



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

Phone 662-234-8539  
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## NARRATIVE – Amended Site Plan Review – 2<sup>nd</sup> 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  $\pm 7.099$  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 8<sup>th</sup> day July, 2016,

A handwritten signature in blue ink that reads "Shane Cardwell". The signature is written in a cursive, flowing style.

Shane Cardwell, P.E.

**REVISIONS:**

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



**EXISTING CONDITIONS FOR STORAGE SOLUTIONS OXFORD, MS**

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

ALL ENGINEERING DRAWINGS ARE IN CONFIDENCE AND DISSEMINATION MAY NOT BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.

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**EXISTING STORM DRAIN DATA**

PIPE TABLE							
START NODE	DOWNSTREAM INVERT ELEVATION (FT)	STOP NODE	UPSTREAM INVERT 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 HIGH PROFILE ARCH
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

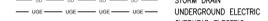
**STRUCTURE TABLE**

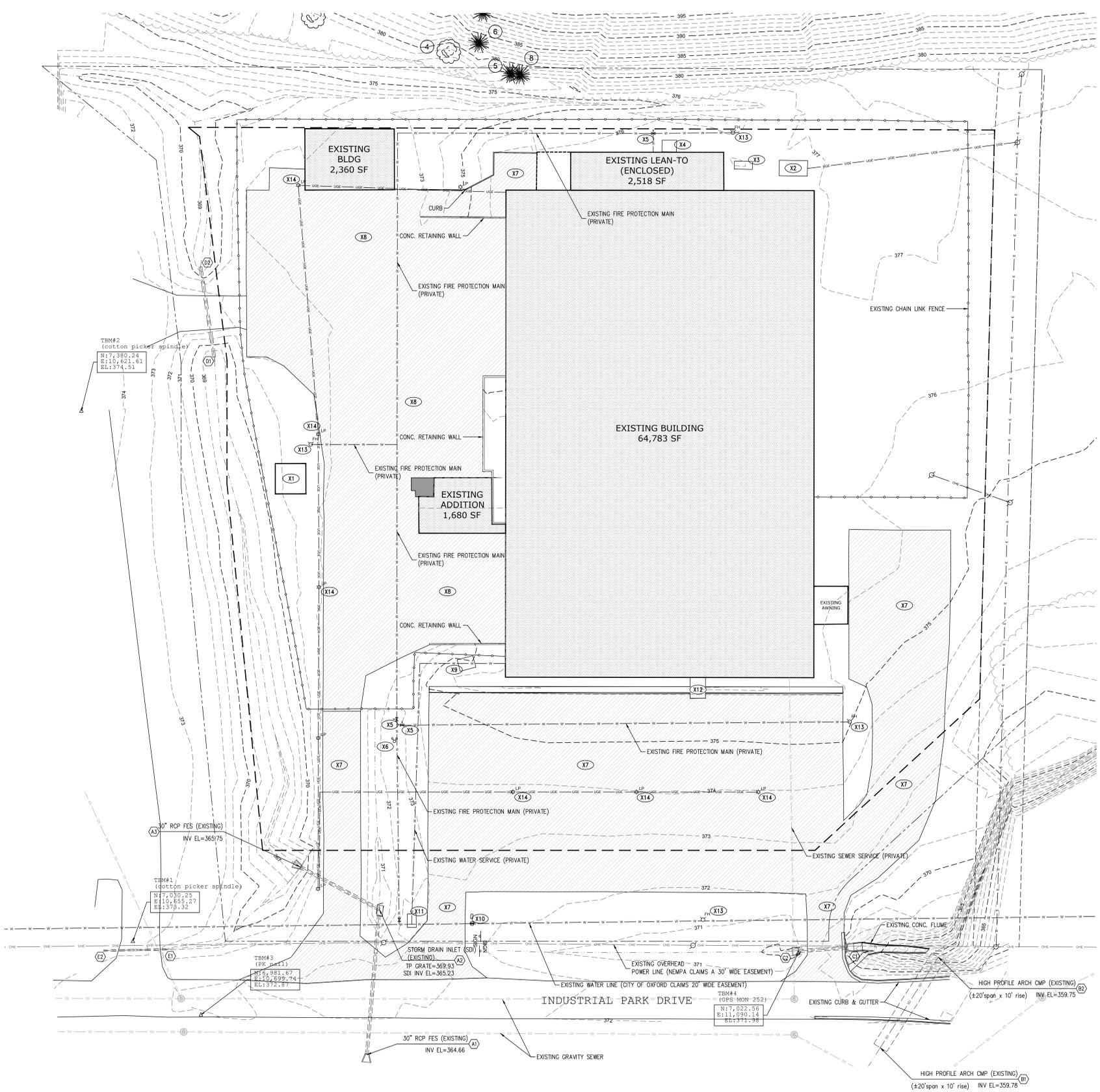
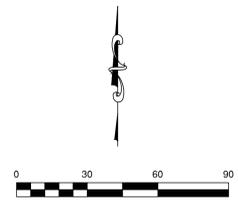
STRUCTURE	RIM ELEVATION (FT)	INVERT ELEVATION (FT)
A1	---	364.66
A2	369.93	365.23
A3	---	365.75
B1	---	359.78
B2	---	359.75
C1	---	367.32
C2	---	367.94
D1	---	367.97
D2	---	368.24
E1	---	370.94
E2	---	370.75

**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)
	PROPERTY LINE
	SETBACK LINE
	DITCH
	WATER LINE
	SANITARY SEWER
	STORM DRAIN
	OVERHEAD ELECTRIC





EMAIL: OXFORD@PECORPMS.COM  
 PHONE: (662) 234-8539 WEB SITE: PECORPMS.COM FAX: (662) 234-8639

**REVISIONS:**

NO.	DATE	REVISIONS	BY:
1	6/20/16	revised ROW lines, modified stormwater discharge structure, relocated dumpster enclosure	MSC



**SITE PLAN FOR STORAGE SOLUTIONS OXFORD, MS**

**SITE PLAN KEY NOTES**

CODE	DESCRIPTION	DETAIL REF.
S3	STORM WATER DETENTION POND	N/A
S6	DUMPSTER ENCLOSURE	16/C501
S7	CURB AND GUTTER	9/C500
S8	MINI-STORAGE BUILDING (80x20, 8 UNITS)	SEE ARCH.
S9	CONCRETE FLUME	6/C500
S10	MINI-STORAGE BUILDING (100x20, 10 UNITS)	SEE ARCH.
S11	6-FT CHAIN LINK PERIMETER FENCING	14/C500
S13	CANTILEVER SLIDING GATE	15/C501
S18	MINI-STORAGE BUILDING (80x20, TYP.)	SEE ARCH.
S18	MINI-STORAGE BUILDING (90x20, TYP.)	SEE ARCH.
S20	MINI-STORAGE BUILDING (80x20, 20 UNITS)	SEE ARCH.
S22	MINI-STORAGE BUILDING (90x20, 22 UNITS)	SEE ARCH.

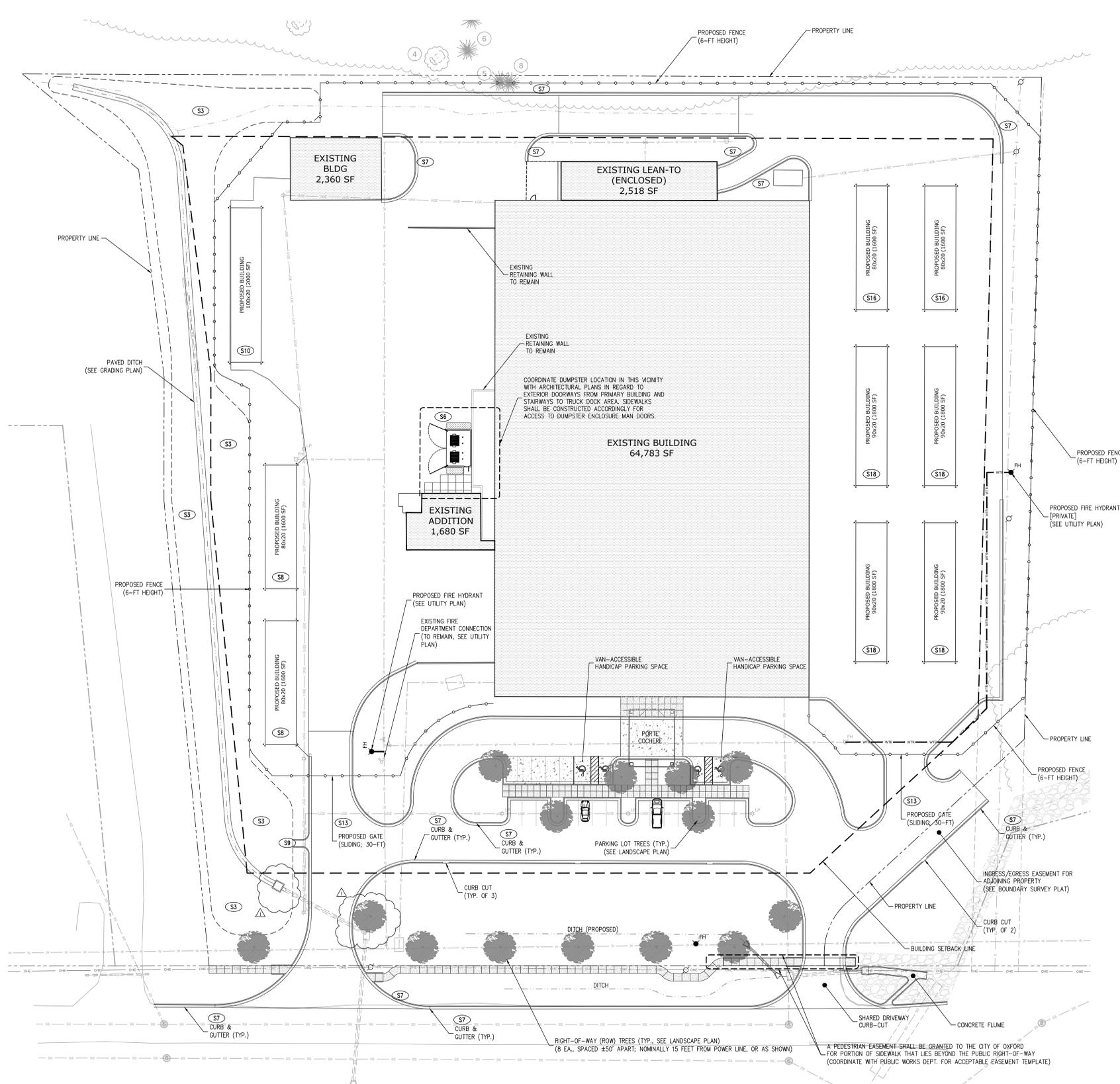
- GENERAL SITE PLAN NOTES:**
- SEE SHEET C001 FOR GENERAL GUIDELINES AND RECOMMENDATIONS FOR COMMENCEMENT OF WORK.
  - ALL DIMENSIONS ARE MEASURED TO FACE OF CURB, UNLESS NOTED OTHERWISE.
  - RETAINING WALL DIMENSIONS ARE MEASURED TO BASE OF WALL, UNLESS OTHERWISE NOTED.
  - ANY HORIZONTAL DESIGN CHANGES MUST BE APPROVED BY THE ENGINEER AND THE OWNER.
  - BUILDING MEASUREMENTS ARE FOR REFERENCE ONLY. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING DESIGN AND CONSTRUCTION.
  - MEASUREMENTS TO PROPERTY LINES ARE PERPENDICULAR (90°) TO THE PROPERTY LINE.
  - REFER TO SHEET C105 FOR SITE PLAN DIMENSIONS.
  - REFER TO SHEET C106/C107 FOR GRADING AND DRAINAGE PLANS.
  - REFER TO SHEET C108 FOR UTILITY PLAN.
  - REFER TO SHEET C109 FOR STRIPING AND HARDSCAPE PLAN.
  - REFER TO SHEET C110 FOR TREE MITIGATION INFORMATION.
  - REFER TO SHEET C111 FOR LANDSCAPING REQUIREMENTS.
  - REFER TO SHEET C112 FOR FIRE ACCESSIBILITY PLAN.
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE ENGINEER SHALL ESTABLISH TWO (2) PERMANENT HORIZONTAL CONTROL MONUMENTS AND ONE (1) TEMPORARY BENCHMARK.

**SITE DATA:**

TOTAL ACREAGE	7.099 ACRES (309,232.4 SF)
ZONING	I (INDUSTRIAL)
SETBACKS	
FRONT	60 FEET
SIDE	30 FEET
REAR	40 FEET
TOTAL # OF BUILDINGS	11
CLIMATE CONTROLLED STORAGE BUILDING (EXISTING, REHABILITATED)	1
STAND-ALONE WAREHOUSE BUILDING (EXISTING, REHABILITATED)	1
EXTERIOR MINI-STORAGE BUILDINGS (PROPOSED)	9
TOTAL BUILDING SQUARE FOOTAGE	86,841 SF
PRINCIPLE BLDG (CLIMATE CONTROLLED STORAGE)	64,783 SF
STAND-ALONE WAREHOUSE BUILDING (EXISTING, REHABILITATED)	2,360 SF
MINI-STORAGE BLDGS (9 BLDGS)	15,698 SF
MAXIMUM LOT COVERAGE ALLOWED	35.0%
LOT COVERAGE AS PER PLAN	28.1%
OFFICE SPACE IN PRINCIPLE BLDG	500 SF
TOTAL # OF STORAGE UNITS	598 UNITS
INTERIOR CLIMATE-CONTROLLED UNITS	464
MINI STORAGE UNITS	134
PARKING REQUIREMENTS (COMBINED USE):	14 SPACES
1 SPACE PER 50 UNITS	12 SPACES
1 SPACE PER 250 SF FOR OFFICE SPACE	02 SPACES
# OF PARKING SPACES PROVIDED	23 SPACES

**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



RIGHT-OF-WAY (ROW) TREES (TYP., SEE LANDSCAPE PLAN)  
 (8 EA., SPACED 45' APART, NOMINALLY 15 FEET FROM POWER LINE, OR AS SHOWN)

A PEDESTRIAN EASEMENT SHALL BE GRANTED TO THE CITY OF OXFORD FOR PORTION OF SIDEWALK THAT LIES BEYOND THE PUBLIC RIGHT-OF-WAY (COORDINATE WITH PUBLIC WORKS DEPT. FOR ACCEPTABLE EASEMENT TEMPLATE)

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

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PAGE NO.: **C104**

NO.	DATE	REVISIONS	BY:
1	6/20/16	modified discharge structure and detail; added dimension for paved flume	MSC

SEAL:

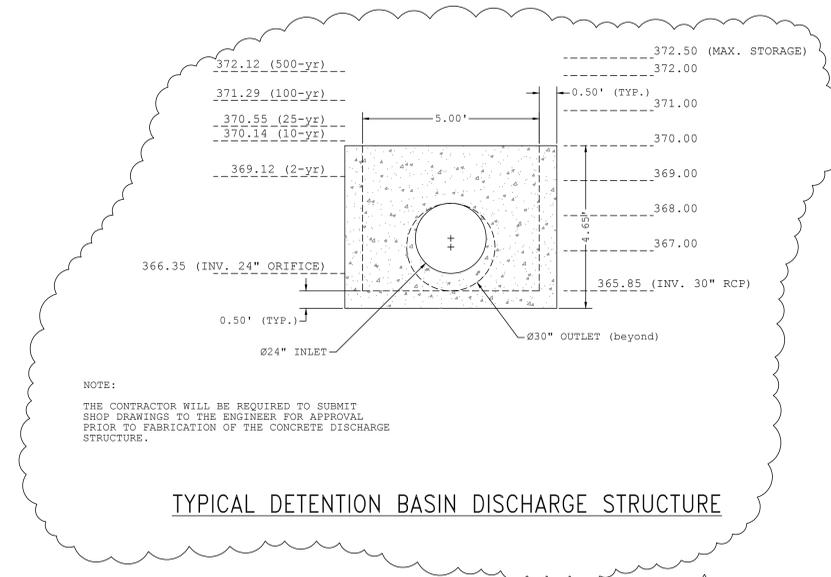


# GRADING PLAN FOR STORAGE SOLUTIONS OXFORD, MS

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

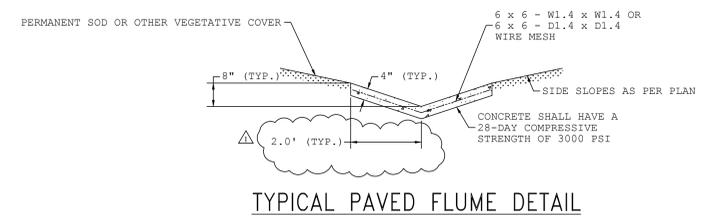
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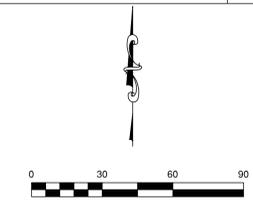
NOTE:  
THE CONTRACTOR WILL BE REQUIRED TO SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION OF THE CONCRETE DISCHARGE STRUCTURE.

TYPICAL DETENTION BASIN DISCHARGE STRUCTURE



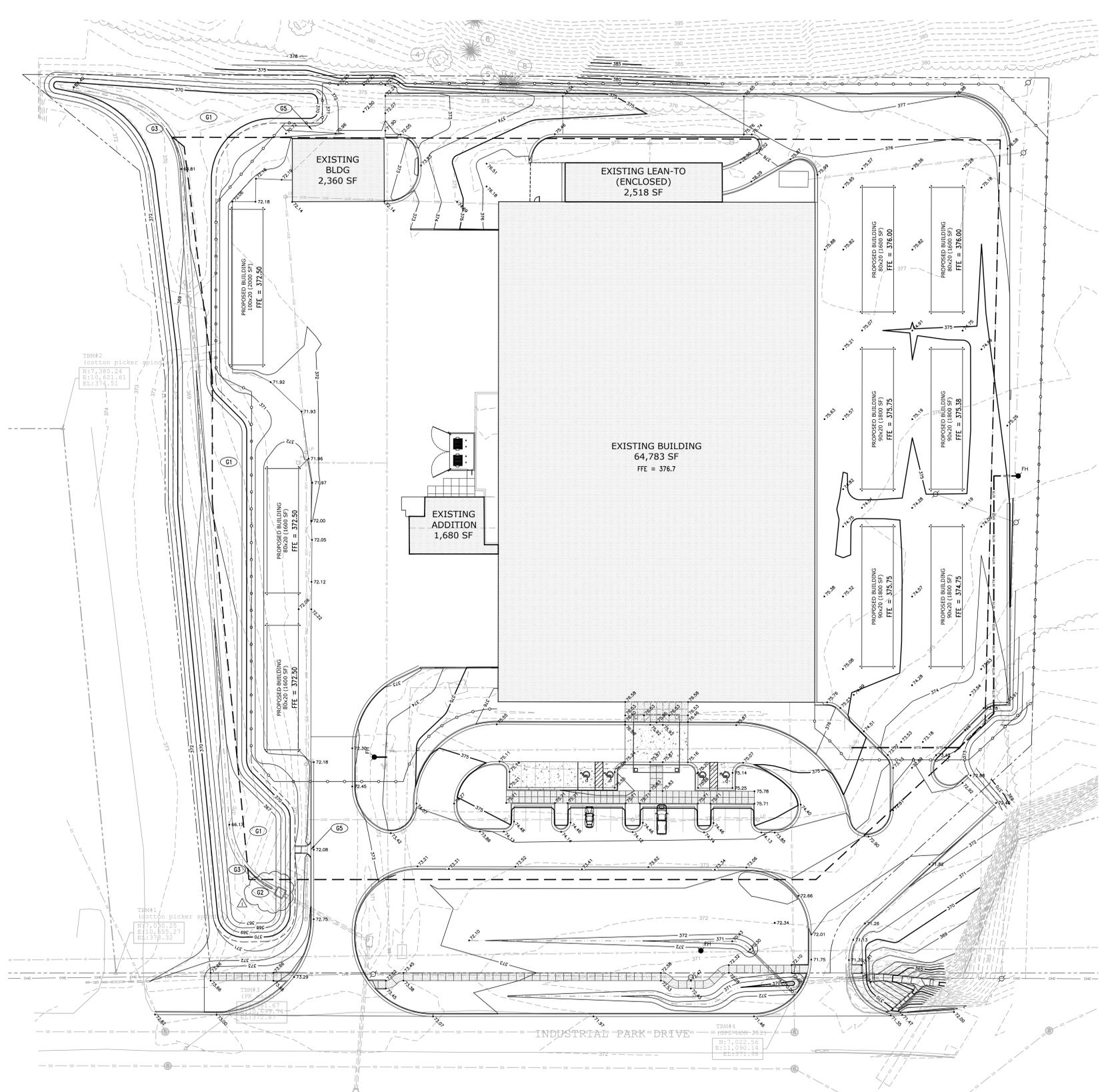
TYPICAL PAVED FLUME DETAIL

GRADING PLAN KEY NOTES		
CODE	DESCRIPTION	DETAIL REF.
G1	DETENTION POND	N/A
G2	DETENTION OUTLET STRUCTURE	DTL THIS SHT
G3	PAVED DITCH	DTL THIS SHT
G4	CONCRETE CURB & GUTTER	9/C500
G5	CONCRETE FLUME	6/C500



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



# SOZO

## ARCHITECTURE

MICHAEL GREY JONES, ARCHITECT, PLLC



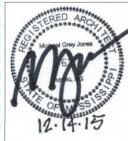
### 15010 - Storage Solutions

Oxford, Ms  
Permit Set  
December 14, 2015

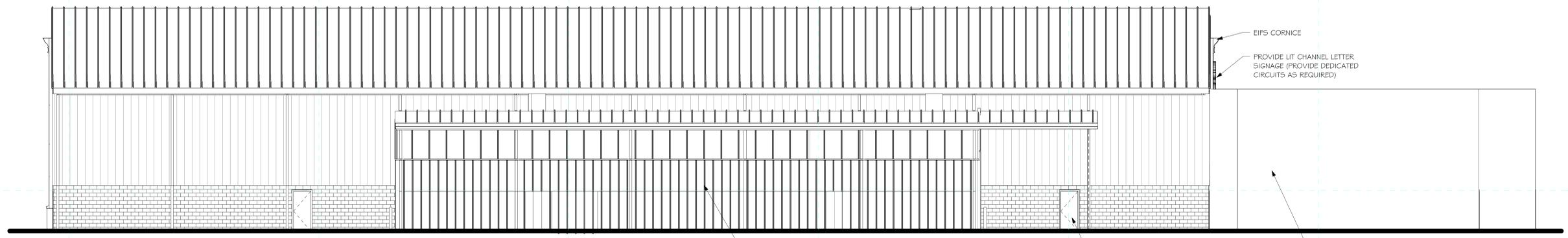


#### Team

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



④ South Elevation  
1/8" = 1'-0"

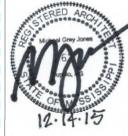


③ North Elevation  
1/8" = 1'-0"

Storage Solutions  
Oxford, Ms

Permit Set

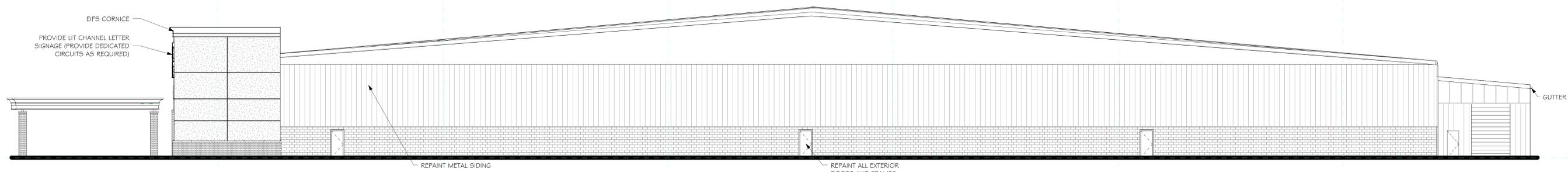
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Date: December 14, 2015  
Drawn By: PMJ  
Checked: MGJ  
Revisions:  
Revisions:  
Revisions:



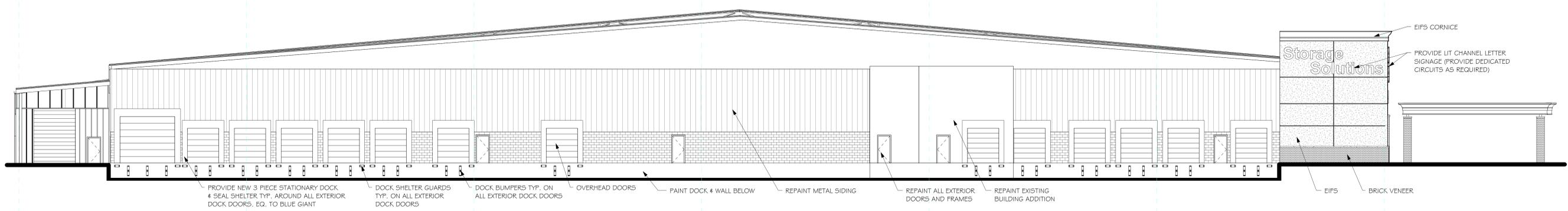
Storage Solutions  
Oxford, Ms

Permit Set

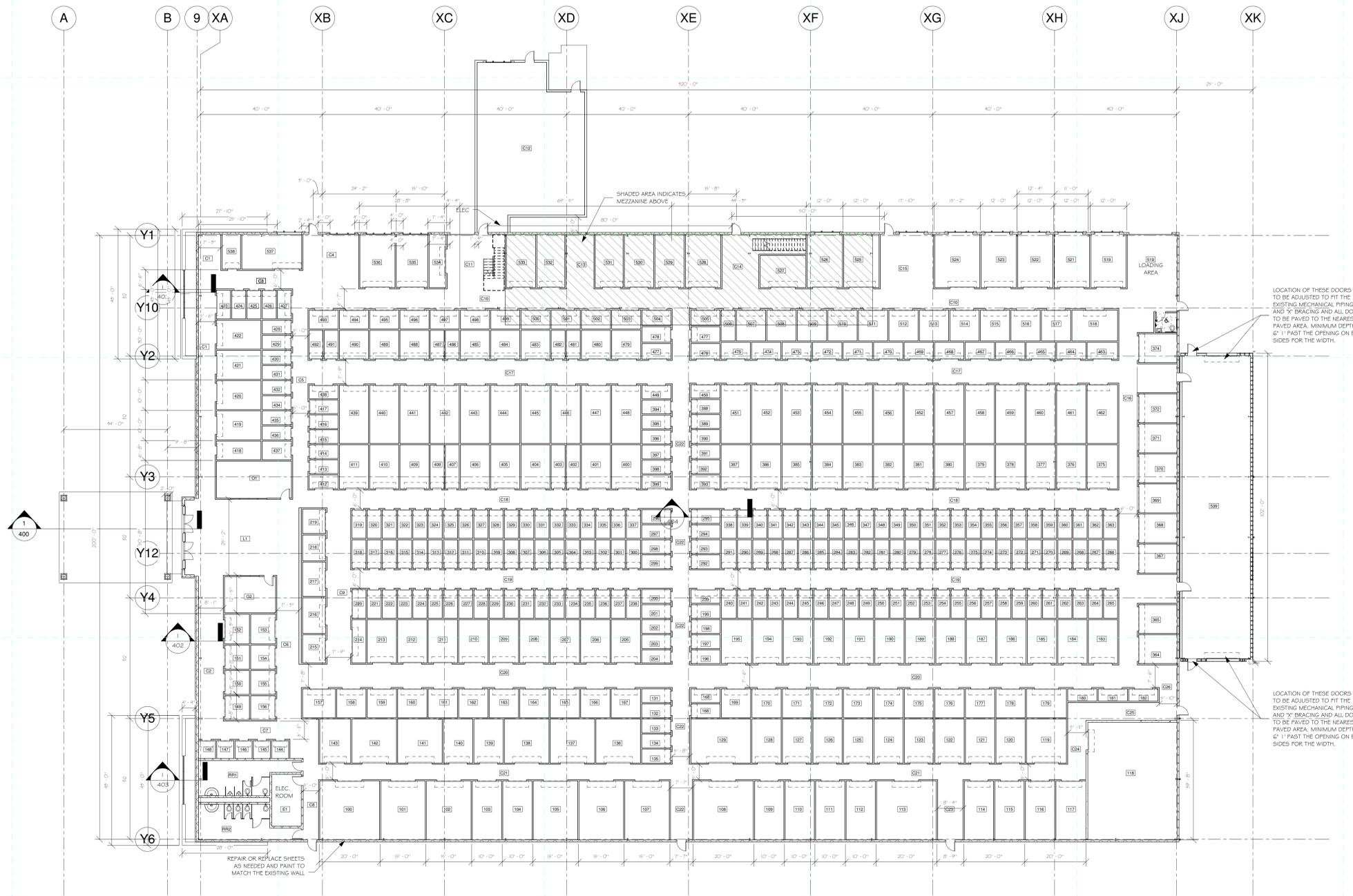
Project No: 15010  
Date: December 14, 2015  
Drawn By: PMJ  
Checked: MGJ  
Revisions: Addendum 2  
Revisions:  
Revisions:



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



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



LOCATION OF THESE DOORS TO BE ADJUSTED TO FIT THE EXISTING MECHANICAL PIPING AND 2" BRACING AND ALL DOORS TO BE PAVED TO THE NEAREST PAVED AREA. MINIMUM DEPTH 6" FAST THE OPENING ON BOTH SIDES FOR THE WIDTH.

LOCATION OF THESE DOORS TO BE ADJUSTED TO FIT THE EXISTING MECHANICAL PIPING AND 2" BRACING AND ALL DOORS TO BE PAVED TO THE NEAREST PAVED AREA. MINIMUM DEPTH 6" FAST THE OPENING ON BOTH SIDES FOR THE WIDTH.

1 Main Floor  
1/16" = 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