

REPORT TO THE DESIGN REVIEW COMMISSION

DATE: February 12, 2026

SUBJECT: Case #250377 - Eagles Landing of Collierville Subdivision - Request approval of landscaping, common open space, and signage for seven-lot single-family subdivision on 2.02 acres located on the south side of South Rowlett Street, north of Harris Street, east of US HW 72, and west of Hardwick Street.

INTRODUCTION:

- Roy D. Lamica, P.E (EFI Global) is requesting Design Review Commission (DRC) approval of improvements for a seven-lot single-family subdivision. The property owner and developer is Alele Ayanru.
- The property is located south of South Rowlett Street and just west of Hardwick Street (see Exhibit 1).

BACKGROUND:

- The subject property consists of two (2) lots fronting on S. Rowlett Street.
 - In 2020, Alele Ayanru purchased the 1.5-acre lot, which contains two (2) existing single-family dwellings.
 - In 2022, the applicant purchased the adjacent 0.5-acre vacant lot to the east.
- The subject property is within Special Area 5 of the 2010 Downtown Collierville Small Area Plan, which anticipates infill housing and redevelopment.
- In 2022, the property was rezoned from R-1: Low-Density Residential to TN: Traditional Neighborhood to better implement the recommendations of the Downtown Plan (see Exhibit 4).
- The Preliminary Subdivision Plat request was previously scheduled for the September 2025 DRC meeting, but the applicant requested deferral due to unresolved sewer transmission line capacity concerns in this area.
- The Preliminary Subdivision Plat was conditionally approved by the Planning Commission (PC) on February 5, 2026.

KEY POINTS:

1. **The two (2) existing dwellings will be replaced with seven (7) street-loaded single-family homes subject to the Single-Family Design Standards for the TN zoning district (see Exhibit 4).**
 - The front of the homes will have to be between 25 feet to 40 feet along S. Rowlett Street and the new public street proposed for this development.
 - The dwelling on Lot #1 will face S. Rowlett Street to match the predominant building placement on this block. Any existing broken curb and sidewalk along S. Rowlett Street will be replaced.
 - Six (6) of the lots will have frontage on the new public street intersecting S. Rowlett Street, with only Lot #1 having driveway access to S. Rowlett Street. A turnaround between Lots 5 and 6 will be needed for the dead-end street.
2. **This single-family subdivision will provide at least 7,782 square feet (9%) of Common Open Space (COS) (see Exhibit 4).**

- COS A will function as a stormwater detention area at the intersection of the proposed street and S. Rowlett Street.
- COS B will be a narrow planting strip located west of the proposed street and will include street trees. The COS proposed on the west side of the street will preclude future dwellings facing the new street.
- A Homeowner's Association (HOA) will be created to maintain the COS lots and the detention area.
- Conditions of Approval have been added to address the plantings near the detention pond.

3. The applicant proposes to remove all 19 existing trees and plant 16 new trees, which meets the required amount for a single-family development of approximately 2 acres (see Exhibit 5).

- The existing tree canopy coverage percentage is 71%. The post-development percentage is shown as 28% on the Existing Tree Canopy Cover Plan and Planting Plan.
- The proposed plantings include sixteen (16) new trees, seven (7) Willow Oaks on each lot, one (1) Tulip, two (2) Bald Cypress, and six (6) Tulip Poplars.
- Each single-family lot must contain at least 1 tree, which can apply towards the minimum tree planting requirements for the neighborhood.

4. A ground-mounted masonry sign displaying the subdivision name will be located at the intersection of the new road and South Rowlett (see Exhibit 3).

- The subdivision sign location will be finalized based on final grading and field conditions.
- Six (6) Inkberry Holly shrubs, each at least two (2) feet in height, will be planted around the base of the sign to shield the ground-mounted sign lighting and fully screened from public view. Additional landscaping is needed in front of the ground sign.
- No variances are being requested from the signage regulations in the Zoning Ordinance. Only the Board of Zoning Appeals (BZA) can approve such variances.
- Conditions of Approval have been added to require shrubs to be added in front of the entry sign as well for screening.

STAFF RECOMMENDATION: Staff recommends approval of the landscaping, common open space, and signage for this seven-lot single-family subdivision, as it complies with the Zoning Ordinance and Design Review Guidelines, after the Conditions of Approval are met.

ATTACHMENTS:

[Exhibit 1 -Vicinity Map and Contact Information 1.28.26 .pdf](#)

[Exhibit 2 - Conditions of Approval.pdf](#)

[Exhibit 3 - Applicantsâ€™ Cover Letter 7.29.25 .pdf](#)

[Exhibit 4 - Preliminary Subdivision Plat 7.25.25 .pdf](#)

[Exhibit 5 - Existing Tree Canopy Cover Plan and Planting Plan 7.25.25.pdf](#)

PROPOSED MOTION:

To approve the landscaping, common open space, and signage for the Eagles Landing of Collierville Subdivision, subject to the Conditions in Exhibit 2.