

## REPORT TO THE PLANNING COMMISSION

**MEETING DATE:** May 7, 2026

**SUBJECT:** Case #260127 – Oak Grove PD, Phase 4, Section C-1 (Cypress Grove) Preliminary Subdivision Plat

### **INTRODUCTION:**

- Mark McGuire, with McGuire Engineering, representing Crews Development, LLC (Steven Williams) is requesting Planning Commission (PC) approval of a Preliminary Subdivision Plat for 55 new single-family detached residential lots on a 24.57-acre tract, located north of E. Shelby Drive, east of E. Woodland Circle, and just west of S. Byhalia Road.
- Section C-1 will be developed in three phases (see Exhibit 3).

### **BACKGROUND:**

- The subject property is in the Byhalia Corridor/Oak Grove Planned Development (PD), which was approved in 1999. The PD is a mixed-use development with allowed uses ranging from neighborhood commercial to low density residential.
- The entire PD is roughly 393 acres, and the Outline Plan shows it divided into 17 different parcels/areas (see Exhibit 7).
- Phase 4, Section C-1 is within Parcel L1 of the PD.
- This is the fourth and final phase in the development of Parcel L1.

### **KEY POINTS: 1. The layout and density of Section C-1 is generally consistent with the PD Outline Plan and a conceptual layout for the area submitted in 2018 (see Exhibit 6).**

- Although the underlying zoning is R-1: Low Density Residential, the Outline Plan calls for Parcel L1 to be developed as medium density residential with a maximum gross density of 2.1 dwelling units per acre.
- With the inclusion of the 55 lots planned with this preliminary plat, the total density for L1 will be 2.05 dwelling units per acre.
- The Outline Plan states the lots must be at least 11,250 square feet and have a width of at least 90 feet. Based on the definition in Section 151.003, lot width is measured at the front building setback line.
- Condition #6 says the applicant must demonstrate each lot in Phase 4, Section C-1 will meet the lot width requirement of 90 feet, as measured at the front setback line.

### **2. The applicant is proposing a right-of-way (ROW) of 31 feet with an 8.5-foot pedestrian and utility easement throughout the section.**

- The standard for local roads is a 50-foot ROW; however, the Outline Plan allows for the 31-foot alternative ROW, so no waivers are requested.
- The alternative ROW design has been approved throughout the adjacent residential phases.

### **3. Traffic impacts will be minimal for this individual phase. Section C-1 will complete the street network envisioned for Parcel L1.**

- The applicant estimates an average of 526 vehicle trips per day will be generated by the 55 lots in Section C-1. (See Exhibit 4)
- Section C-1 will extend the Nine Oaks Lane street stub in Section B and the Cypress Down Lane

stub in Section G.

- The Preliminary Plat shows an alley connecting to the Nixon Leaf Way ROW to the west in the Woodlawn PD. The outline plan was amended in 2020 to allow the Nixon Leaf Way ROW to be fenced off and used as a gated emergency access only. The alley (shown as COS H) will be owned and maintained by the HOA.
- When the streets in Section C-1 are completed, the vehicle trips will be distributed among the existing local road system connecting Shelby Drive and Collierville Road.

**4. Stormwater infrastructure has been reviewed by the Town Engineering Department.**

- A detention pond will be placed in COS G.
- COS E and F will be a large open drainageway bisecting the subdivision. This drainageway will be owned and maintained by the HOA.
- Grading in this phase will be minimal and will retain the existing drainage patterns accounted for in the previously developed sections.

**5. Existing tree preservation and new landscaping plants are required. Seven (7) common open spaces (COS) will be provided.**

- The post-development tree requirements are based on total acreage of the site and number of lots created. The total number of trees required is 295.
- The tree preservation plan presented by the applicant shows 96 existing trees will remain on-site in post development. An additional 171 trees will be planted by the developer on the common open space lots and single-family lots.
- The post-development tree of 295 will be met.
- Cluster mailboxes will be provided in COS Lot G.
- COS Lots A, B, and C will contain entry features comparable to other entrance features in the PD.

**STAFF RECOMMENDATION:** Approval is recommended with the example conditions of approval (Exhibit 2), as the request is consistent with the PD Outline Plan, 2018 conceptual layout, and Subdivision Regulations.

**ATTACHMENTS:**

[Exhibit 1: Vicinity Map & Contact Information](#)

[Exhibit 2: Conditions of Approval](#)

[Exhibit 3: Preliminary Subdivision Plat](#)

[Exhibit 4: Applicant's Coverletter and Traffic Data](#)

[Exhibit 6: Outline Plan](#)

[Exhibit 5 Construction Drawings Excerpt 2.24.26.pdf](#)

**PROPOSED MOTION:** To approve the Preliminary Subdivision Plat for Oak Grove PD, Phase 4, Section C-1, subject to the conditions listed in Exhibit 2.