



# COLLIERVILLE

DESIGN GUIDELINES

*Appendix I: Design Checklists*

# Design Checklist: Site Design

## A. Connectivity Between Areas & Neighborhoods

- pedestrian and vehicular links to neighborhoods/public places
- visual compatibility with area/neighborhood
- continuity of pedestrian routes
- connectivity with adjacent sites

## B. Connectivity Between & Within Sites

- pedestrian links between buildings, parking and green spaces
- crosswalks at vehicular access points and building entrances
- visibility of crosswalks
- compatibility of paving materials
- pedestrian passageways through large masses of buildings

## C. Building Arrangement

- building orientation to street/public space/other buildings
- setback correlation to zoning
- compact building arrangement
- contiguous street presence
- compatibility with adjacent neighborhoods/side streets
- orientation of service areas
- corner buildings have (2) facades

## D. Parking

- reduced scale by division into modules with plantings, pedestrian paths
- screening from street and adjoining development
- pedestrian access by pathways/crossings
- reinforce streetwall
- minimal curb cuts
- architectural compatibility of structured parking
- bicycle parking facilities
- landscaping

## E. Plantings & Open Space

- sufficient open space at perimeters of site
- planted areas: drainage areas, entries, buildings, parking
- preserve topography
- preserve existing landscape features
- appropriateness of plant species

- use of plantings as screening
- street trees to define edges, pedestrian routes, public spaces

## G. Walls & Fences

- high-quality materials
- compatibility with site buildings
- height corresponding to adjacent sites
- setback for placement of utilities and plantings
- texture/modulation of design
- paint or stain pressure treated wood
- stringers to interior
- City requirements for sight distance
- planting density to provide year around visual screen

## F. Lighting

- light fixture height
- coordinate lighting plan with landscape plan
- appropriate nighttime illumination
- pedestrian-scaled light poles
- shielded building accent lighting
- appropriate to neighboring uses

## H. Signs

- placement on building
- respectful of adjacent businesses
- compatibility of colors and materials with building
- minimal number of colors
- City's outdoor lighting requirements
- direct illumination away from residential areas and street
- signage plan
- monument signs with landscaping
- opaque background for internally lit signs

## I. Utilities, Communications Equipment & Service Areas

- locate to minimize visual impact
- screening of dumpsters, service areas, loading docks
- utilities underground or to rear of site
- placement of noise-generating features
- rooftop screening

# Design Checklist: Building Design

## A. Building Mass, Scale & Height

- division of large facades into bays
- variety of materials
- appropriate mass for site
- modulated mass of transitional buildings
- use of mass reducing techniques

## B. Architectural Style

- neighborhood identity
- diversity of traditional local materials
- smooth transition between developments
- compatibility with City vision
- upgrade of existing development

## C. Facade Composition

- orientation to street or public space
- hierarchy of entry design
- partial orientation of shopping areas to adjoining neighborhoods
- avoid blank walls
- use of three-part facade design
- regular pattern of solid and voids
- openings consistent with context of building
- respect architectural traditions of region
- storefronts at street level

## D. Roof Forms & Materials

- form complementary to building design/contributes to human-scale
- shed roof screened with parapet wall
- large expanse of roof mass broken with gables, dormers, etc.
- key roof pitch to adjoining neighborhood where appropriate
- use of quality materials on visible roof areas
- screen rooftop equipment from view

## E. Details

- details to create designs of interest
- human-scaled elements
- avoid blank walls
- scale of decorative elements
- compatibility of elements with architecture

## F. Awnings

- coordination with overall color scheme
- not a primary design element
- not an illuminated sign
- material compatible with building

## G. Materials & Textures

- material changes to reduce mass and provide interest
- avoid monotonous surfaces
- use of quality materials on all visible sides
- avoid concrete block, vinyl and aluminum siding

## H. Color

- coordinated palette with limited number of colors
- primary colors should be natural tints
- reserve bright colors for accents
- color to reduce mass/provide visual interest
- avoid use of color that turns building into sign

## I. Appurtenances

- screening from streets, adjacent sites, development access roads
- placement on least visible elevations
- coordination of colors

## J. Gasoline Station Canopies

- material and colors compatible with existing building
- complementary scale
- fully shielded, flush-mounted lighting
- lack of internal illumination
- minimal logo usage

## K. Multi-family Housing

- adherence to overall design guidelines
- first floor retail if on commercial corridor or pedestrian-oriented street
- avoid garage door dominant facades
- compatibility with adjoining neighborhoods/zoning

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### *Appendix II: Landscape Plates*

Minimum Landscape Buffer Requirement		
Zoning District <sup>1</sup>	Adjacent Zoning District <sup>1</sup>	Min. Width of Landscape Buffer <sup>2</sup>
All Residential Districts	<i>MPO</i>	20 feet <sup>3</sup>
All Residential Districts	<i>NC, CB, SCC and GC</i>	20 feet <sup>3</sup>
All Residential Districts	<i>RI and GI</i>	30 feet <sup>3</sup>
<i>MPO</i>	<i>MPO</i>	10 feet
<i>MPO</i>	<i>NC, CB, SCC and GC</i>	15 feet
<i>MPO</i>	<i>RI and GI</i>	20 feet
<i>NC, CB, SCC and GC</i>	<i>NC, CB, SCC and GC</i>	10 feet
<i>NC, CB, SCC and GC</i>	<i>RI and GI</i>	20 feet

<sup>1</sup> The district that is shown in italics shall be responsible for providing the required buffer.

<sup>2</sup> Exclusive of utility easements on front, side, and rear property lines.

<sup>3</sup> Opaque fence shall be included as part of the buffer (see Landscape Buffer Plates).

<b>Minimum Front Yard Open Space Requirement<sup>1</sup> Based Upon Street Classification</b>				
<b>Street Classification</b>	<b>R.O.W. Width</b>	<b>Pavement Width</b>	<b>Min. Front Yard Open Space</b>	<b>Road Segment Examples</b>
<b>A. Minor Collectors</b>				
2 lane undivided no turn lane	50 feet	30 feet	20 feet	
2 lane undivided with turn lane	60 feet	40 feet	30 feet	Poplar Ave from Ashley Hall to Collierville-Arlington Rd Collierville Road from Houston Levee Rd to Collierville Farms PD
4 lane undivided no turn lane	72 feet	52 feet	30 feet	Collierville Rd from Collierville Farms PD to +/- 1200 feet west of Byhalia Rd Quinn Rd from Shelby Dr to State Line Sycamore Rd from US Hwy 72 to Shelby Dr Fleming Rd from Collierville Rd to State Line
<b>B. Major Collectors</b>				
4 lane undivided with turn lane	84 feet	64 feet	40 feet	Byhalia Rd from Shelby Dr to State Line Houston Levee Rd from Shelby Dr to Homes Rd Poplar Ave from US Hwy 72 to Ashley Hall Poplar Ave from Collierville-Arlington Rd to Fayette Co. Line Collierville Rd from +/- 1200 feet west of Byhalia Rd to Byhalia Rd US Hwy 72 from Nonconnah Pkwy to Fayette Co. Line
4 lane divided	90 feet	70 feet	40 feet	Bailey Station from Poplar Ave to Houston Levee Rd Sycamore Rd from Shelby Dr to Homes Rd Shelby Dr from Sycamore Rd to Fayette Co. Line
<b>C. Arterials</b>				
6 lane undivided no turn lane	96 feet	76 feet	40 feet	
6 lane undivided with turn lane	108 feet	88 feet	40 feet	Poplar Ave from Houston Levee Rd to US Hwy 72 Byhalia Rd from Poplar Ave to Winchester Rd
6 lane divided	114 feet	94 feet	40 feet	Wolf River Blvd from Collierville-Arlington Rd to Houston Levee Rd Shelby Dr from Houston Levee Rd to Sycamore Rd Houston Levee Rd from Poplar Ave to Bailey Station Shelby Dr from Byhalia Rd to Sycamore Rd Homes Rd from Houston Levee Rd to Fayette Co. Line Winchester Rd from Bailey Station to US Hwy 72
8 lane undivided with turn lane	132 feet	112 feet	40 feet	Houston Levee Rd from Bailey Station to Nonconnah Pkwy Byhalia Rd from Winchester Rd to Nonconnah Pkwy
8 lane divided	138 feet	118 feet	40 feet	Byhalia Rd from Nonconnah Pkwy to Shelby Dr Houston Levee Rd from Nonconnah Pkwy to Shelby Dr

Note 1: The front yard open space shall be measured from the front property line and shall not include any portion of the public right-of-way unless otherwise authorized by the Town.

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### *Appendix III: Tree List*

# Recommended Tree List

## Street Trees

- Red Maple - *Acer Rubrum* (Red Sunset, October Glory)
- Marshall's Seedless Ash - *Fraxinus Pennsylvanica* Lanceolata (Summit)
- Ginkgo - *Ginkgo Biloba* Male
- Red Oak - *Quercus Borealis*
- Water Oak - *Quercus Nigra*
- Pin Oak - *Quercus Palustris*
- Willow Oak - *Quercus Phellos*
- Bald Cypress - *Taxodium Distichum*
- Japanese Zelkova - *Zelkova Serrulata*

## Ornamental Trees

- Trident Maple - *Acer Buergerianum*
- Amur Maple - *Acer Ginnaia*
- Eastern Redbud - *Cercis Canadensis*
- Washington Hawthorne - *Crotaegus Phaenopyrum*
- Goldenrain Tree - *Koelreuteria Paniculata*
- Hardy Crepe Myrtle - *Lagerstroemia Indica*  
(Cherokee, Muskogee, Natchez, Potomac)
- Saucer Magnolia - *Magnolia Soulangeana*
- Eleyi Crabapple - *Malus Eleyi*
- Purpleleaf Plum - *Prunus Cerasifera Atropurpureum*
- Yoshino Cherry - *Prunus Yedoensis*

## Evergreen Shrubs

- Edward Goucher Abelia - *Abelia Grandiflora*
- Manhattan Euonymus - *Euonymus Kiatschovicus*
- Dwarf Burford Holly - *Ilex Cornuta* "Burfordil Nana"
- Dwarf Horned Holly - *Ilex Cornuta Rotunda*
- Compacta Holly - *Ilex Crenata* "Compacta"
- Dwarf Yaupon Holly - *Ilex Vomitoria Nana*
- Heller Japanese Holly - *Ilex Crenata* "Helleri"