



PLANNING COMMISSION MEETING – July 7, 2016

Notice is hereby given that the Planning Commission for the Town of Collierville will meet on Thursday, July 7, 2016, at 6:00 p.m. for its regular meeting in the Board Chambers at Town Hall, 500 Poplar View Parkway. At that time, consideration will be given to the following:

1. Call to order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes: [June 2, 2016](#)
5. Approval of Agenda Additions/deletions
6. Approval of Consent Agenda
 - A. [PC16-33 – The Villas of Tara Oaks](#) – Request approval of a Final Subdivision Plat for The Villas of Tara Oaks
 Applicant: Township Development (Kevin Vaughan)
 Owner: Crews Realty LLC (Jason Crews)
 Town of Collierville Project Planner: Matthew Wilkinson
7. Formal Agenda:
 - A. [PC16-28 - Resolution 2016-23](#) – The Villages at Porter Farms Planned Development – Request approval of a Major Amendment to the Planned Development to create Area 1a; reduce the size of Areas 1 and 3; limit the uses in Area 1a to assisted living and associated uses; establish the rear yard setback for Area 1a; allow alternative planting screens for portions of the boundary and road frontage of Area 1a; allow an 8-foot masonry wall for courtyard areas; allow a 19-foot deep parking space with a 26-foot drive aisle, and; increase the number of dwelling units per acre for assisted living from 10 to 13 with a minimum FAR of 0.25 and maximum FAR of 0.50.
 Property Owner: Porter Farms, LP (John Porter)
 Applicant: Foster Development, Inc. (John Foster)
 Applicant's Representative: Fisher Arnold (Michael Rogers)
 Project Planner: Nancy J. Boatwright, AICP
 - B. PC 16-27 -Villages of Porter Farms, Ph. 15, Areas 1, 1a, 2 & 3 - Request approval of a Final Subdivision Plat. **WITHDRAWN**
 Property Owner: Porter Farms LP (John Porter)
 Applicant: Foster Development, Inc. (John Foster)
 Design Professional: Fisher Arnold (Michael Rogers)
 Project Planner: Nancy J. Boatwright, AICP
 - C. [PC 16-26 - Villages of Porter Farms, Ph. 16](#) – Request approval of a Preliminary Site Plan for the 93,418 square foot Villages of Porter Farms Assisted Living facility on 8.23 acres, located at the southwest corner of Winchester Road and South Shea Road.
 Property Owner: Porter Farms LP (John Porter)
 Applicant: Foster Development, Inc. (John Foster)
 Design Professional: Fisher Arnold (Michael Rogers)
 Project Planner: Nancy J. Boatwright, AICP

- D. PC16-32 – The Arches of Collierville Planned Development – Request approval of a Planned Development to allow up to 70 single family dwellings on 29.145 acres located on the northwest and northeast corners of East Shelby Drive and Fleming Road
Applicant: The Bray Firm (David Bray)
Property Owner: Aspen LLC (Husni Dweik)
Town of Collierville Project Planner: Nancy J. Boatwright, AICP [Part 1](#) [Part 2](#)

 - E. [PC16-34 – Progress Road Business Park - ChemStation](#) - Request approval of a Conditional Use Permit (CUP) for the light manufacturing of soaps and other detergents within a 42,200 square foot building on 1.97 acres located on the west side of Progress Road, east of US Hwy 72, south of SR385, and north of Shelby Drive.
Applicant: ChemStation (Roy Brown)
Owners: Progress Road, LLC (Roy Brown and Brent Lundstrum)
Town of Collierville Project Planner: Jaime W. Groce, AICP
8. Other Business:
- A. Overview of active development applications (as of the end of June 2016 using [the interactive Development Activity map](#) in the Town’s Map Gallery. The more detailed report (spreadsheet) of active development applications is available online.
 - B. Announcements
9. Adjournment

Shari Michael
Administrative Specialist, Sr.

The Town of Collierville is in compliance with the Americans with Disabilities Act.
If you need accommodations, please call 457-2360.