



Case 2104

To: Oxford Planning Commission
From: Benjamin Requet, Senior Planner
Date: August 8, 2016

Applicant: Southern Storage Service, LLC
Owner: Same
Request: Site Plan Approval (Amended) for 'Storage Solutions'
Location: 85 Industrial Park Drive
Zoning: (I) Industrial

Surrounding Zoning:

North: (PUD) Planned Unit Development
South: (GB) General Business, (I) Industrial
East: (RC) Multi-Unit Residential, (RE) Residential Estate
West: (I) Industrial

Planners Comments:

The subject property is located in the Oxford Industrial Park, on the north side of Industrial Park Drive/Clubhouse Drive in the lot formerly occupied by The Toro Company. The property is approximately 309,230 sq/ft or +/- 7.1 acres. The topography of the subject property is mostly flat because it is an existing developed site but a slight slope from the rear of the property to the front does exist.

The applicant received a site plan approval for 'Southern Storage' from the Planning Commission in October 2015 but the developer is proposing modifications to the previously approved site plan requiring a new approval. The applicant still proposes to adaptively reuse the existing 64,783 sq/ft building for climate controlled storage but the original plan called for 2 – 13,000 sq/ft additions to the east and west sides of the existing building that is no longer desired. Additionally, the applicant is proposing to construct 9 buildings to function as non-climate controlled storage units varying in size from 1,600 square feet to 2,000 square feet. The applicant will use the two existing points of ingress/egress from Industrial Park Drive.

The Revised Storm Water Detention Management Report for Storage Solutions dated June 2, 2016 has been reviewed by the City of Oxford engineers and meets the requirements set forth in the City of Oxford Ordinance: Article V. – Stormwater Management, Sections 98-110 through 98-117. This report was revised to reflect changes to the front parking area.

The applicant's site plan has been before the site plan review committee on numerous occasions and received final approval on 7/21/2016. All revisions have been made for compliance.

Recommendation: Approve the amended site plan for Southern Storage Services, with the following conditions:

1. Approval if for the site plan as submitted.

Geotechnical Engineering
Hydraulic Engineering
Civil Engineering
Surveying

276 County Road 101
Oxford, MS 38655
oxford@pecorpms.com



Land Planning/Subdivisions
Road and Bridge Design
Utility System Design
Materials Testing

Phone 662-234-8539
Fax 662-234-8639
www.pecorpms.com

NARRATIVE – Amended Site Plan Review – 2nd Submittal

Client: Southern Storage Service, LLC

Date: 06/20/2016

Project: Storage Solutions

Project #: PEC#6829.01

Overview:

On behalf of Storage Solutions, I am requesting site plan approval for the above-referenced climate-controlled and mini-storage project to be located within the former TORO Manufacturing Facility. The subject property is located in the Oxford Industrial Park, on the north side of Industrial Park Drive/Clubhouse Drive in the lot formerly occupied by The TORO Company. The property is approximately 309,230 SF or ± 7.099 acres. The topography of the subject property is mostly flat as it is an existing developed site but a slight slope from the rear of the property to the front does exist. An approved storm water plan has been approved by the Public Works Department for the City of Oxford. An open detention basin to be located along the western boundary of the property will be installed to capture, detain and slowly release storm water runoff.

The proposed development includes reworking and reusing the existing $\pm 64,783$ SF building for climate controlled storage. The developer intends to build nine (9) exterior ministorage buildings that will not be climate controlled. Total building square footages for the proposed development are approximately 86,941 SF. Approximately 598 storage units are proposed. Parking requirements for the proposed development have been exceeded as 14 spaces are required and 23 spaces will be provided. Ancillary parking areas, driveways, fencing and landscaping will also be part of the proposed development.

Respectfully submitted this the 8th day July, 2016,

Shane Cardwell, P.E.

REVISIONS:

NO.	DATE	REVISIONS	BY:
1	6/20/16	site plan amendment submittal #2	MSC

SEAL:



EXISTING CONDITIONS
FOR
STORAGE SOLUTIONS
OXFORD, MS

DRAWN BY: SC	DATE: 03/25/2016
CHECKED BY: MSC	SCALE: AS NOTED
PROJECT NO: 6829-01	

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DRAWINGS ARE IN
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RESERVED.

PAGE NO.:

C101

EXISTING STORM DRAIN DATA

PIPE TABLE							
START NODE	DOWNSIDE ELEVATION (FT)	STOP NODE	UPSTREAM ELEVATION (FT)	PIPE SIZE	PIPE LENGTH (FT)	PIPE SLOPE	PIPE TYPE
A1	364.66	A2	365.23	30"	93	0.613%	RCP
A2	365.23	A3	365.75	30"	59	0.881%	RCP
B1	359.78	B2	359.75	120"	71	-0.042%	CMP
C1	367.32	C2	367.94	30"	32	1.938%	RCP
D1	367.97	D2	368.24	24"	60	0.450%	CMP
E1	370.94	E2	370.75	12"	41	-0.463%	HDPE

HIGH PROFILE ARCH

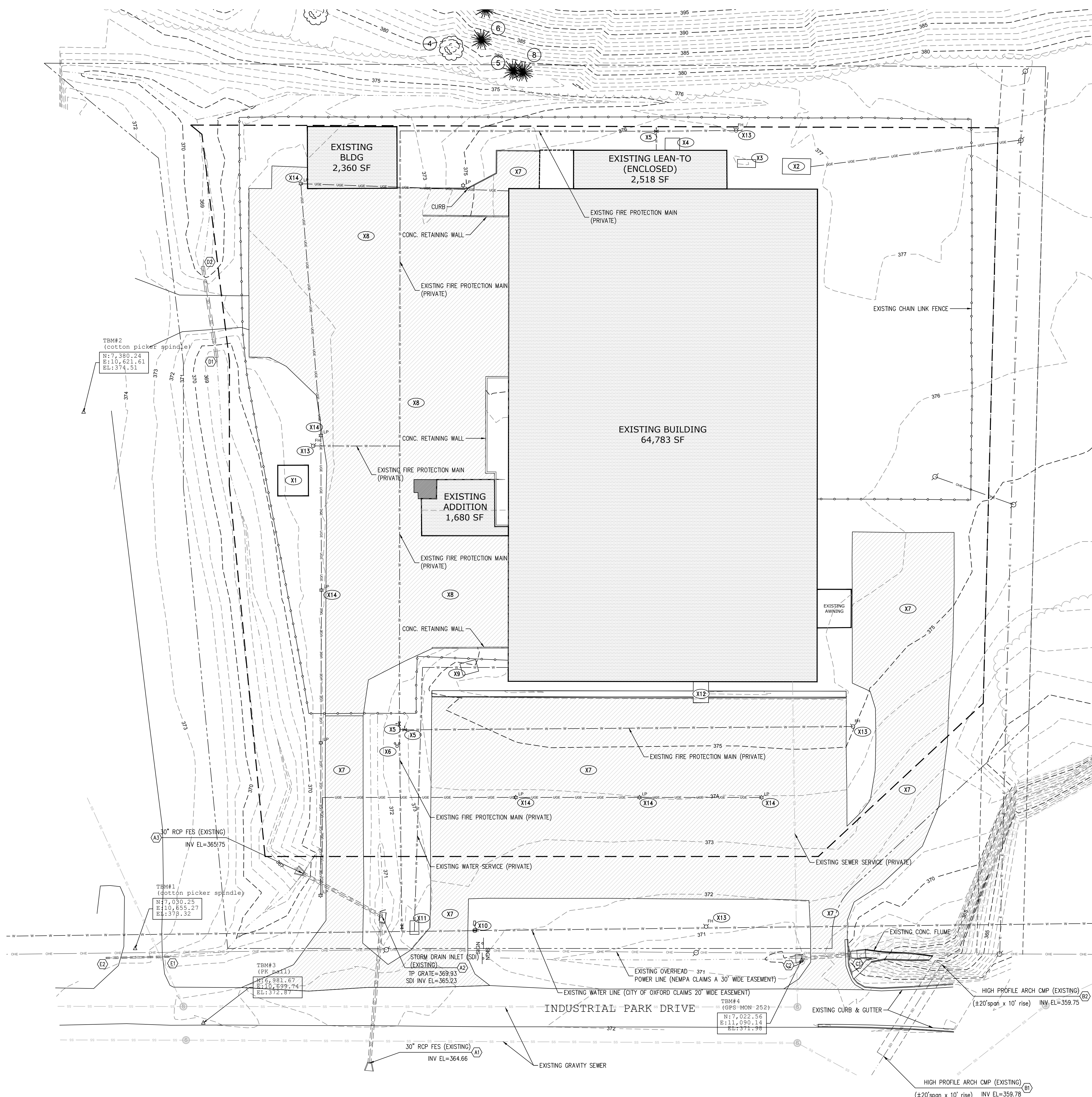
STRUCTURE TABLE		
STRUCTURE	RIM ELEVATION (FT)	INVERT ELEVATION (FT)
A1	---	364.66
A2	369.93	365.23
A3	---	365.75
B1	---	359.78
B2	---	359.75
C1	---	367.32
C2	---	367.94
D1	---	367.97
D2	---	368.24
E1	---	370.94
E2	---	370.75

EXISTING CONDITIONS KEY NOTES		
CODE	DESCRIPTION	DETAIL REF.
X1	FORMER FUEL TANK CONTAINMENT AREA	N/A
X2	ELECTRICAL TRANSFORMER	N/A
X3	OLD ABANDONED CHILLER EQUIP	N/A
X4	REAR ENTRY (DOOR & CONCRETE PAD)	N/A
X5	FIRE PROTECTION LINE (POSITION INDICATOR VALVE)	N/A
X6	FIRE DEPARTMENT CONNECTION	N/A
X7	EXISTING ASPHALT PAVEMENT	N/A
X8	EXISTING CONCRETE PAVEMENT	N/A
X9	CONCRETE VAULT (WATER, PURPOSE UNKNOWN)	N/A
X10	EXISTING IRRIGATION WATER METER & BFP	N/A
X11	WATER VALVE & METER VAULT (MAIN SERVICE)	N/A
X12	EXISTING SIDEWALK	N/A
X13	EXISTING FIRE HYDRANT	N/A
X14	EXISTING LIGHT POLE	N/A

PROPOSED FEATURES LEGEND:

—○—○—○—○—○—	CHAIN LINK FENCE
—○—○—○—○—○—	CONTOUR (INTERMEDIATE)
—○—○—○—○—○—	CONTOUR (INDEX)
—○—○—○—○—○—	PROPERTY LINE
—○—○—○—○—○—	SETBACK LINE
—○—○—○—○—○—	DITCH
—○—○—○—○—○—	WATER LINE
—○—○—○—○—○—	SANITARY SEWER
—○—○—○—○—○—	STORM DRAIN
—○—○—○—○—○—	UNDERGROUND ELECTRIC
—○—○—○—○—○—	OVERHEAD ELECTRIC

0 30 60 90

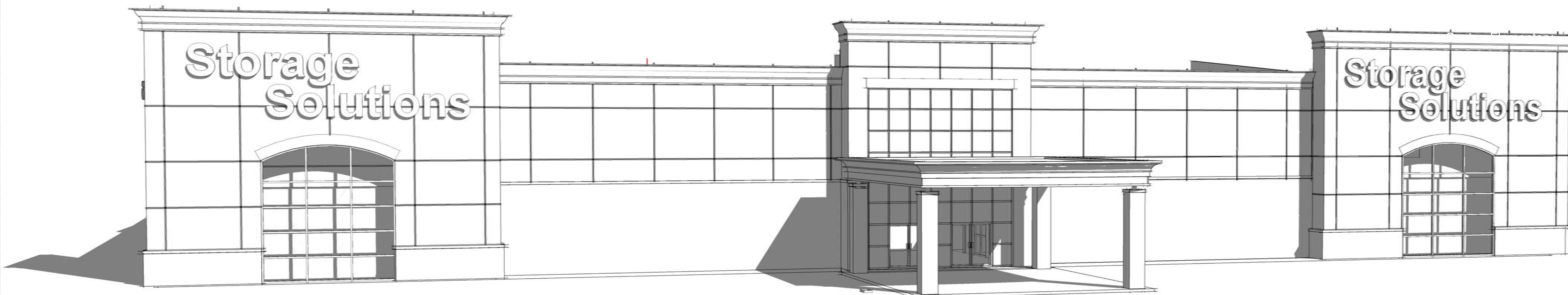




SOZO

ARCHITECTURE

MICHAEL GREY JONES, ARCHITECT, PLLC



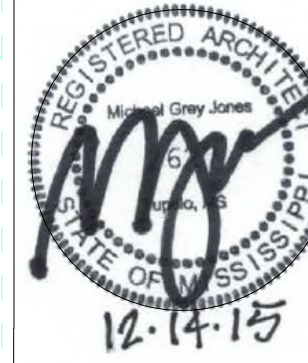
15010 - Storage Solutions

Oxford, Ms
Permit Set
December 14, 2015



Team

Owner	Southern Storage Service, LLC
Architect	SOZO Architecture, PLLC
Civil	Precision Engineering Corporation
Structural	Scallion Structural Engineering
Electrical	The Power Source, PLLC



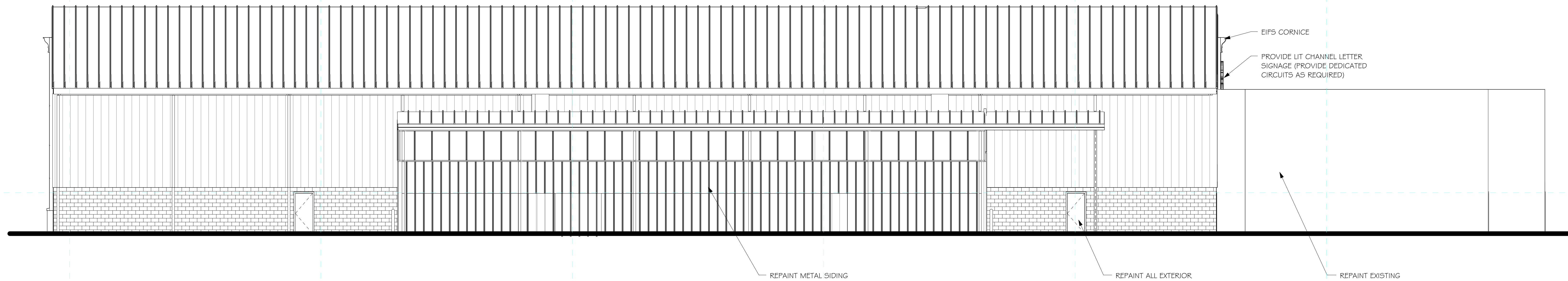
Storage Solutions
Oxford, Ms

Permit Set

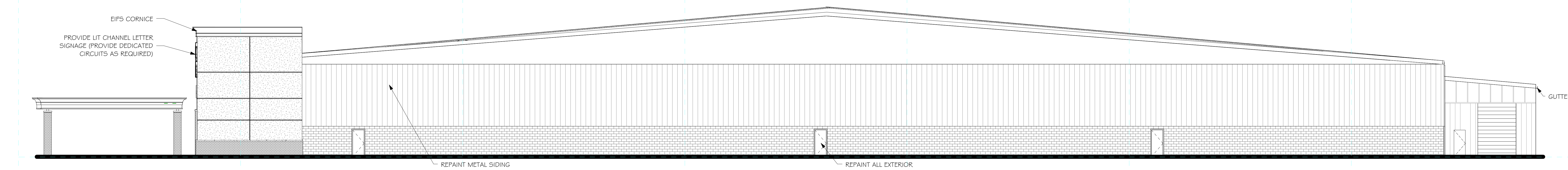
Project No: 15010
Date: December 14, 2015
Drawn By: PMJ
Checked: MGJ
Revisions:
Revisions:
Revisions:
Revisions:



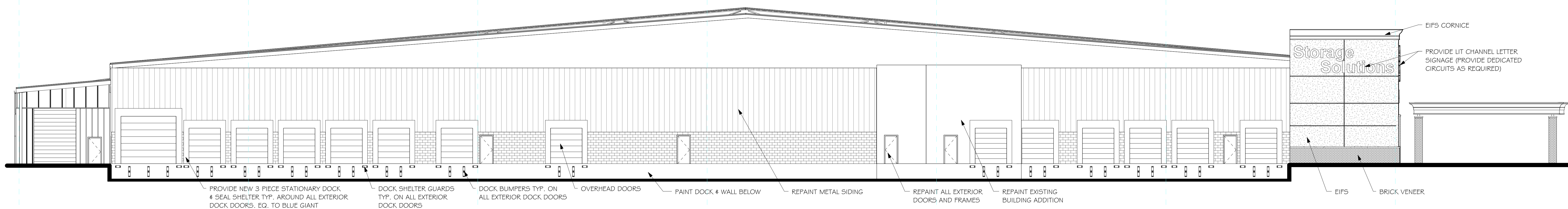
④ South Elevation
1/8" = 1'-0"



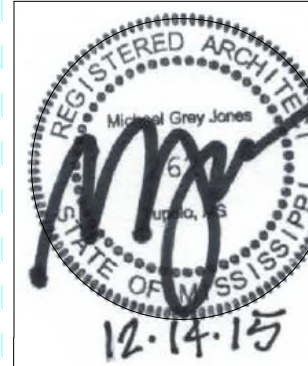
③ North Elevation
1/8" = 1'-0"



1 East Elevation
3/32" = 1'-0"



2 West Elevation
3/32" = 1'-0"



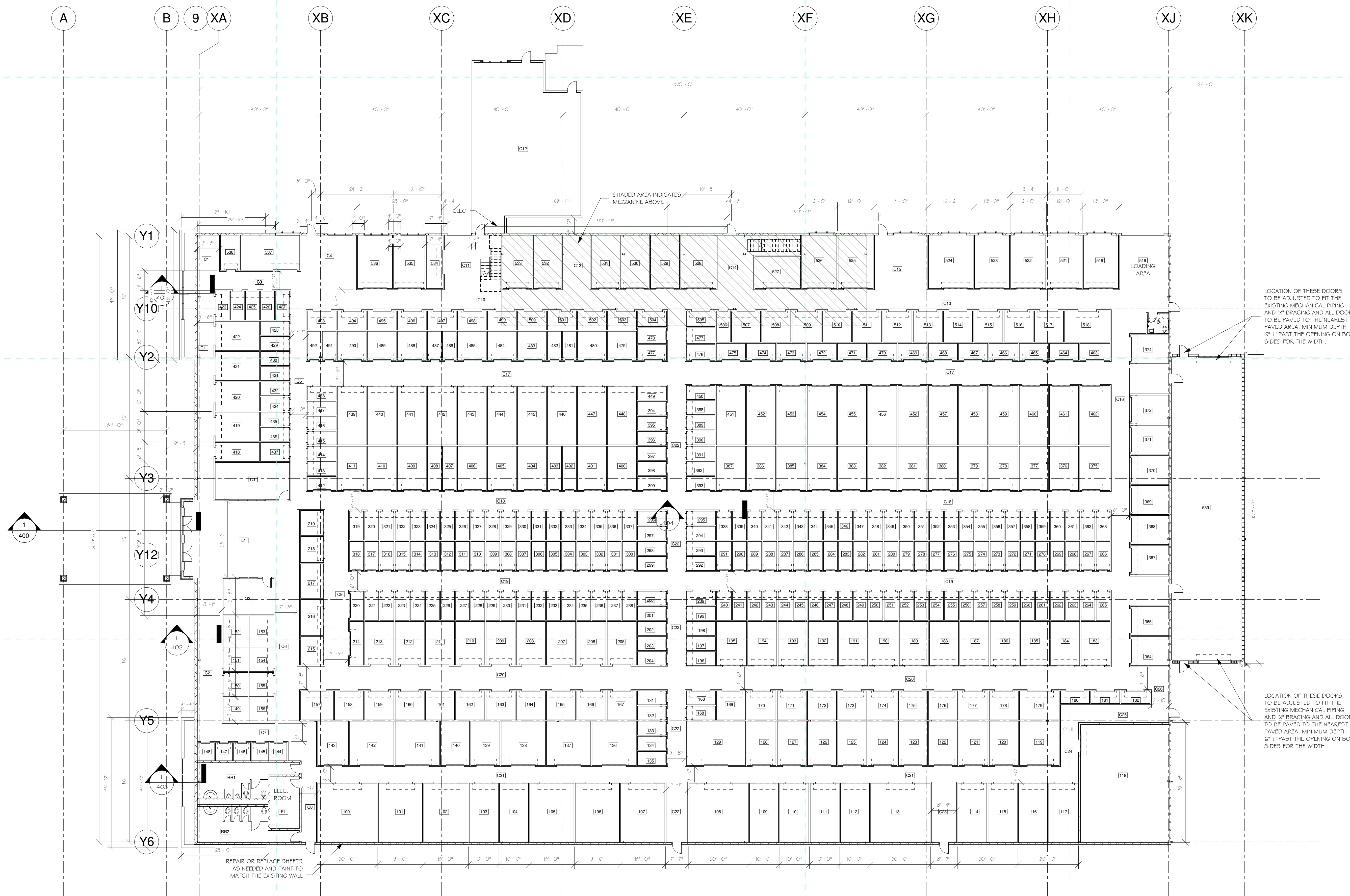
Storage Solutions
Oxford, Ms

Permit Set

Project No: 15010
Date: December 14, 2015
Drawn By: PMJ
Checked: MGJ
Revisions:
Revisions:
Revisions:

A200

1st Floor Plan



1 Main Floor
1/16" = 1'-0"

East Elevation
A301

