the conditions in Exhibit 2 are addressed.

ATTACHMENTS:
Exhibit 1 - Vicinity Map and Contact Info 10-20-26.pdf
Exhibit 2 - PC & DRC Conditions of Approval 11-9-26.pdf
Exhibit 3 - Cover letter 9-25-26.pdf
Exhibit 4 - Trip Gen Letter and Parking Study 7-13-26.pdf
Exhibit 5 - Drainage Narrative 8-19-26.pdf
Exhibit 6 - PD Outline Plan Conditons Phase 4 Recorded.pdf
Exhibit 7 - Oakmont Phase 4A Revised Final Plat Recorded Oct 2024.pdf
Exhibit 8 - Prelim Site Plan Rev 9-28-26.pdf

PROPOSED MOTION:
To approve the Preliminary Site Plan for Harmony at Collierville (Exhibit 8), subject to the conditions in Exhibit 2.

Board Action: Motion By_____ Seconded By_____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						