

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: March 9, 2026

FROM: Dale Perryman, P.E., Town Engineer

SUBJECT: First Amendment to the Development Agreement for Cedar Grove at Bailey Station Planned Development, Parcel 8A, Phase 15, Case #243624

INTRODUCTION:

The purpose of this agenda item is to consider the approval of the First Amendment to the Development Agreement for Cedar Grove - Bailey Station P.D., Parcel 8A, Phase 15, changing the Developer/Owner from Halle Land Partnership, LLC to City Investment & Development.

BACKGROUND:

- The development is located on the south side of Winchester Boulevard between Bailey Station Road and South Shea Road. (Exhibit 1)
- The property is located in the Bailey Station Planned Development, adopted in 1993 by Shelby County. This area was annexed by Collierville in 1994.
- The Board of Mayor and Aldermen (BMA) approved a rezoning request for Parcel 8A on September 23, 2024. This rezoned Parcel 8A from R-3: High Density Residential to R3-A: High Density Residential.
- The Development Agreement was approved by the BMA on April 14, 2025.

DISCUSSION:

City Investment & Development is in the process of acquiring the property from Halle Land Partnership, LLC and will develop it according to the original Development Agreement. They plan to close on the sale at the end of April 2026. The new developer is in agreement with all terms of the Development Agreement.

STAFF RECOMMENDATION:

Staff recommends the approval of the First Amendment to the Development Agreement, pending the closing of the sale of the property. (Exhibits 2 & 3)

BUDGET IMPACT:

There is no impact to the budget.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map](#)
[Exhibit 2 - Amendment Request](#)
[Exhibit 3 - Signed Amendment](#)

PROPOSED MOTION:

To approve the First Amendment to the Development Agreement for Cedar Grove - Bailey Station P.D., Parcel 8A, Phase 15

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						