



Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, August 13, 2026, 5:30 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
 - 1. **Regular Meeting Minutes** - June 11, 2026
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. UNFINISHED BUSINESS:
- VII. NEW BUSINESS:
 - 1. **Discussion and possible action** - Highway 70 Corridor.
 - 2. **Action** - approval of the subdivision of Lot 2, Area B of the Lakeland Commons Planned Development.
 - 3. **Action** - approval of the time extension for the Arcadia Planned Development.
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:



Municipal Planning & Design Review Commission
Regular Meeting Agenda Minutes
Thursday, June 11, 2026, 5:30 PM
City Hall, Lakeland, Tennessee 38002

I. CALL TO ORDER:

The meeting was called to order by Jason Eaton 5:30 p.m. on Thursday, June 11, 2026.

II. ROLL CALL:

Adam Henry	Present
Amber Hitchcock	Present
Sal Feraci	Present
Carl Helton	Present
Bill Sheridan	Present
Jason Eaton	Present
Jim Atkinson	Present
Shawn Rowland	Absent
Cat Wright	Absent

Staff personnel in attendance were Planning Director Paul Luker, Staff Planner Alex Barthol, and Community Development Specialist Lisa West.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

1. **Regular Meeting Minutes** - May 14, 2026

Sal Feraci moved to bring this item to the floor, seconded by Amber Hitchcock.

Discussion ensued.

When the question was called the meeting minutes passed as presented, voice vote, 6 in favor 0 against 1 abstain (6-0-1).

IV. PUBLIC DISCUSSION:

None.

V. REPORTS OF OFFICERS AND COMMITTEES:

None.

VI. UNFINISHED BUSINESS:

None.

VII. NEW BUSINESS:

1. **Action** - approval of a Site Plan Application for Absolute Storage. Jason Eaton moved to bring this item to the floor, seconded by Jim Atkinson.

Staff Planner Alex Barthol presented this item.

Discussion ensued.

Cory Brady of Integrated Land Solutions, representing the developer, answered questions for the Board.

Vince Smith, developer of Ashmont Planned Development, addressed the Board.

Matt Bailey of Absolute Storage, the applicant, answered questions for the Board.

Commissioner Atkinson motioned to approve w/ following conditions:

1. Parapet wall hides the roof ridge structure.
2. Widen the throat to add a designated striped fire lane on the south perimeter of north building B.

Sal Feraci seconded the motion.

When the question was called the motion passed w/conditions, roll call vote, 7 in favor 0 against 0 abstain (7-0-0).

Yea: Adam Henry, Jim Atkinson, Bill Sheridan, Amber Hitchcock, Carl Helton, Sal Feraci, Jason Eaton

Nay: None

Abstain: None

VIII. ANNOUNCEMENTS:

None.

IX. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 6:36 on Thursday, June 11, 2026.

These minutes were approved on August 13, 2026.

Carl Helton
Secretary

ATTEST:

Rebecca Hume
City Recorder



Municipal Planning and Design Review Commission

Meeting Date: Thursday, August 13, 2026

Project: Lakeland Commons Planned Development - Subdivision of Lot 2, Area B

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: Southwest corner of US Hwy 70 & Seed Tick Rd.

Parcel ID: L0150 00566

Zoning District: AG (Agriculture) with PD (Planned Development) overlay

Site Area: 10.25 acres

Applicant: Vince Smith

Representative: Cory Brady, PLA, AICP

STAFF RECOMMENDATION

City Staff recommends approval of the Lakeland Commons Planned Development subdivision of Lot 2, Area B application with the following conditions:

- The design of all new construction must conform to the existing design standards established in the Lakeland Commons Planned Development Outline Plan.
- No new curb cuts shall be permitted with the creation of the additional lots.
- The parking shall be evaluated to ensure that the current parking is adequate to serve the additional lots potential uses.

BACKGROUND

Lakeland Commons Planned Development was originally approved in September of 2011 as a mixed-use development. Area D was amended in 2015 to replace the single family uses with a vertically integrated mixed-use concept of retail, office and multi-family residential. The

BOC approved a Development Contract for Lakeland Commons PD, Phase 1 in May of 2019. Phase 2 was approved in March of 2022. A site plan for Twenty (20) townhomes was approved in October of 2024. The latest approval of the Outline Plan was approved in March of 2026 and increased the total unit count for the overall development from 289 to a maximum 310 residential units.

DISCUSSION

The applicant is requesting approval of an application to subdivide Lot 2 in Area to create three (3) new lots resulting in a total of four (4) individual lots. No other changes are being proposed at this time. All currently approved uses, design standards and conditions will remain for these new lots.

City Staff has reviewed the request and is in agreement that the changes requested do not materially change the overall character or uses allowed within this development.

EXAMPLE MOTIONS

1. Motion to approve the Lakeland Commons Planned Development subdivision of Lot 2, Area B subject to the following conditions:
 - a. Conditions as determined by staff
 - a. The design of all new construction must conform to the existing design standards as established in the Lakeland Commons Planned Development Outline Plan.
 - b. No new curb cuts shall be permitted with the creation of the additional lots.
 - c. The parking shall be evaluated to ensure that the current parking is adequate to serve the additional lots potential uses.
 - b. Conditions as determined by the Planning Commission
2. Motion to approve the Lakeland Commons Planned Development subdivision of Lot 2, Area B without conditions.
3. Motion to deny the Lakeland Commons Planned Development subdivision of Lot 2, Area B:
 - a. Reason for denial

June 30, 2026

Paul Luker, AICP
Planning Director
City of Lakeland
10001 Highway 70
Lakeland, TN 38002

Re: Major Subdivision Application
Re-Subdivision of Lot 2, Area B, Lakeland Commons PMUD (PB 296, PG 16)

Mr. Luker:

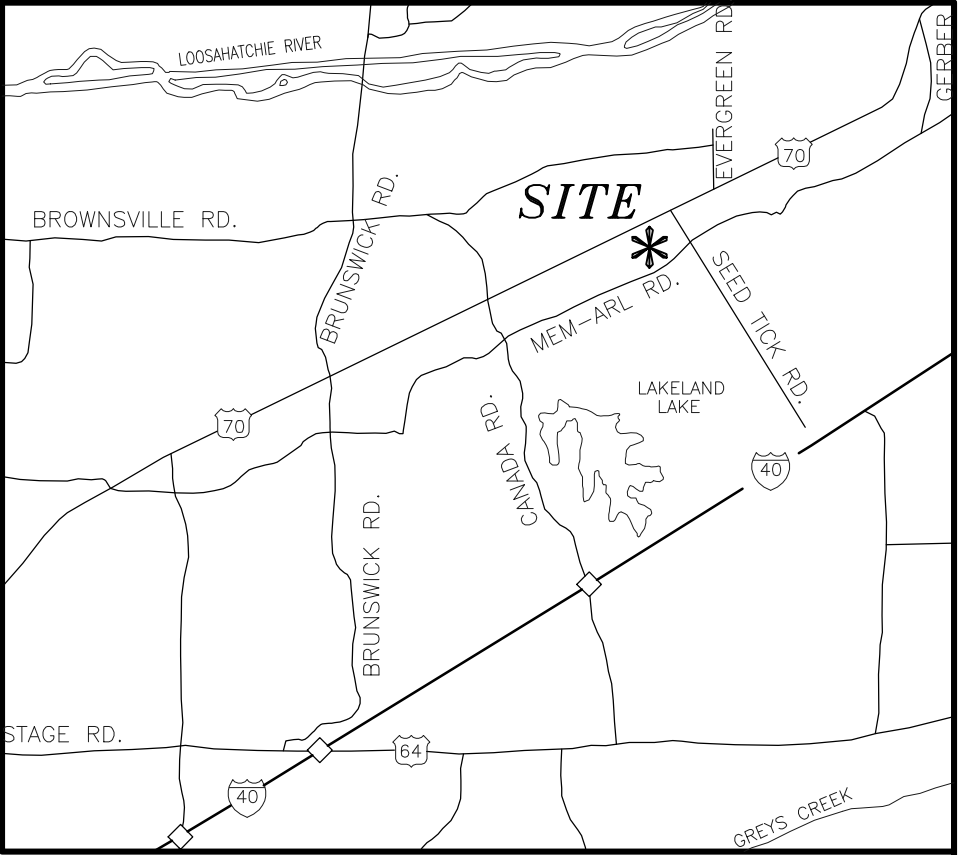
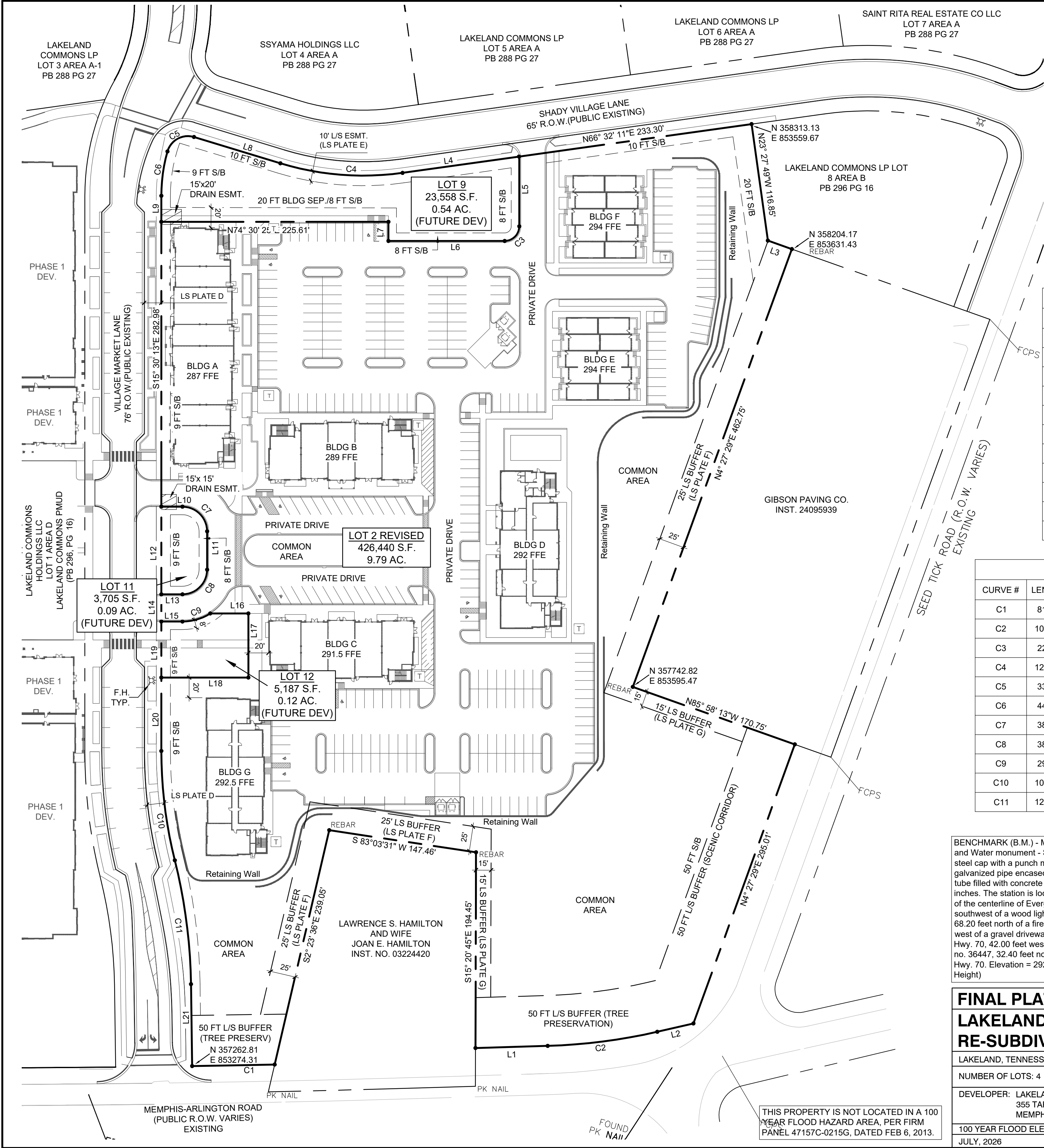
On behalf of the owner and applicant, this letter serves as a formal request for approval of a re-subdivision of Lot 2 within Area B of the Lakeland Commons PMUD. The subject 10.25-acre lot is currently recorded in plat book 296, page 16 at the Shelby County Register's Office. The owner and applicant intends to establish three (3) new lots (Lots 10-12) in accordance with the approved planned development conditions as delineated on the accompanying plat. No rezoning, variance, or modification of development standards is requested as part of this application.

Thank you for your consideration of this request. Should you have any questions or require additional information, please do not hesitate to contact me at corybrady@gmail.com or (901) 493-6996. I look forward to working with you and discussing the project in more detail.

Respectfully,



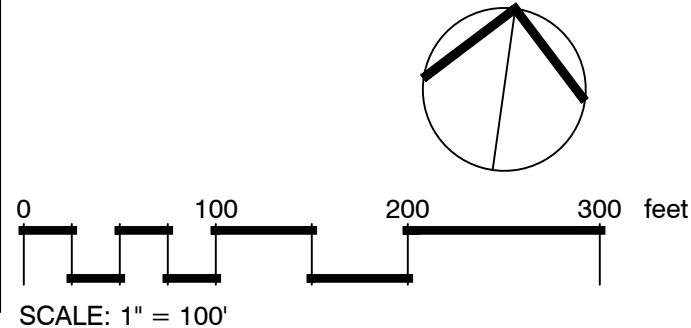
Cory Brady, PLA, AICP
Integrated Land Solutions, pllc



LINE TABLE					
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	71.75'	N72°47'59"E	L12	82.33'	S15°30'13"E
L2	36.85'	N61°32'24"E	L13	20.99'	N74°29'47"E
L3	25.30'	S85°58'13"E	L14	27.00'	S15°30'13"E
L4	116.79'	S66°32'11"W	L15	20.99'	S74°29'47"W
L5	69.32'	N15°45'43"W	L16	51.35'	S74°29'47"W
L6	115.50'	N74°29'32"E	L17	80.47'	N15°30'17"W
L7	19.00'	S15°30'29"E	L18	99.91'	N74°29'47"E
L8	89.69'	N88°34'08"W	L19	72.47'	S15°30'13"E
L9	25.84'	S15°30'13"E	L20	56.16'	S15°30'13"E
L10	20.99'	N74°29'47"E	L21	81.40'	S16°19'23"E
L11	38.11'	S15°30'13"E			

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	81.98'	14416.60'	0°19'33"	N73°26'20"E	81.98'
C2	109.95'	559.50'	11°15'35"	N67°10'11"E	109.77'
C3	22.78'	14.50'	89°59'45"	N29°29'39"E	20.51'
C4	122.74'	282.50'	24°53'41"	S78°59'02"W	121.78'
C5	33.41'	21.00'	91°09'27"	S45°51'09"W	30.00'
C6	44.61'	162.00'	15°46'38"	S7°36'54"E	44.47'
C7	38.48'	24.50'	90°00'00"	N60°30'13"W	34.65'
C8	38.48'	24.50'	90°00'00"	N29°29'47"E	34.65'
C9	29.09'	51.50'	32°21'52"	N58°18'51"E	28.71'
C10	109.70'	447.00'	14°03'39"	S22°32'03"E	109.42'
C11	124.34'	538.00'	13°14'30"	N22°56'38"W	124.06'

BENCHMARK (B.M.) - Memphis Light, Gas and Water monument - Station is a stainless steel cap with a punch mark set on a 2 inch galvanized pipe encased in a 8 inch round tube filled with concrete to a depth of 30 inches. The station is located 680.50 feet west of the centerline of Evergreen Road, 80.00 feet southwest of a wood light pole no. 206896, 68.20 feet north of a fire hydrant, 59.30 feet west of a gravel driveway to address 10230 Hwy. 70, 42.00 feet west of a wood power pole no. 36447, 32.40 feet north of the centerline of Hwy. 70. Elevation = 292.65 (NAVD88)(Ortho Height)



FINAL PLAT
LAKELAND COMMONS, PMUD
RE-SUBDIVISION OF LOT 2, AREA B

LAKELAND, TENNESSEE		EX. ZONING: AG (PD OVERLAY)
NUMBER OF LOTS: 4	ACREAGE: 10.25 ACRES	WARD 01, BLOCK 50, PARCEL 479
DEVELOPER: LAKELAND COMMONS LP 355 TARA LANE MEMPHIS, TN 38111		ENGINEER: RENAISSANCE GROUP, INC. 9700 VILLAGE CIRCLE, STE.100 LAKELAND, TN 38002
100 YEAR FLOOD ELEV: N/A	FEMA MAP PANEL No. 47157C0215 G	FEMA MAP DATE: 2/06/2013
JULY, 2026	SCALE: 1" = 100'	SHEET 1 OF 7

I. LAND USE

A. These planned development conditions are based substantially upon the City of Lakeland's Land Development Regulations as adopted at the time of this planned development's approval. Where conflicts exist, the conditions herein shall apply. Where these conditions are silent upon a particular provision, the City of Lakeland Land Development Regulations shall apply.

B. The Zoning District Classifications, their descriptions and definitions, outlined in §III.1 of the Lakeland Land Development Regulations apply as modified herein.

C. The following Zoning District Classifications shall be permitted in the Areas designated in the Permitted Zoning Classification Table, III.D below.

D. PERMITTED ZONING CLASSIFICATION TABLE
(Refer to The Outline Plan for Area designations)
X = Permitted, Blank = Not Permitted

ZONING CLASSIFICATION	AREA A	AREA A-1	AREA B	AREA D
Mixed Use and Commercial Districts				
(NC) Neighborhood Commercial District	X	X	X	X
(C1) Community Commercial District	X	X	X	X
(C2) Regional Commercial District	X	X		
Office Districts:				
(NO) Neighborhood Office District			X	X
(O) Office District			X	
Residential Districts				
(R6) Attached District			X	X
(R7) Multi-Family District			X	X

E. Permitted Principal Uses.

1. The Use Classifications (Retail, Office, etc), their descriptions and definitions, outlined in §III.2 of the Lakeland Land Development Regulations apply as modified herein. Refer to the Permitted Use Table, III.F herein for Principal Uses and Area designations.
2. Any Use listed in the Permitted Use Table, III.F herein that is not defined by Lakeland's Development Regulations shall be defined herein.
3. Any Use that is not specifically listed and that does not meet the criteria in the category description of Lakeland's Land Development Regulations, the Planning Director, or designee shall interpret the Use as inappropriate; this Use shall only be permitted through amendment of these Land Development Regulations.
4. The Open Space definitions and regulations outlined in §III.4, Section 4 of the Lakeland Land Development Regulations SHALL NOT apply. Greenspace shall be regulated by the bulk regulations and landscape regulations outlined herein.
5. The "Upper Story" Use limitations specified in §III.2.L-2 of the Lakeland Land Development Regulations SHALL NOT apply. Vertical integration is permitted as specified herein. Refer to §IV.C herein.
6. The Development Standards regulations specified in §III.2.L-3 and §III.2.M of the Lakeland Land Development Regulations SHALL NOT apply. Development Standards are specified herein.
7. The individual conditions specified for any Use listed on Table 2.L-1 of the Lakeland Land Development Regulations as a Conditional Use SHALL APPLY. The PROCEDURAL regulations specified in § I.4.N of the Lakeland Land Development Regulations SHALL NOT apply.
8. The Open Space definitions and regulations outlined in §III.4 of the Lakeland Land Development Regulations SHALL NOT apply. Greenspace shall be regulated by the bulk regulations and landscape regulations outline herein.
9. Streamside Management Buffer. Land uses shall be in accordance with the City of Lakeland Streamside Management Regulations.

F. PERMITTED USE TABLE

(Refer to The Outline Plan for Area designations)
X = Permitted, Blank = Not Permitted

PRINCIPAL USE	AREA A	AREA A-1	AREA B	AREA D
Single-Family Attached Residential			X	X
Multi-Family Residential			X	X
Neighborhood Assembly			X	X
Police/Fire Station	X	X	X	X
Post Office	X	X	X	X
Neighborhood Retail				
Antique Shop	X	X	X	X
Apparel & Accessory Store	X	X	X	X
Art & Education Supplies	X	X	X	X
Bakery	X	X	X	X
Bicycle Sales & Repair	X	X	X	X
Book, Magazine, Newspaper Store	X	X	X	X
Camera and Photo Supply Store	X	X	X	X
Collectable Items			X	X
China and Glassware Shop			X	X
Convenience Store (No Fuel Sales)	X	X	X	X
Convenience Store w/Automotive Fuel Sales	X	X	X	
Drug Store/Pharmacy	X	X	X	X
Fabric & Craft Store	X	X	X	X
Florist	X	X	X	X
Grocery Store	X	X	X	X
Hardware Store	X	X	X	X
Jewelry Sales and Repair	X	X	X	X
Luggage and Leather Goods	X	X	X	X
Specialty Food Market	X	X	X	X
Music Store	X	X	X	X
Office Supply	X	X	X	X
Optical Goods Shop	X	X	X	X
Party Supply Shop	X	X	X	X
Pet Shop	X	X	X	X
Tobacco Sales	X	X	X	X
Sporting Goods Sales (No Rental)	X	X	X	X
Stationary and Paper Store	X	X	X	X
Toy Shop	X	X	X	X
General Retail				
Appliance and Electronic Sales and Service	X	X	X	X
Computer Software Sales and Leasing	X	X	X	X
Department Store	X	X	X	X
Home Furnishings and Accessories	X	X	X	X
Musical Instrument Repair and Sales	X	X	X	X
Vehicle Supply Shop	X	X		
PRINCIPAL USE	AREA A	AREA A-1	AREA B	AREA D

F. PERMITTED USE TABLE (continued)

(Refer to The Outline Plan for Area designations)
X = Permitted, Blank = Not Permitted

PRINCIPAL USE	AREA A	AREA A-1	AREA B	AREA D
Convenience Store w/Automotive Fuel Sales	X	X	X	
Liquor Store	X	X	X	X
Firearms Dealer			X	X
Neighborhood Personal Services				
Bank	X	X	X	X
Barbor Shop, Beauty Salon, Spa	X	X	X	X
Dry Cleaning and Laundry	X	X	X	X
Eating and Drinking Establishments	X	X	X	X
Pet Grooming (No Boarding)	X	X	X	X
Photocopying/Printing	X	X	X	X
Photography Studio/Supplies	X	X	X	X
Shoe Repair	X	X	X	X
Tailor/Seamstress	X	X	X	X
Tanning Salon	X	X	X	X
Travel Agency	X	X	X	X
Child Day Care	X	X	X	X
Amphitheatre			X	
Neighborhood Office				
Architecture/Engineering/Design			X	X
Business Consulting			X	X
Computer Programming/Support			X	X
Educational Services			X	X
Financial and Insurance			X	X
Governmental Offices			X	X
Neighborhood Office				
Law Firm			X	X
Management Services			X	X
Licensed Massage Therapy			X	X
Medical and Dental without Labratory			X	X
PR and Advertising			X	X
Real Estate			X	X
Veterenarian			X	X
General Office			X	X
Craftsman Use				
Bakery, Commercial	X	X	X	X
Furniture and Fixtures			X	X
Leather Products			X	X
Miscellaneous Repair			X	X
Pottery and Related Products			X	X
Sign and Letter Shop			X	X
Small Goods			X	X
Wireless Transmission Facilities			X	X
PRINCIPAL USE	AREA A	AREA A-1	AREA B	AREA D

G. Use Definitions and Provisions

1. Single-Family Attached Residential. A Single-Family Dwelling Unit located horizontally adjacent to another Single Family Dwelling Unit that share common wall(s).
2. Multi-Family Residential. Two (2) or more Dwelling Units located in the Principal Structure of a Lot in which the units may or may not share a common wall with the adjacent (horizontally or vertically) unit(s) or have individual entrances from the outside.
3. Neighborhood Assembly. A Use that occupies a structure less than 10,000 square feet in size that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting. Assembly includes such Uses as a community center, house of worship, and private clubs and lodges.
4. Police and Fire. A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included.
5. Post Office. A publicly accessed facility for the collection and distribution of mail and packages and the selling of supplies and mail related products.
6. Neighborhood Retail. A Use that involves the selling of goods or merchandise to the general public for personal or household consumption to residents in adjacent neighborhoods. A Use in this category occupies an area of less than 5,000 square feet.
7. General Retail. A retail Use involving the sale of goods or merchandise to residents living in the community. A Use in this category occupies an area between 5,000 and 30,000 square feet.
8. Large Scale Retail. A retail Use involving the large Scale sale of goods to residents living within the region. It is almost exclusively accessed by automobile and therefore additional consideration shall be given to parking and traffic issues when developing this Use. The goods or merchandise sold may be of the same type or a variety of types as General Retail and occupy a space greater than 30,000 and less than 75,000 square feet.
9. Convenience Store with Automotive Fuel Sales shall be defined has a retail establishment offering indoor sales of convenience merchandise and outdoor automotive fuel dispensaries. Convenience Stores with Automotive Fuel Sales may be attached to neighborhood or general retail buildings.
 - a. Only one (1) Convenience Store with Automotive Fuel Sales shall be permitted within Lakeland Commons Planned Development.
 - b. Permitted at public street intersections only.
 - c. Development Standards are specified herein.
10. Liquor Stores. A retail Use that sells alcoholic beverages solely for off-premise consumption and regulated pursuant to Title 57 of the Tennessee Code Annotated (TCA). For the purposes of this definition, alcoholic beverage means any beverage that contains more than five (5) percent alcohol content by weight as defined in TCA.
 - a. Only one (1) liquor store shall be permitted within the Lakeland Commons Planned Development.
 - b. No liquor store shall be located within 500' of any church or school.
 - c. The retail sale of alcoholic beverages shall be permissible in accordance with Tennessee State Law §57-3.
 - d. Grocery Stores are exempt in accordance with Chapter 3, Section 8 of the Lakeland Municipal Code and Tennessee State Law Title 57, Chapter 3.
11. Firearms Dealer. A retail Use involving the sale of Firearms or Ammunition and occupying a space no greater than 10,000 square feet.
12. Neighborhood Personal Services. A Uses that provide patrons services and limited retail products related to residents in adjacent neighborhoods. A Use in this category occupies less than 5,000 square feet.
13. Child Care. A licensed facility that provides for the care of children under seventeen (17) years of age for twelve (12) hours or less per day without a transfer of custody.
14. Amphitheatre. An open circular or oval structure with a central space surrounded by tiers of seats for spectators, for the presentation of theatrical events, events concerts, presentations, etc.

I. LAND USE (Continued)

G. Use Definitions and Provisions (continued)

15. Neighborhood Office. A Use for businesses that involve the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not rely on walk-in customers. Typically occupies less than 5,000 square feet and involves twenty (20) or fewer employees at a given location.
16. General Office. An office Use that typically occupies more than 5,000 square feet and more than twenty (20) employees at a given location.
17. Craftsman Use. A Use that involves the small Scale production or assemblage of goods resulting in little to no by-products, non-noxious or noxious. It includes a showroom or retail store to showcase or sell the goods produced on-site.
18. Wireless Transmission Facilities. Use shall be defined and regulated by City of Lakeland Ordinances #14-217 and #19-271 amending §III.14 of the Lakeland Land Development Regulations regarding wireless transmission towers and facilities.

H. Prohibited Uses, ALL AREAS:

Single Family Detached Residential, Bed and Breakfast, Large Scale Retail, Warehouse Retail, Outdoor Sales Lot, Cemetery, Outdoor Kennels, Sexually Oriented Businesses, Cemetery, Hotel/Motel, General Assembly, Independent, Assisted Living, and Nursing Home, Hospice, Pawn Shop, Title Loan, Payday Lender, Check Cashing Operations, Tattoo/Piercing Parlor, Funeral Home.

I. Permitted Accessory Uses and Structures:

1. Accessory Uses and Structures permitted within the C1, O, R6 and R7 Zoning Districts as defined and regulated by §III.2.N-O of the Lakeland Land Development Regulations shall be permitted as modified herein. Where conflicts exist, these regulations shall govern.
2. The Development Standards specified in §III.2.P-Q of the Lakeland Land Development Regulations for Uses within the C-1, O, and R-7 Zoning Districts SHALL APPLY as modified herein. Where conflicts exist, these regulations shall govern.
3. Outdoor Storage shall be permitted as an Accessory Use in accordance with §III.2.Q.2.J of the Lakeland Land Development Regulations.
4. Animal Boarding shall be permitted as an accessory to veterinarian clinics only. External/Outdoor facilities and/or dog runs are PROHIBITED.
5. Dog Parks shall be permitted as an Accessory Use within common areas only.

II. BULK REGULATIONS

(Refer to the Outline Plan for area identification):

A. Areas A and A-1: Outlot Retail/Service Commercial

Building Setbacks:

US Highway 70:	50 feet
Village Market Lane:	25 feet
Shady Village Lane:	20 feet
Seed Tick Road:	40 feet
Side Yard Setback:	*None/20 feet (Area A-1 Only)
Rear Yard Setback:	*None/15 feet (Area A-1 Only)
<i>* None where lot adjoins Streamside Management Buffer (SMB)</i>	

Minimum Lot Size:	N/A
Minimum Lot Width:	N/A
Maximum Building Height:	35 feet
Maximum Floor Area Ratio:	0.20
Maximum Impervious Area:	75%

B. Areas B and D: Mixed Use

Building Setbacks:

Village Market Lane:	None/9 feet*
Shady Village Lane:	10 feet
Memphis-Arlington Road:	50 feet
Seed Tick Road:	40/50 feet**
Private Drive:	8 feet
Side Yard Setback:	20 feet
Rear Yard Setback:	None***

**None where balconies and/or other building appendages exist. Primary building facade shall be setback a minimum 9 feet from the right-of-way line.*

***50 feet where regulated by the Scenic Corridor Regulations*

****Where regulated by Streamside Management Buffer*

Minimum Lot Size:	N/A
Minimum Lot Width:	N/A
Minimum Building Separation:	20 feet
Maximum Building Height:	48 feet
Maximum Floor Area Ratio:	.50 FAR
Maximum Single Use Bldg Size or Tenant:	30,000 SF
Maximum Number of Residential Units:	289 Units
Maximum Impervious Area:	75%

Vertical Integration and Use Distribution:

Retail Uses restricted to 1st floor only;

Office Uses permitted on all floors;

Multifamily Residential Uses permitted on all floors.

FINAL PLAT

LAKELAND COMMONS, PMUD
RE-SUBDIVISION OF LOT 2, AREA B

LAKELAND, TENNESSEE		EX. ZONING: AG (PD OVERLAY)
NUMBER OF LOTS: 4	ACREAGE: 10.25 ACRES	WARD 01, BLOCK 50, PARCEL 479
DEVELOPER: LAKELAND COMMONS LP 355 TARA LANE MEMPHIS, TN 38111	ENGINEER: RENAISSANCE GROUP, INC. 9700 VILLAGE CIRCLE, STE.100 LAKELAND, TN 38002	
100 YEAR FLOOD ELEV: N/A	FEMA MAP PANEL No. 47157C0215 G	FEMA MAP DATE: 2/06/2013
JULY, 2026	SCALE: N/A	SHEET 2 OF 7

II. BULK REGULATIONS (continued)
(Refer to the Outline Plan for area identification):

C. Parking Requirements: (All Areas)

Parking shall be in accordance with §III.6 of the Lakeland Land Development Regulations except where otherwise noted or modified herein.

- Commercial Parking:
 - Useable Floor Area for Computing Parking, Commercial Building: 75% of gross square of floor area.
 - Maximum Permitted Parking: 4.5 spaces/1000 useable floor area.
 - Actual parking count shall be determined by use distribution.
- Office Parking Requirement:
 - Useable Floor Area for Computing Parking, Office: 80% of gross building area.
 - Useable Floor Area for Computing Parking, Medical Office: 85% of gross building area.
 - Maximum Permitted Parking: 4.5 spaces/ 1000 useable SF.
 - Actual parking count shall be determined by use distribution.
- Multifamily Residential Parking:
 - Maximum Permitted Parking: 1.5 spaces/ Unit.
 - Parking distribution shall be permitted as generally illustrated on the General Development Plan and as specified herein:
 - On-street parking shall be permitted within the Village Market Lane and Shadow Village Lane public right-of-ways only.
 - Areas A and A-1: A double row of off-street parking shall be permitted in the front yards of all development fronting US Highway 70 and Seed Tick Road.
 - Areas B and D: No off-street parking shall be permitted in the front yards of any development fronting Village Market Lane, Shadow Village Lane, or Memphis-Arlington Road.

D. Loading Berths. All Areas.

Loading Berths shall be provided in accordance with the §III.6.D of the Lakeland Land Development Regulations.

E. Open Storage, Refuse Areas, and Utility Appurtenances. All Areas.

Location of Open Storage, Refuse Areas, and Utility Appurtenances shall be in accordance with §III.5.M of the Lakeland Land Development Regulations.

III. PUBLIC ROADS, VEHICULAR ACCESS, AND PEDESTRIAN CIRCULATION
(Refer to Street Sections for details)

A. PUBLIC ROADS

- All public roads shall comply will all governing regulations where applicable.
- U.S. Highway 70: Existing Right-of-Way Varies.
 - Dedicate 54' from centerline, or as required to provide one half of a 108' public right-of-way;
 - Improve to provide a center turn lane, two (2) east bound travel lanes, improved shoulder, and rural drainage swale in accordance with TDOT standards.
- Memphis-Arlington Road: Existing Right-of Way is prescriptive
 - Dedicate 27' from centerline or as required to provide one half of a 54' public right-of-way;
 - No further improvements are proposed or required.
- Seed Tick Road, north of the Twin Oaks Plaza No 3 LLC Property: Existing Right-of-Way is prescriptive.
 - Dedicate 34' from centerline, or as required to provide one half of a 68' public right-of-way;
 - Improve to provide a 48' urban cross section with sidewalk and improved intersection geometry at U.S. Highway 70 in accordance with City of Lakeland Standards.
- Seed Tick Road, south of the Twin Oaks Plaza No 3 LLC Property: Existing Right-of-Way is prescriptive.
 - Dedicate 34' from centerline, or as required to provide one half of a 68' public right-of-way;
 - No further improvements are proposed or required.
- Village Market Lane, north of Shady Village Lane: Proposed North/South Collector Road.
 - Dedicate a 76' public right-of-way;
 - Improve to provide a four lane, 48' wide public collector road with striped median and designated turn lanes;
 - On-street parking PROHIBITED;
 - Sidewalks shall be constructed concurrently with adjacent lot development.
- Village Market Lane, south of Shady Village Lane: Proposed North/South Collector Road.
 - Dedicate a 76' public right-of-way;
 - Improve to provide a two lane, 43' wide urban cross section;
 - On-street parking permitted;
 - Sidewalks shall be constructed concurrently with adjacent lot development.
- Shady Village Lane: Proposed East/West Collector Road.
 - Dedication a 65' public right-of-way;
 - Improve to provide a two lane, 36' wide urban cross section;
 - On-street parking permitted;
 - Sidewalks shall be constructed concurrently with adjacent lot development.

III. PUBLIC ROADS, VEHICULAR ACCESS, AND PEDESTRIAN CIRCULATION
(Refer to Street Sections for details)

B. VEHICULAR ACCESS

- All internal drives shall be private, designed in accordance with the City of Lakeland engineering standards, and subject to approval by the Lakeland City Engineer and Shelby County Fire Department.
- All internal, private drives shall be owned and maintained by a Property Owners' Association with shared access easements conveyed unless otherwise dedicated to the City of Lakeland.
- Shared Driveways. The number of access drives and private street intersections with public streets shall be minimized by the use of shared driveways with adjoining lots where feasible. The Property Owner's Association Architectural Review Committee shall require shared driveways as a condition of land division, development review, or site design review, as applicable, for traffic safety and access management purposes in accordance with the following standards:
 - Shared driveways and frontage streets may be required to consolidate access onto the collector street. When shared driveways or frontage streets are required, they shall be stubbed to adjacent developable parcels to indicate future extension. "Stub" means that a driveway or street temporarily ends at the property line, but may be extended in the future as the adjacent parcel develops. "Developable" means that a parcel is either vacant or it is likely to receive additional development.
 - Access easements shall be recorded for all shared driveways, including pathways, at the time of final plat approval.
 - Exception. Shared driveways are not required when existing development patterns or physical constraints (e.g., topography, parcel configuration, and similar conditions) prevent consolidation of access points to public streets.
 - Cross Access. Cross access is encouraged, and may be required, between contiguous sites in order to provide more direct circulation between sites and uses for pedestrians, bicyclists, and drivers.
- US Highway 70: Vehicular access for all lots within Areas A and A-1 shall be restricted to the Village Market Lane and/or Shady Village Lane. Direct vehicular access to U.S. Highway 70 shall be PROHIBITED.
- Memphis-Arlington Road: Vehicular access for all lots within Areas B and D shall be restricted to the Village Market Lane and/or Shadow Village Lane. Direct vehicular access to Memphis-Arlington Road shall be PROHIBITED.
- Seed Tick Road: One (1) point of access shall be permitted along Seed Tick Road in the general location illustrated on the Outline Plan.
- Village Market Lane:
 - Area A: One (1) point of vehicular access shall be permitted along Village Market Lane in the general location illustrated on the Outline Plan.
 - Area B: Three (3) points of vehicular access shall be permitted along Village Market Lane in the general location illustrated on the Outline Plan.
 - Area A-1: One (1) point of vehicular access shall be permitted along Village Market Lane in the general location illustrated on the Outline Plan.
 - Area D: Two (2) points of vehicular access shall be permitted along Village Market Lane in the general location illustrated on the Outline Plan.
- Shady Village Lane:
 - Area A: Four (4) points of shared vehicular access shall be permitted along Village Market Lane in the general location illustrated on the Outline Plan.
 - Area A-1: Not Applicable
 - Area B: Two (2) points of shared vehicular access shall be permitted along Village Market Lane in the general location illustrated on the Outline Plan.
 - Area D: Not Applicable

C. PEDESTRIAN CIRCULATION

- No sidewalks shall be required or constructed along US Highway 70, Memphis-Arlington Road, or Seed Tick Road south of the Twin Oaks Plaza No3 property. A 5' wide pedestrian easement shall be conveyed for future sidewalk connections, if desired and constructed by the City of Lakeland.
- Concrete sidewalks, a minimum 5' wide, shall be constructed along each side of Village Market Lane and Shady Village Lane. Sidewalks shall be constructed concurrently with each incremental phase.
- All internal lots shall have pedestrian interconnectivity. Sidewalks shall be constructed concurrently with each incremental phase.
- A 10' wide, public multi-use, asphalt trail shall be constructed in Phase 1, within Area D as generally illustrated on the General Development Plan with final alignment to be determined with detailed site plans. A 10' wide pedestrian easement shall be conveyed.

IV. TREE MANAGEMENT, STREET SCAPE, ORNAMENTAL LANDSCAPING, and PERIMETER BUFFERS.

A. TREE PRESERVATION AND MANAGEMENT:

- The Lakeland Tree Management Ordinance Title 13, Chapter 4 of the Municipal Code shall govern.
- Compliance with the Tree Management Ordinance shall be determined with the detailed site plan and construction drawing review. Tree preservation does not nullify the landscape requirements outlined herein.

IV. TREE MANAGEMENT, STREET SCAPE, ORNAMENTAL LANDSCAPING, and PERIMETER BUFFERS (continued).

A. TREE PRESERVATION AND MANAGEMENT (continued):

- Tree Preservation:
 - A fifty-foot wide (50') Scenic Corridor/Tree Preservation Easement shall be required along the east boundary, south of the Twin Oaks Plaza No 3 LLC property, along Seed Tick Road, to preserve the existing tree stand and provide a natural buffer to the adjacent single-family residential properties.
 - A fifty-foot wide (50') Tree Preservation/Landscape Easement shall be required along the south boundary, east of the Lawrence S Sr and Joan E Hamilton Revocable Trust property, along Seed Tick Road, to preserve the existing tree stand and provide a natural buffer to the adjacent single-family residential district.
 - A fifty-foot wide (50') Tree Preservation/Landscape Easement shall be required along the south boundary, west of Village Market Lane, along Memphis-Arlington Road to preserve the existing tree stand and provide a natural buffer to the adjacent single-family residential district.
 - All trees existing within the designated Streamside Management Buffer, with the exception of dead, diseased, dying, or invasive species, shall be preserved.

B. STREETSCAPE LANDSCAPING:

(REFER TO LANDSCAPE PLATES FOR DETAILS)

1. US Highway 70 Frontage

A 25' wide landscape easement shall be required along the planned development's US Highway 70 frontage with the intent to establish a unified streetscape appearance. The following streetscape improvements shall be required:

- One (1) over-story deciduous shade tree, 2"-2.5" caliper at planting shall be installed at 40' o.c. or equivalent thereof;
- Where parking fields are located between the building and public right-of-way, a continuous row of evergreen shrubs, 24" height at planting, shall be installed at 3' o.c. with the intent is to establish and maintain a continuous 42" tall mature hedge, PLUS, one (1) ornamental tree, 2"-2.5" caliper at planting shall be installed in a random fashion at a ratio equivalent to or greater than 40' o.c. or equivalent thereof.

2. Seed Tick Road, north of the Twin Oaks Plaza No 3 LLC Property

A 25' wide landscape easement shall be required along the planned development's Seed Tick Road frontage to establish a unified streetscape appearance materially consistent with the US Highway 70 frontage and compatible with the previously approved Lakeland Meadows Planned Development "Seed Tick Road Landscape Plate 1" improvements specified. The following streetscape improvements shall be required:

- One (1) over-story deciduous shade tree, 2"-2.5" caliper at planting shall be installed at 40' o.c. or equivalent thereof;
- Where parking fields OR private drives are located between the building and public right-of-way, a continuous row of evergreen shrubs, 24" height at planting, shall be installed at 3' o.c. with the intent is to establish and maintain a continuous 42" tall mature hedge.

3. Seed Tick Road, south of the Twin Oaks Plaza No 3 LLC Property

No landscape improvements required. Refer to §VII.A.3a herein for tree preservation requirements.

4. Memphis-Arlington Road

No landscape improvements required. Refer to §VII.A.3b-c herein for tree preservation requirements.

5. Village Market Lane

a. Area A and Area A-1:

A 20' wide landscape easement shall be required along the planned development's Village Market Lane frontage with the intent to provide a unified streetscape materially consistent with the US Highway 70 frontage. The following streetscape improvements shall be required:

- One (1) over-story deciduous shade tree, 2"-2.5" caliper at planting, shall be installed at 40' o.c. or equivalent thereof;
- Where parking fields OR private drives are located between the building and public right-of-way, a continuous row of evergreen shrubs, 24" height at planting, shall be installed at 3' o.c. with the intent is to establish and maintain a continuous 42" tall mature edge.

FINAL PLAT

LAKELAND COMMONS, PMUD
RE-SUBDIVISION OF LOT 2, AREA B

LAKELAND, TENNESSEE		EX. ZONING: AG (PD OVERLAY)
NUMBER OF LOTS: 4	ACREAGE: 10.25 ACRES	WARD 01, BLOCK 50, PARCEL 479
DEVELOPER: LAKELAND COMMONS LP 355 TARA LANE MEMPHIS, TN 38111		ENGINEER: RENAISSANCE GROUP, INC. 9700 VILLAGE CIRCLE, STE.100 LAKELAND, TN 38002
100 YEAR FLOOD ELEV: N/A	FEMA MAP PANEL No. 47157C0215 G	FEMA MAP DATE: 2/06/2013
JULY, 2026	SCALE: N/A	SHEET 3 OF 7

IV. TREE MANAGEMENT, STREET SCAPE, ORNAMENTAL LANDSCAPING, and PERIMETER BUFFERS (continued).

B. STREETSCAPE LANDSCAPING (continued):

5. Village Market Lane (continued)
- b. Area B and Area D:
All required street tree and ornamental shrubbery shall located within the Village Market Lane as generally illustrated on the General Development Plan and Street Sections for details. The following streetscape improvements shall be required:
- i. One (1) over-story deciduous shade tree, 2"-2.5" caliper at planting shall be installed at 40' o.c. or equivalent thereof;
- ii. Over-story trees may be substituted by under-story ornamental trees at a ratio of 3:1
- iii. Where on-street parking is proposed, mixed ornamental shrubbery and seasonal groundcovers shall be installed incrementally in planters to segregate the vehicular and pedestrian zones;
- iv. Where parking fields OR private drives are located between the building and public right-of-way, a continuous row of evergreen shrubs, 24" height at planting, shall be installed at 3' o.c. with the intent is to establish and maintain a continuous 42" tall mature hedge.
6. Shady Village Lane
- a. Area A and Area B:
A 10' wide landscape easement shall be required along the planned development's Shady Village Lane frontage with the intent to provide a unified streetscape materially consistent with the overall planned development while providing additional landscape buffer to the rear service areas, mechanical areas, and secondary facades of the developed out lots fronting US Highway 70. The following streetscape improvements shall be required:
- i. One (1) over-story deciduous shade tree, 2"-2.5" caliper at planting, shall be installed at 40' o.c. or equivalent thereof, within the right-of -way between the sidewalk and curb;
- ii. Where parking fields are located between the building and public right-of-way, a continuous row of evergreen shrubs, 24" height at planting, shall be installed at 3' o.c. with the intent is to establish and maintain a continuous 42" tall mature hedge, PLUS, one (1) ornamental tree, 2"-2.5" caliper at planting shall be installed in a random fashion at a ratio equivalent to or greater than 40' o.c. or equivalent thereof.
7. Segregated Internal Private Drives

- a. A minimum 10' wide landscape island shall be required along all internal private drives, EXCLUDING parking lot drive isles;
- b. At a minimum, the 10' wide landscape island shall contain one of the following:
- i. Ornamental under-story trees, 8'-10' height or 1.5" caliper at planting, installed at 20' o.c. or equivalent thereof; OR,
- ii. Over-story deciduous shade trees, 2"-2.5" caliper at planting, installed at 40' o.c. or equivalent thereof.
- iii. Where parking fields front the segregated internal private drives, a row of evergreen shrubs, 24" height at planting, shall also be installed at 3' o.c. with the intent is to establish and maintain a continuous 42" tall mature hedge;
- iv. Where buildings, fences, walls, or other architectural feature exist in proximity to the internal private drives, the ornamental landscaping requirements shall apply.

C. ORNAMENTAL LANDSCAPING:

- The landscaping requirements outlined in §III.5 of the Lakeland Land Development Regulations shall apply as modified herein.
1. Landscape Materials and Specifications. The landscape materials and methods specified shall be consistent and compatible throughout the development to establish a unified landscape treatment across all phases of implementation.
2. All ornamental landscaped areas shall be irrigated with an automated system having proper head to head coverage. Streamside Management Buffers and tree preservation areas area excluded.
3. All entries to developments shall be highlighted with shrubs, ground cover, and small ornamental trees in addition to the required streetscape landscaping.
4. Foundation Planting. Except where a commercial storefront, entryway, patio exists, buildings shall include a minimum 4-foot wide landscape area between the building foundation and any sidewalk or impervious feature. A wider landscape area is recommended for taller buildings. The building shall be softened with foundation plantings totaling a minimum of 40% of the building's perimeter with priority given to those areas visible from any public or shared drive. Where a commercial storefront, entryway, patio is visible from any public or shared drive, any combination of pots, raised planters, hanging baskets, window boxes, espalier, trellis structures or cable systems, tree pits, or tree wells, shall be provided to serve as foundation landscaping.

D. PERIMETER BUFFERS:

1. Perimeter Buffers, as specified herein, shall be installed commensurate with the associated phase of vertical (building) construction.
2. A 25-foot wide perimeter landscape buffer shall be required along the west boundary of the Twin Oaks Plaza No 3 LLC property. At a minimum, the 25-foot wide landscape buffer shall contain the following material:
- a. One (1) over-story deciduous shade tree, 2"-2.5" caliper at planting, shall be installed at 40' o.c. or equivalent thereof;
- b. A double row of large evergreen, naturalized screening shrubs, 5'-6' height at planting, shall be installed between each over-story tree at 10' o.c. triangular spacing.
- c. OPTIONAL. A 6-foot tall opaque fence installed continuously along the shared boundary line.

IV. TREE MANAGEMENT, STREET SCAPE, ORNAMENTAL LANDSCAPING, and PERIMETER BUFFERS (continued).

D. PERIMETER BUFFERS (continued):

3. A 15-foot wide perimeter landscape buffer shall be required along the north and south boundaries of the Twin Oaks Plaza No 3 LLC property. At a minimum, the 15-foot wide landscape buffer shall contain the following material:
- a. One (1) over-story deciduous shade tree, 2"-2.5" caliper at planting, shall be installed at 40' o.c. or equivalent thereof;
- b. A single row of large evergreen, naturalized screening shrubs, 5'-6' height at planting, installed at 8' o.c.
- c. OPTIONAL. A 6-foot tall opaque fence installed continuously along the shared boundary line.
4. A 25-foot wide perimeter landscape buffer shall be required along the west and north boundaries of the Lawrence S Sr and Joan E Hamilton Revocable Trust property. At a minimum, the 25-foot wide landscape buffer shall contain the following material:
- a. One (1) over-story deciduous shade tree, 2"-2.5" caliper at planting, shall be installed at 40' o.c. or equivalent thereof;
- b. A double row of large evergreen, naturalized screening shrubs, 5'-6' height at planting, shall be installed between each over-story tree at 10' o.c. triangular spacing.
- c. OPTIONAL. A 6-foot tall opaque fence installed continuously along the shared boundary line.
5. A 15-foot wide perimeter landscape buffer shall be required along the east boundary of the Lawrence S Sr and Joan E Hamilton Revocable Trust property. At a minimum, the 15-foot wide landscape buffer shall contain the following material:
- a. One (1) over-story deciduous shade tree, 2"-2.5" caliper at planting, shall be installed at 40' o.c. or equivalent thereof;
- b. A single row of large evergreen, naturalized screening shrubs, 5'-6' height at planting, installed at 8' o.c.
- c. OPTIONAL. A 6-foot tall opaque fence installed continuously along the shared boundary line.
6. Where existing, dense vegetation is preserved within the required perimeter buffer areas, meeting the minimum size requirements, is in good health, and are an acceptable species per the City's tree list may be utilized in place of the buffer planting requirement at the same spacing. Preserved vegetation may require supplementation to satisfy the requirement of the appropriate landscape buffer.
7. If any portion of the Twin Oaks Plaza No 3 LLC property or Lawrence S Sr and Joan E Hamilton Revocable Trust property develops as a Use classified as C1, C2, NO, or O prior to or concurrently with development within Area B of the Lakeland Commons; the corresponding perimeter buffer requirements shall be eliminated.

V. LIGHTING

Site lighting requirements shall be in accordance §III, 13 of the Lakeland Land Development Regulations.

VI. SIGNS

Signs shall be permitted in accordance with the City of Lakeland Sign Ordinance, Title 14, Chapter 4 of the City of Lakeland's Municipal Code.

VII. ARCHITECTURAL STANDARDS

- A. Committee establishment. An Architectural Review Committee (ARC) shall be established. This committee or its designated architect will review all proposed structures, site plans, building elevations, landscaping and construction materials. The ARC will follow all conditions and guidelines contained in the Outline Plan when reviewing individual plans. The City of Lakeland shall use these guidelines as a reference when reviewing building permits. Interpretation of regulations is by the City of Lakeland, if there is any disagreement with the ACC, developer, or builder.
- B. Site Planning. Setbacks and/or build-to lines are enumerated in the bulk regulations for the development. The ARC reserves the right to review, revise and approve all proposed site plans. The ARC shall be subject to the Design Guidelines in this Outline Plan and other applicable City approvals and regulations. The City of Lakeland shall utilize the Outline Plan to determine compliance with these design guidelines prior to the issuance of building permits or other applicable permits.
- C. Unified Design Theme. Lakeland Commons Planned Development shall be constructed having a unified design theme. Design elements including construction materials, architecture, signage, fencing, landscaping, site furnishings and site lighting shall be of a consistent nature.

VII. ARCHITECTURAL STANDARDS (continued).

- D. Architectural Style. Building styles for this development shall be consistent throughout utilizing sympathetic architecture. All buildings shall comply with the following;
1. Primary facades are those facades that can be seen from any public road. These facades shall incorporate mixed materials appropriate to the style. The primary material on each façade shall be a minimum of 50% brick and/or stone (exclusive of windows of doors), with secondary materials which may include, efis (above 10 feet), fiber cement panels and other cement plaster (when applied over brick).
- a. Minimum percentage of storefront façade window area: 25%.
- b. Minimum articulated pier distance: 50'.
(Recommended frequency shall be 30' to 40').
- c. Covered entrances and arcades are encouraged as single story transitional elements.
- d. Window openings and awnings are strongly encouraged.
- e. Horizontal material changes are strongly encouraged.
- f. Raised planters and landscaping are encouraged to soften building facades.
- g. Entrance pavilions and tower elements are encouraged to break up large format architecture.
- h. Skylights and other forms of natural lighting are encouraged.
2. Secondary facades are those facades that cannot be seen from a public road. Due to their decreased impact upon the public realm, the design criteria can be relaxed in the following ways:
- a. At minimum these facades shall be composed of painted split face block.
- b. Use of other complimentary materials is encouraged.
- c. Service bays shall not be visible from a public way.
3. Decorative metalwork is strongly encouraged, which may include, but is not limited to, balconies or terraces, handrails, window boxes, finials and cupolas. All exposed metalwork shall be style appropriate, in cast iron, wrought iron or copper.
- E. Building form shall respect and relate to all street frontages through incorporation of secondary door access, windows, etc. No blank walls shall be visible from any street or shared access private drive.
- F. Drive through services.
The following requirements apply:
1. No drive through services shall be permitted within Areas B, and D as defined on the Outline Plan.
2. No "drive-in" restaurants, i.e. restaurants where dining service is rendered in the vehicle, shall be permitted in any area of this planned development.
3. All drive through services and queuing spaces shall be located at the side or rear of the proposed building or structure adjoining a public way.
4. Drive through service areas shall be designed to mimic and/or blend with the architectural features of the primary façade.
5. Drive through stacking lanes shall be minimized and integrated into the overall landscape and streetscape concept.
- G. Fuel Pumps. The placement of fuel pumps (if proposed) shall be such that the pumps are oriented to minimize their impact and exposure, and so that they are placed to be partially hidden by columns. Design shall substantially conform to the Design Guidelines attached herein and the overall architectural character of the development.
- H. Glazing. Glazing in windows and doors shall be true divided-light windows or simulated divided lite windows on all front elevations. Simulated divided lite windows shall have surface applied muntins on both their interior and exterior faces as well as a muntin bar within the glass if insulated glass is used. Retail storefront windows excluded.
- I. Roofing. Roofing, where visible within the development, shall be primarily textured architectural shingles designed to give the appearance of wooden shakes or slate and to be in similar color ranges. In limited applications, the ACC may approve the use of patinated copper roofing or tern plate, particularly for dormers, entries and other accent locations. Large pitched roof areas shall require plane breaks and roof dormers. Flat roofs shall terminate with an appropriately proportioned cornice element and screened from public view.
- J. Accent Lighting. The use of style appropriate lighting is encouraged to draw attention to building entrances and features. hese lights, where used, shall be low wattage, LED, incandescent or natural gas and shall conform to the building guidelines.
- K. Screening. HVAC units, utility meters, commercial equipment, waste disposal containers, connection boxes and all like items shall be placed to the sides or rear of buildings, out of view from public ways. HVAC units may be either roof or ground mounted but must be screened from the public view, where necessary, with landscaping or approved fencing/wall. Waste disposal containers shall be screened as required in the bulk regulations, and the screens shall be of similar materials as the buildings to which they are proximate.

FINAL PLAT		
LAKELAND COMMONS, PMUD		
RE-SUBDIVISION OF LOT 2, AREA B		
LAKELAND, TENNESSEE		EX. ZONING: AG (PD OVERLAY)
NUMBER OF LOTS: 4	ACREAGE: 10.25 ACRES	WARD 01, BLOCK 50, PARCEL 479
DEVELOPER: LAKELAND COMMONS LP 355 TARA LANE MEMPHIS, TN 38111	ENGINEER: RENAISSANCE GROUP, INC. 9700 VILLAGE CIRCLE, STE.100 LAKELAND, TN 38002	
100 YEAR FLOOD ELEV: N/A	FEMA MAP PANEL No. 47157C0215 G	FEMA MAP DATE: 2/06/2013
JULY, 2026	SCALE: N/A	SHEET 4 OF 7

VII. ARCHITECTURAL STANDARDS (continued).

- L. Outbuildings. Any and all outbuildings and detached structures shall be permitted only with full review and approval by the ARC. All outbuildings must be constructed of the same building materials and detailing as the primary structure. All plans must be reviewed and approved prior to construction. Temporary, pre-fabricated, or modular outbuildings shall not be permitted.
- M. Professional Office Buildings. Office buildings (if proposed) shall be designed in compatible character with consistent architecture and materials on all sides.
- N. Convenience store with Automotive Fuel Sales. Convenience store with Automotive Fuel Sales (if proposed) shall be designed in compatible character consistent with the unified architectural appearance established with the overall planned development. The principal building and fuel canopy shall exhibit consistent materials, colors, and design features on all sides. The fuel canopy shall complement their associated buildings in scale, methods and materials and be integrated in the buildings' overall design. All signage shall comply with the City of Lakeland's Sign Ordinance.
- O. The architectural elevations provided herein are intended to convey architectural intent only and shall be considered conceptual. Final, detailed architecture shall be reviewed incrementally for general compliance with the standards outlined herein as each independent phase is proposed for development.

VIII. PHASING OF DEVELOPMENT/COMPLETION/EXPIRATION

Lakeland Commons will be constructed in multiple phases with a development schedule subject to actual market conditions and subject to change without notice.

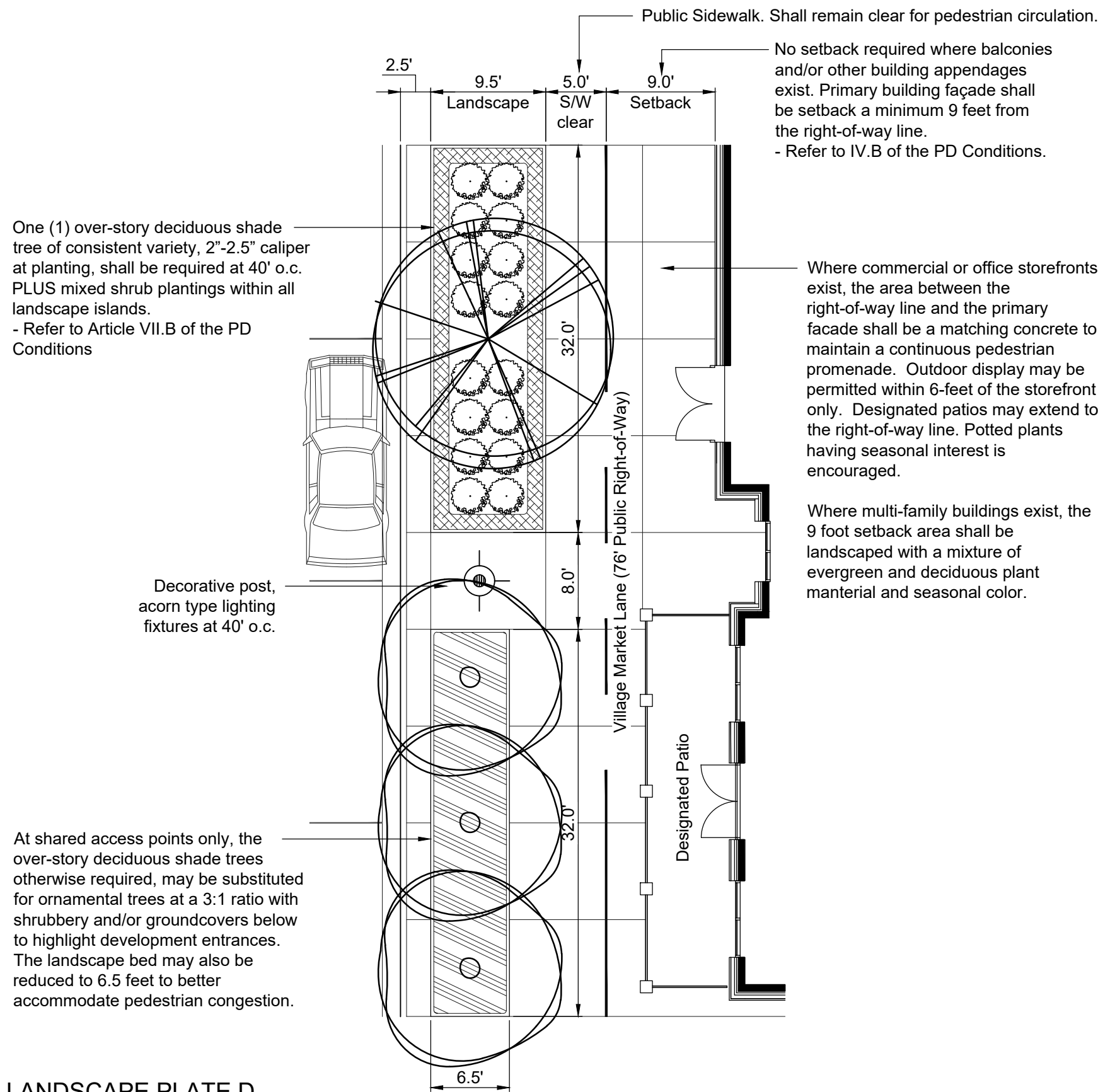
Development Phasing and tentative schedule:

- Phase 1: Overall site clearing, mass grading and public infrastructure improvements.
- Phase 2: Area A, C, and D development specific site improvements and vertical construction. Construction anticipated: Summer 2020
- Phase 3: Area B development specific site improvements and vertical construction. Construction Anticipated Spring 2021.
- Completion of all phases is anticipated with 10 years of approval subject to actual economic conditions.

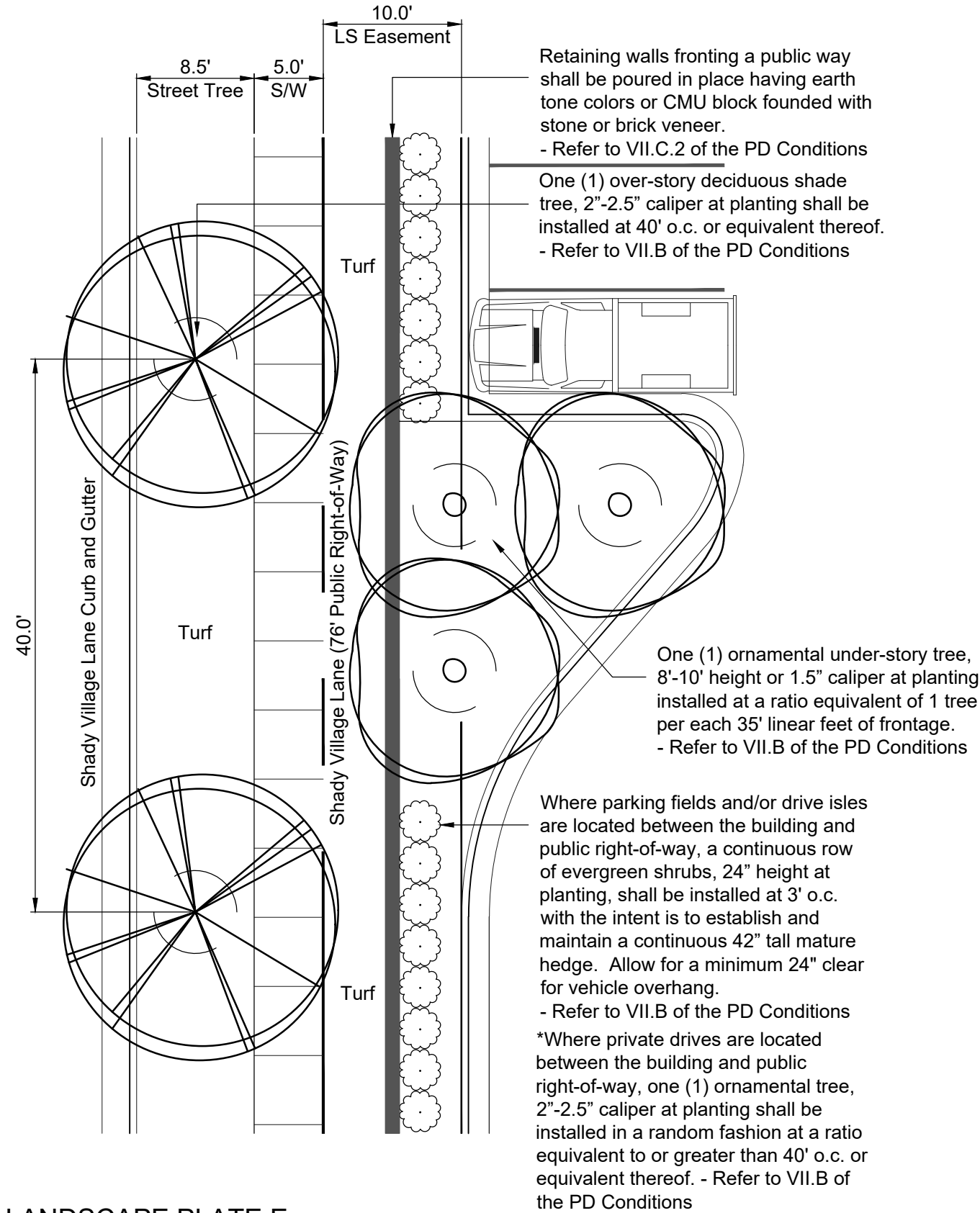
IX. AMENDMENTS

1. The total development shall not exceed 310 units (290 apartments and 30 townhouses).

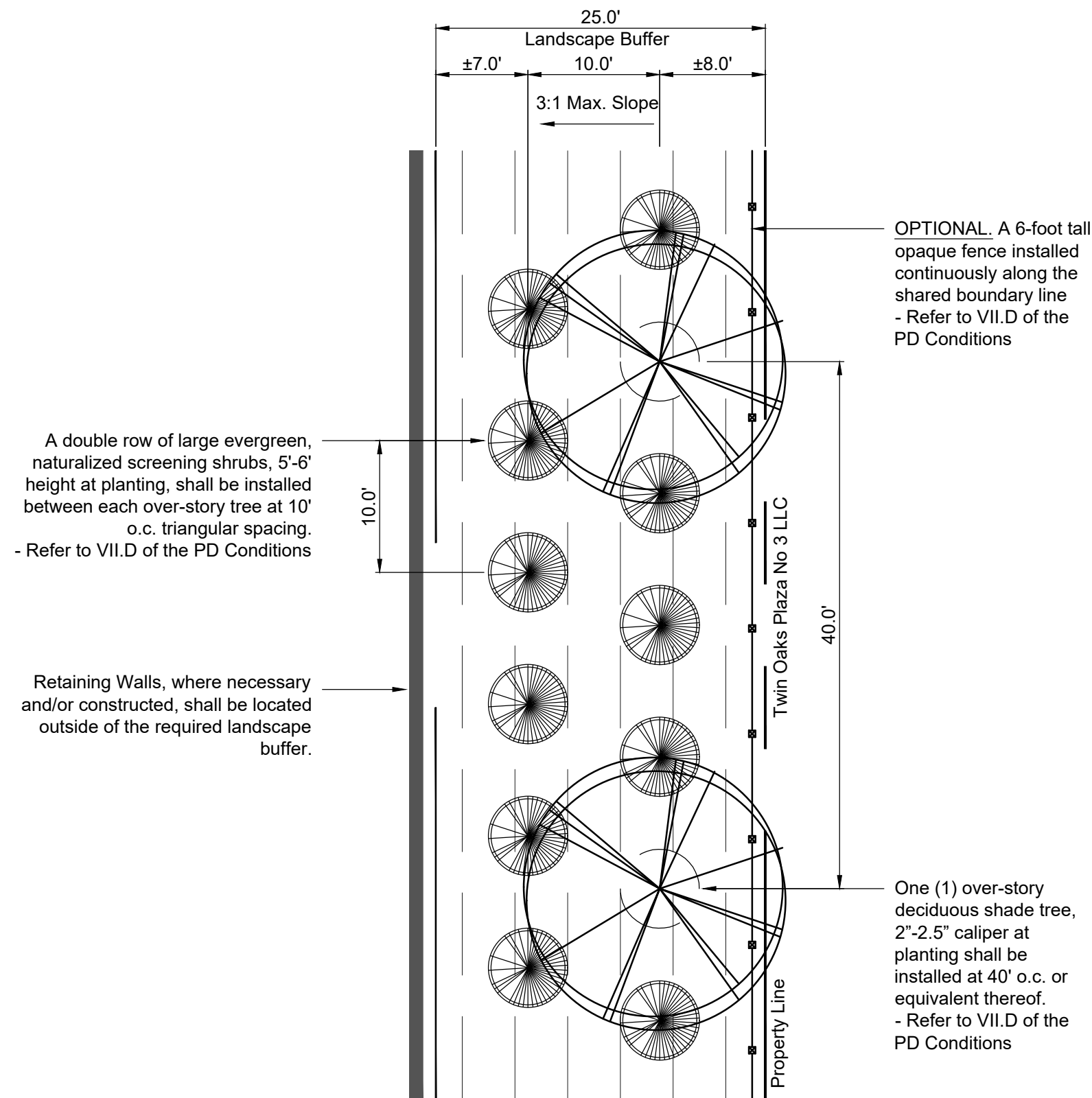
FINAL PLAT		
LAKELAND COMMONS, PMUD RE-SUBDIVISION OF LOT 2, AREA B		
LAKELAND, TENNESSEE		EX. ZONING: AG (PD OVERLAY)
NUMBER OF LOTS: 4	ACREAGE: 10.25 ACRES	WARD 01, BLOCK 50, PARCEL 479
DEVELOPER: LAKELAND COMMONS LP 355 TARA LANE MEMPHIS, TN 38111		ENGINEER: RENAISSANCE GROUP, INC. 9700 VILLAGE CIRCLE, STE.100 LAKELAND, TN 38002
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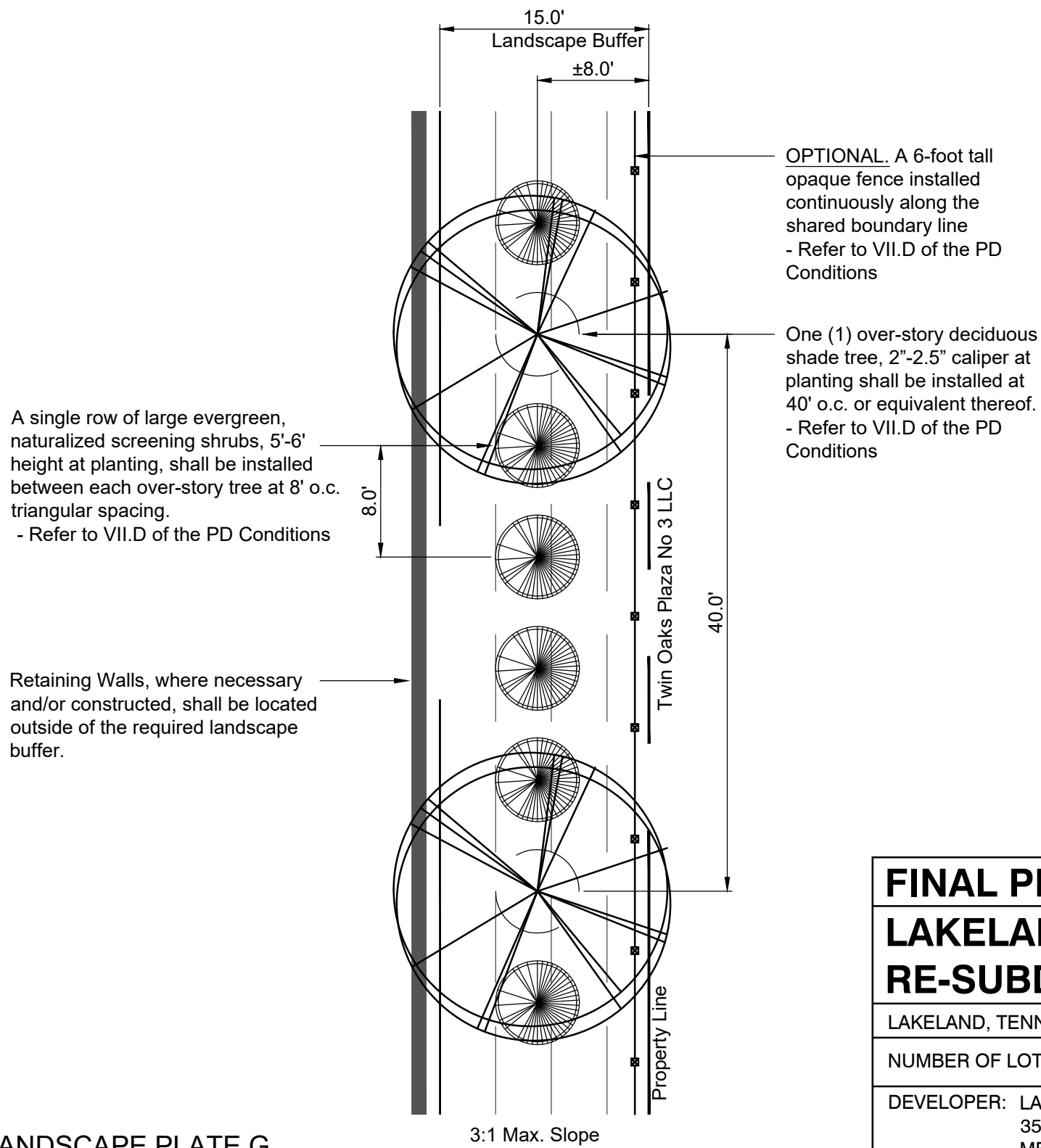
LANDSCAPE PLATE D
Village Market Lane (South of Shady Village Lane)



LANDSCAPE PLATE E
Shady Village Lane



LANDSCAPE PLATE F
Perimeter Landscape Buffer - East Boundary



LANDSCAPE PLATE G
Perimeter Landscape Buffer - East Boundary

FINAL PLAT		
LAKELAND COMMONS, PMUD		
RE-SUBDIVISION OF LOT 2, AREA B		
LAKELAND, TENNESSEE		EX. ZONING: AG (PD OVERLAY)
NUMBER OF LOTS: 4	ACREAGE: 10.25 ACRES	WARD 01, BLOCK 50, PARCEL 479
DEVELOPER: LAKELAND COMMONS LP 355 TARA LANE MEMPHIS, TN 38111		ENGINEER: RENAISSANCE GROUP, INC. 9700 VILLAGE CIRCLE, STE.100 LAKELAND, TN 38002
100 YEAR FLOOD ELEV: N/A	FEMA MAP PANEL No. 47157C0215 G	FEMA MAP DATE: 2/06/2013
JULY, 2026	SCALE: N/A	SHEET 6 OF 7

CERTIFICATE OF ENGINEER
State of Tennessee
County of Shelby

I _____, a Professional Engineer, do hereby certify that the design of public and private improvements provided for in the Final Plat are in accordance with acceptable engineering practices, the Tennessee Department of Environment and Conservation, City of Lakeland Manual for Public Works and Materials Specifications, and all City of Lakeland ordinances, including Subdivisions.

In witness whereof, I the said _____, a Professional Engineer, hereunto set out hand and affix my seal this _____ day of _____, 20____.

Tennessee Registration No. _____

Professional Engineer

CERTIFICATE OF SURVEYOR
State of Tennessee
County of Shelby

I, _____ hereby certify that this plat was prepared from notes taken during an actual survey made by me during the month of _____, 20 __, and that this Plat correctly represents said survey. All bearings are referenced to the 1983 Tennessee State Plane Coordinate System; all new property corners are marked in accordance with Lakeland Subdivision Standards; the precision of the unadjusted survey is 1:10,000 or greater and all special flood hazard areas are properly located as per the latest Flood Insurance Rate Map. All dimensions are expressed in feet and decimals. All bearings, distances, and field information are true and correct to the best of my knowledge.

In witness whereof, I the said _____, a Land Surveyor, hereunto set out hand and affix my seal this ____ day of _____, 20____.
Tennessee Registration No. _____

CERTIFICATE OF MUNICIPAL PLANNING COMMISSION APPROVAL - SUBDIVISION

I, _____ do hereby certify that the City of Lakeland Municipal Planning Commission has approved this Final Plat. The signing of this certificate shall in no way be deemed to constitute or effect an acceptance of the dedication of any street, improvement, or other ground shown upon the plat.

Date: _____

MPC Secretary

CERTIFICATE OF PLANNING REVIEW AND COMPLIANCE

The Final Plat is reviewed and deemed compliant with the Land Development Regulations, subject to any waivers, modifications, or variances thereof granted by the City of Lakeland.

Date: _____

Code Administrator

CERTIFICATE OF CITY ENGINEER

The Final Plat is reviewed and deemed compliant with the Land Development Regulations, subject to any waivers, modifications, or variances thereof granted by the City of Lakeland.

Date: _____

City Engineer

CERTIFICATE OF OWNER(S) AND DEDICATION

The undersigned, Lakeland Commons PH II, LLC , hereby certify that they are the owners of the foregoing property and that the plat is with the free consent and in accordance with the desires of the above named owners, proprietors, do hereby dedicate to the City of Lakeland all Public Improvements, Easements, or lands herein specifically identified for dedication, for the purposes of operation, construction and maintenance of these improvements, as needed for the proper development and maintenance of said Subdivision.

Date: _____

Signature of Owner(s)

CERTIFICATE OF NOTARY
State of Tennessee
County of Shelby

Before me, the undersigned a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Renaissance Group Center, subdivision, and he as such representative executed the foregoing instrument for the purpose therein contained by signing his name as representative of the mortgagee.

In witness whereof, I hereunto set out hand and affix my seal this _____ day of _____, 20____.

Notary Public
My commission expires: _____

CERTIFICATE OF MORTGAGEE AND DEDICATION

The undersigned mortgagee, _____, hereby certify that they are the mortgagee of the foregoing property and that the plat is with the free consent and in accordance with the desires of the above named owners, proprietors, do hereby dedicate to the City of Lakeland all Public Improvements, Easements, or lands herein specifically identified for dedication, for the purposes of operation, construction and maintenance of these improvements, as needed for the proper development and maintenance of said Subdivision.

Date: _____

Signature of Mortgagee

CERTIFICATE OF NOTARY
State of Tennessee
County of Shelby

Before me, the undersigned a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Renaissance Group Center, subdivision, and he as such representative executed the foregoing instrument for the purpose therein contained by signing his name as representative of the mortgagee.

In witness whereof, I hereunto set out hand and affix my seal this _____ day of _____, 20____.

Notary Public
My commission expires: _____

FINAL PLAT		
LAKELAND COMMONS, PMUD RE-SUBDIVISION OF LOT 2, AREA B		
LAKELAND, TENNESSEE		EX. ZONING: AG (PD OVERLAY)
NUMBER OF LOTS: 4	ACREAGE: 10.25 ACRES	WARD 01, BLOCK 50, PARCEL 479
DEVELOPER: LAKELAND COMMONS LP 355 TARA LANE MEMPHIS, TN 38111		ENGINEER: RENAISSANCE GROUP, INC. 9700 VILLAGE CIRCLE, STE.100 LAKELAND, TN 38002
100 YEAR FLOOD ELEV: N/A	FEMA MAP PANEL No. 47157C0215 G	FEMA MAP DATE: 2/06/2013
JULY, 2026	SCALE: N/A	SHEET 7 OF 7



Municipal Planning and Design Review Commission

Meeting Date: Thursday, August 13, 2026

Project: Arcadia Planned Development – PD Time Extension

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: South side of Memphis Arlington Road East of Seed Tick Road

Parcel ID: L0151 00110C

Zoning District: AG: Agriculture (Planned Development Overlay)

Site Area: 114.2 acres

Applicant: Vince Smith

Representative: Cory Brady, PLA, AICP

STAFF RECOMMENDATION

City Staff recommends approval of the time extension.

BACKGROUND

The Arcadia Planned Residential Development was first approved by the Board of Commissioners in 2006. It was the first of three developments along with The Grove and Equestria to be considered a conservation subdivision. Arcadia was designed to conserve large areas of open space providing natural corridors through the development with connections to adjacent neighborhoods via trails and walking paths. The development received an extension in April of 2023.

ANALYSIS

The requested time extension for Arcadia is permitted by the Land Development Regulations subject to the approval of the Board of Commissioners. There has been no change in the proposed plans since the last approval and the Board of Sewerage Commissioners (BOSC) approved an extension for the sewer plan on July 16, 2026.

City Staff has reviewed the extension request and is recommending approval as submitted.

EXAMPLE MOTIONS

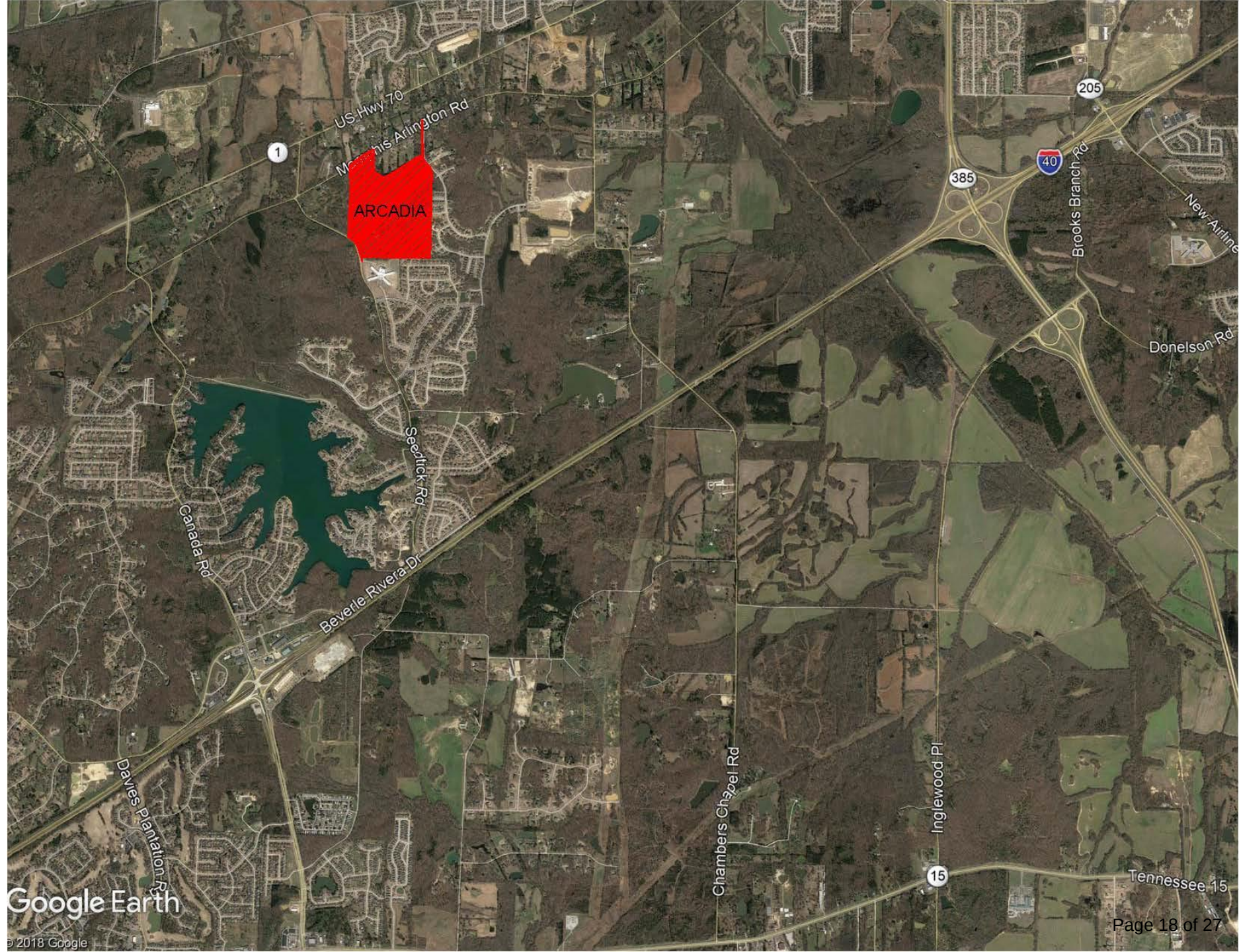
1. Motion to recommend approval of the Arcadia PD Time Extension subject to the following conditions:
 - a: Conditions determined by the Planning Commission
2. Motion to recommend approval of the Arcadia PD Time Extension without conditions.
3. Motion to recommend denial of the Arcadia PD Time Extension application:
 - A: Reason for denial

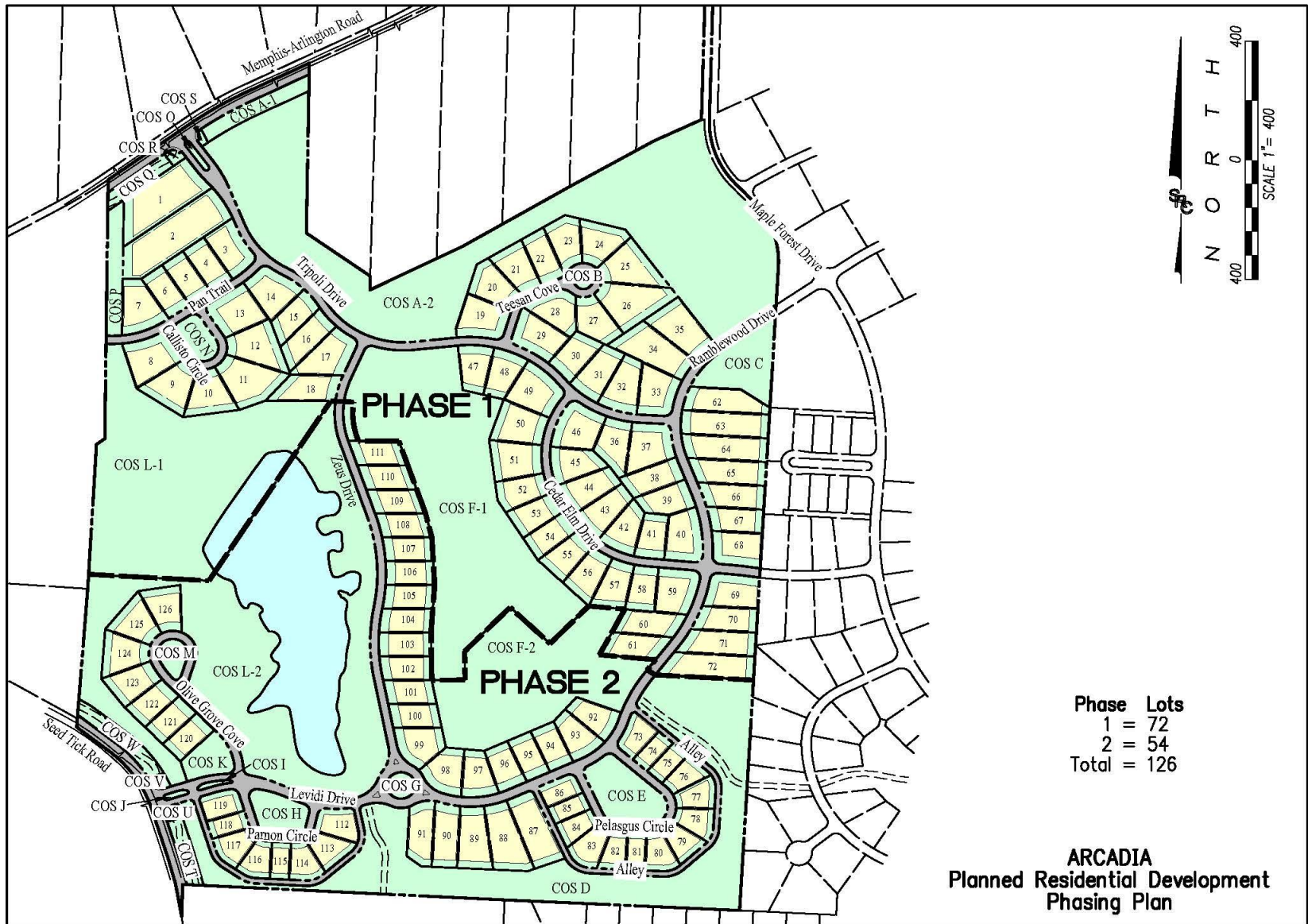
ARCADIA

**PLANNED RESIDENTIAL
DEVELOPMENT**

BELZ ENTERPRISES

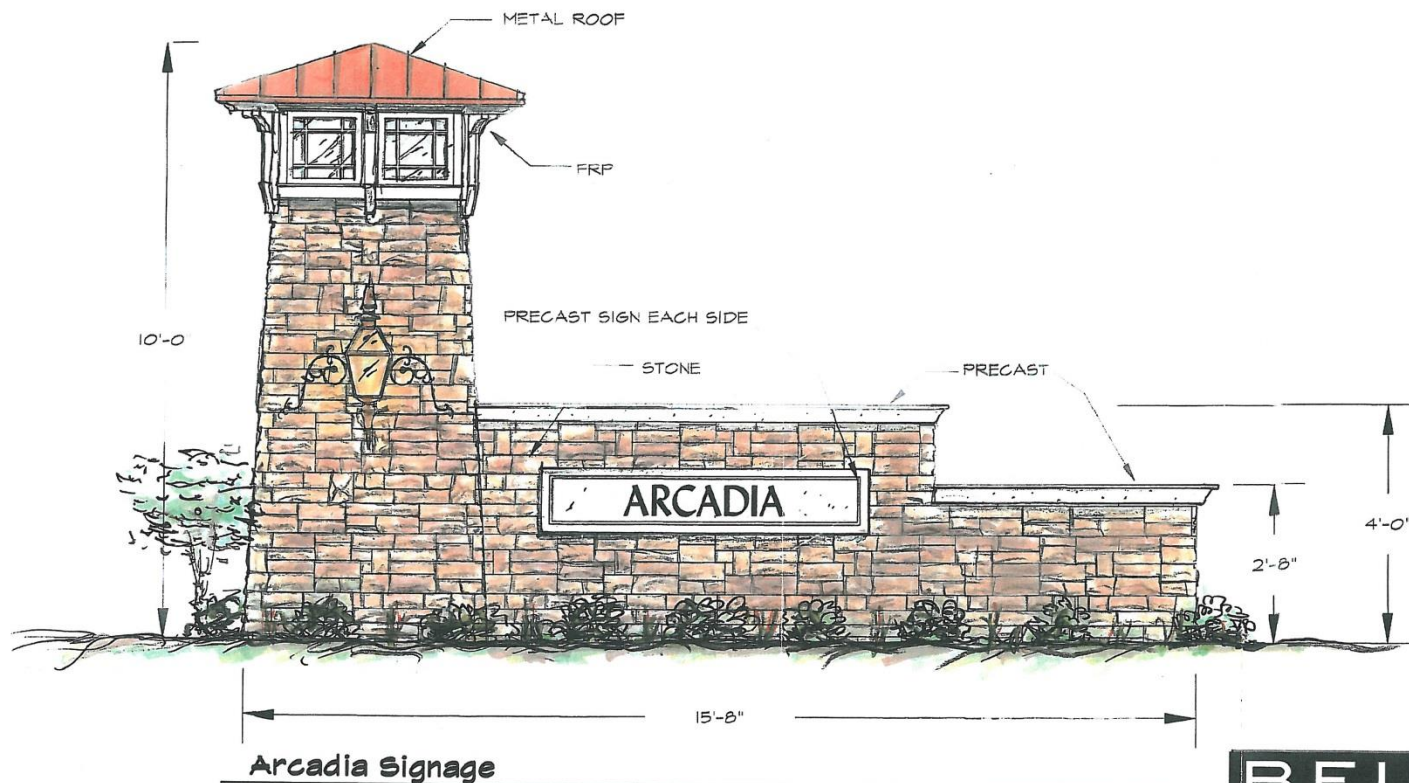
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ARCADIA

TOTAL AREA:	115 Acres +/-
AREA DEVOTED TO COMMON OPEN SPACE:	60 Acres +/- (52 %)
TOTAL LOTS:	126
Phase 1:	72 lots
Phase 2:	54 lots



SCALE: 1/2"=1'0"



ARCADIA

NATURAL FEATURES AND AMENITIES

ARCADIA

NATURAL FEATURES AND AMENITIES:

1. 14-acre lake
2. Extensive tree cover to be preserved per Tree Survey
3. 1,600 linear feet of trails
4. 125 street trees
5. A pocket park
6. Landscaped common areas
7. Tree preservation as part of individual lot development



ARCADIA

PLANNED RESIDENTIAL DEVELOPMENT

PHASE I RESIDENTIAL DESIGN GUIDELINES

LAKELAND, TENNESSEE ■ BELZ INVESTCO GP
SEPTEMBER 8, 2007

 Appropriate Architectural Character



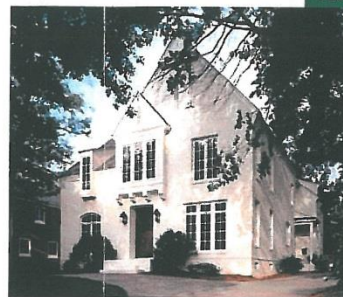
European Country



Craftsman/Arts & Crafts



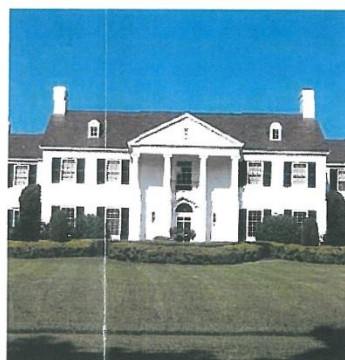
Colonial Revival



European Country



European Country



Georgian

YES

APPROPRIATE ARCHITECTURAL CHARACTER

VARIETY

A variety of individual architectural designs with their respective appropriate details, materials and colors are required to create an overall "timeless" streetscape character. While no one single element on an individual house design shall overpower the composition, the same will be true for the streetscapes. No one house shall 'stand-out' in the streetscape. The goal is to create a streetscape and neighborhood of well designed and crafted homes which compliment each other and the whole. Building footprints including porches and entry locations, shall generally vary from adjacent buildings. In special locations, the same or similar design, details, materials and colors may be repeated on adjacent lots if approved by the Developer or their designated Project Architect.

SCALE & MASSING

The overall scale, form, massing and basic proportions of buildings shall be compatible with those of the appropriate illustrations on this and the following pages. (See page 6 for an example of an appropriate front building elevation for the same floor plan layout).

Buildings shall be composed such that there will be a main body with secondary wings, porches or forms that compliment each other. Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Buildings shall avoid overly complex or multiple plan and elevation undulations, with multiple roof pitches of excessive height. Front entrances shall be appropriate in scale and massing to the overall style and character of the building's architecture.

STYLE

The desired architectural style for Arcadia is European Country reflecting the influence of English Tudor and French Country styles.

UNACCEPTABLE ARCHITECTURAL STYLES

The following architectural styles are those that do not compliment the vision for Arcadia and, therefore, will not be allowed without special approval by the Developer or their designated Project Architect:

- Adobe
- 1970's Typical Ranch
- International
- New England Salt Box
- Modern
- Exposed log home
- Spanish Eclectic
- Victorian
- Oriental

A limited number of Craftsman/Arts and Crafts, Colonial Revival, and Georgian homes may be appropriate in select locations provided they utilize colors and materials that are consistent with the primary European Country styles in Arcadia.

ARCADIA
LAKELAND, TENNESSEE
BELZ INVEST CO GP





LRK

ARCADIA

Looney Ricks Kiss

Belz Investco GP • Lakland, Tennessee

CHARACTER IMAGERY

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