

Case 1628

Applicant: CVS Pharmacy
Owner: Same
Request: Approval to amend the site plan for CVS Pharmacy
Location: 1912 West Jackson Avenue
Zoning: (GB) General Business
History: Case #1571 - Site Plan Approval 1/13/2011 - approved
Case #1624 – Sign Variance 1/09/2012 - denied

Surrounding Uses and Zoning:

North: (GB) General Business-Applebee’s Restaurant
South: (GB) General Business – Baptist Medical Office
East: (GB) General Business-Mexican Restaurant
West: (SC) Oakwood Plaza Shopping Center

Planner’s Comments: The subject property is located on the corner of Harris Drive and the south side of West Jackson Avenue and measures a total of 1.31 acres. The property borders a restaurant to the east and an office building to the south. Site plan approval was granted in January of 2011 and construction to build a 13,255 sq. ft. commercial building began late in 2011. Once the existing structure was demolished and dirt work began, it became evident that more fill would be needed to meet the elevation of the finished floor than originally projected. Subsequently, this disparity in elevation increased the height of the retaining wall on the south side for approximately seventy (70) feet in length of the wall from the original request and decreased the height of the east wall. Section 126.15 of the Land Development Code requires all retaining walls in (GB) General Business zoned districts be a maximum of twelve (12) feet in height.

The applicant is requesting approval to amend the approved site plan to allow for the following deviations from the original request:

	Height of wall in original request	Height in amendment	Difference
South retaining wall	6 feet	*11’-6”	5’
East retaining wall	5 feet	*6’-6”	-2’

*Retaining wall height includes a three (3’-6”) foot six (6) inch barrier wall

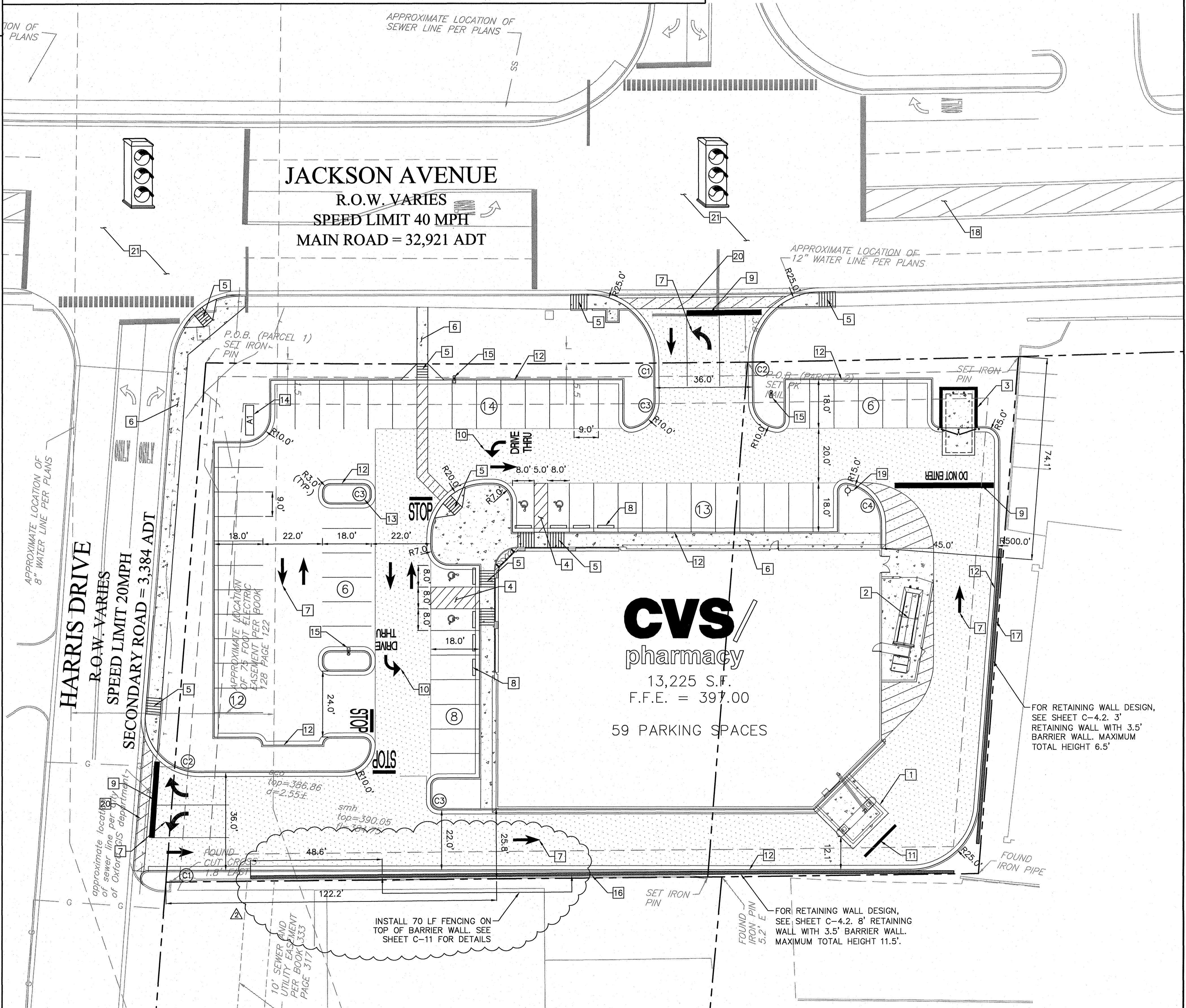
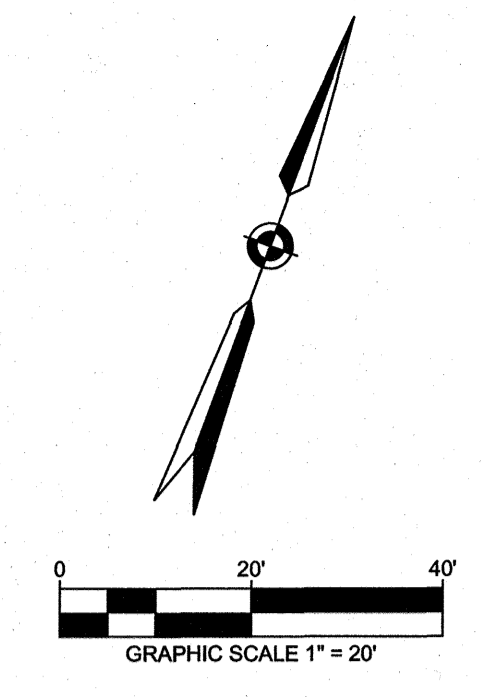
The amended height request for the retaining walls is within the allowable height limit for this zoning district. There is a non-conforming structure located to the south and in close proximity to the retaining wall. At the request of the property owner to the south, the applicant has agreed to install a seventy (70) foot, four (4) foot high metal, safety fence on top of the retaining wall as an added precaution. The property owner to the south has submitted a letter in support of the request.

Recommendation: Approve the request for site plan amendment for CVS Pharmacy

SITE PLAN STATISTICS
 EXISTING USE: COMMERCIAL AND VACANT
 PROPOSED USE: DRUGSTORE W/ DRIVE THRU
 SITE AREA: 1.31 ACRES
 BUILDING AREA: 13,225 SQ. FT (GROSS)
 PARKING REQ'D: MIN: 1 SPACE/300 SQ. FT.
 @ 13,225 SQ. FT. = 44 SPACES
 PARKING PROVIDED: 59 SPACES
 HANDICAP SPACES
 PROVIDED: 3 W/ 1 VAN ACCESSIBLE
 ZONING: GB - GENERAL BUSINESS
 BUILDING HEIGHT 20'-4"±
 PROPOSED:

- GENERAL SITE NOTES**
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST CITY OF OXFORD STANDARDS AND SPECIFICATIONS.
 - ALL CONSTRUCTION SHALL CONFORM WITH APPLICABLE STATE AND LOCAL CONSTRUCTION STANDARDS AS IDENTIFIED IN THESE PLANS. THE CONTRACTOR SHALL MAINTAIN A CURRENT RELEASE OF THE STATE AND LOCAL LAND DEVELOPMENT STANDARDS MANUAL ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURB RADII GIVEN TO THE FACE OF CURB.
 - ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE CITY OF OXFORD PUBLIC UTILITIES DEPARTMENT AND MS ONE CALL FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
 - THE CONTRACTOR SHALL VERIFY DIMENSIONS AT JOBSITE.
 - CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER CITY OF OXFORD AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
 - CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHOWN ON THE APPROVED PLANS FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL INSPECTION.
 - CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING STORMWATER STRUCTURES. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING CONDITIONS DO NOT MATCH INFORMATION ON PLANS.
 - APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS AND CITY OF OXFORD.
 - A SIGN PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION OF SIGNS.
 - NONSTANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE STATE AND LOCAL TRANSPORTATION DEPARTMENTS BEFORE INSTALLATION.
 - SITE LIGHTING WILL BE INSTALLED PER LIGHTING SHEETS ES1 AND ES2 IN ARCHITECTURAL CONSTRUCTION DRAWINGS AND WILL BE IN ACCORDANCE WITH CITY OF OXFORD ORDINANCES AND STANDARDS.
 - DUMPSTER SCREENING WILL BE TO THE CITY OF OXFORD ZONING ORDINANCE.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SIGNS PER SIGN PLAN PROVIDED BY CHANDLER SIGNS.
 - CONTRACTOR WILL BE FURNISHED WITH THE SITE PLAN IN AUTOCAD 2000. KEY DIMENSIONS HAVE BEEN PROVIDED ON THE PLAN AND MUST BE VERIFIED PRIOR TO ACTUAL CONSTRUCTION.
 - EXISTING FILL WITHIN THE BUILDING FOOTPRINT AND CONTIGUOUS 10 FEET (MINIMUM) MUST BE MASS UNDERCUT. THE FILL THICKNESS WAS ANTICIPATED TO BE 3 FEET.
 - EXISTING FILL IN PROPOSED PAVEMENT AREAS MUST BE PROFFROLLED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER. PUMPING SOIL MUST BE UNDERCUT. BASED ON THE QUALITY OF FILL, IT IS EXPECTED MOST OF THE UNDERCUT FILL CAN BE RE-USED IF MOISTURE CONDITIONED TO NEAR OPTIMUM LEVEL. THE FILL THICKNESS VARIED FROM 3 FEET TO 8 FEET.

- LEGEND**
- | | | |
|---|---|--|
| 1 DOUBLE DRIVE THRU CANOPY | 11 1' WIDE SOLID STRIPE | 21 PROPOSED SIGNAL IMPROVEMENTS. SEE SHEETS T-1 THRU T-3 FOR DESIGN. |
| 2 COMPACTOR WITH ENCLOSURE (SEE ARCHITECTURAL SHEETS FOR DETAILS) | 12 6" CURB WITH 18" GUTTER | HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL SHEET C-7 |
| 3 DUMPSTER WITH ENCLOSURE (SEE ARCHITECTURAL SHEETS FOR DETAILS) | 13 CVS DIRECTIONAL SIGN - SEE SIGNAGE PLAN FOR FINAL LOCATIONS | LIGHT DUTY ASPHALT PAVEMENT SEE DETAIL SHEET C-7 |
| 4 HANDICAP PARKING AREA | 14 CVS PYLON SIGN - SEE SIGNAGE PLAN FOR FINAL LOCATION | CONCRETE PAVEMENT SEE DETAIL SHEET C-7 |
| 5 HANDICAP RAMP | 15 SITE LIGHTING POLES SEE ARCH. SHEETS ES-1 AND ES-2 FOR FINAL LOCATION AND DESIGN INFORMATION | C1 ENTER SIGN |
| 6 SIDEWALK | 16 RETAINING WALL A | C2 EXIT SIGN |
| 7 PAVEMENT DIRECTIONAL ARROW | 17 RETAINING WALL B | C3 DRIVE THRU SIGN |
| 8 WHEEL STOP | 18 PROPOSED LEFT TURN LANE. SEE SHEET T-2 FOR DESIGN. | C4 DO NOT ENTER SIGN |
| 9 24" STOP BAR | 19 PROPOSED FIRE HYDRANT | *SEE SIGNAGE PLAN FOR EXACT SIGN LOCATIONS AND DETAILS. |
| 10 DRIVE THRU ARROW | 20 PAINTED CROSSWALK | |



Kimley-Horn and Associates, Inc.
 3175 LENOX PARK BLVD, SUITE 200
 MEMPHIS, TN 38115
 TEL (901) 374-9109
 FAX (901) 374-9111

REVISION NUMBER	DATE	REVISION DESCRIPTION	BY
1	11/2/11	REVISIONS FROM CITY	DAS
2	2/24/12	REVISIONS FROM CITY	DAS

SEAL:

CVS/ pharmacy
 13,225 S.F.
 TYPE 'B' PROTOTYPE
 STORE NUMBER: #6031
 SOUTHEAST CORNER OF JACKSON AVENUE AND HARRIS DRIVE OXFORD, MS

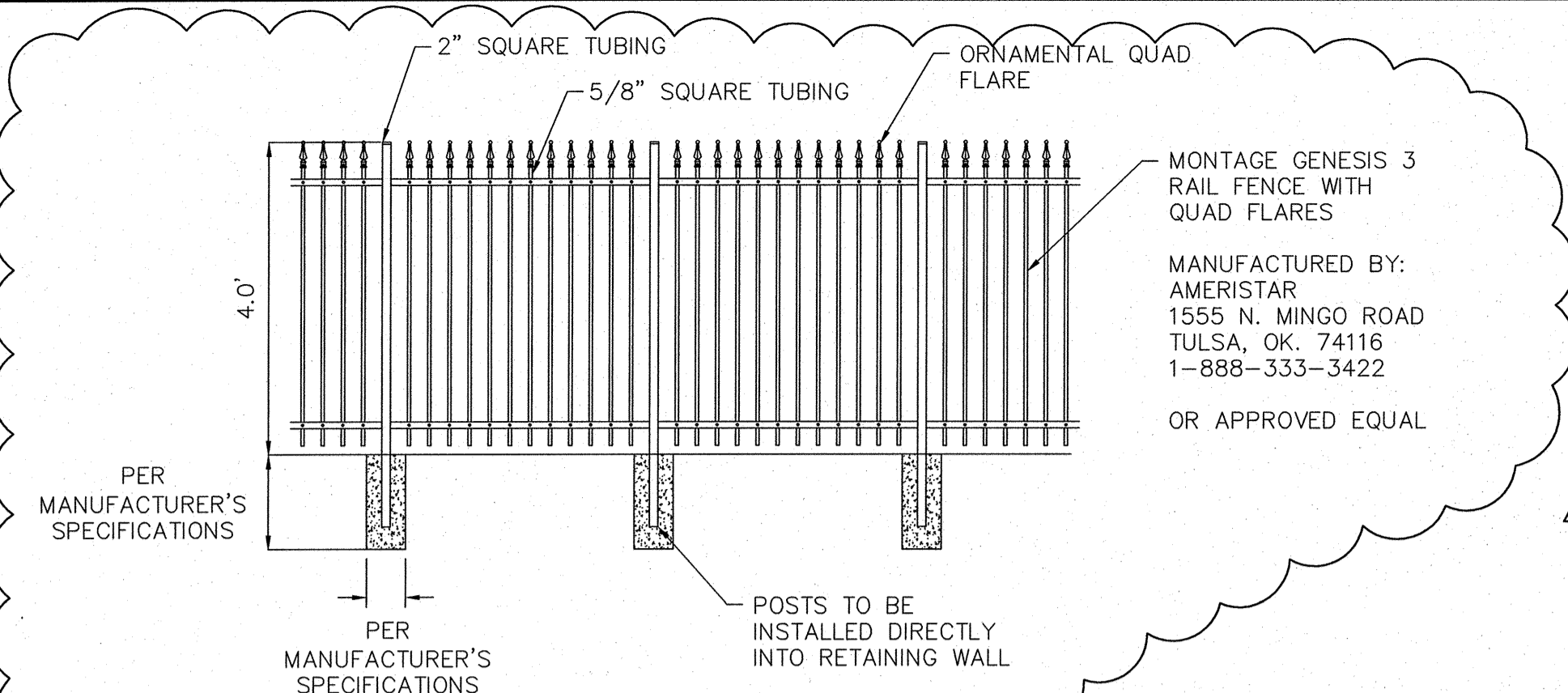
DEVELOPER:

CAPITAL GROWTH Buchalter
 CAPITAL GROWTH BUCHALTER, INC.
 361 SUMMIT BLVD. SUITE 110
 BIRMINGHAM, AL 35243
 PHONE: (205) 968-9284

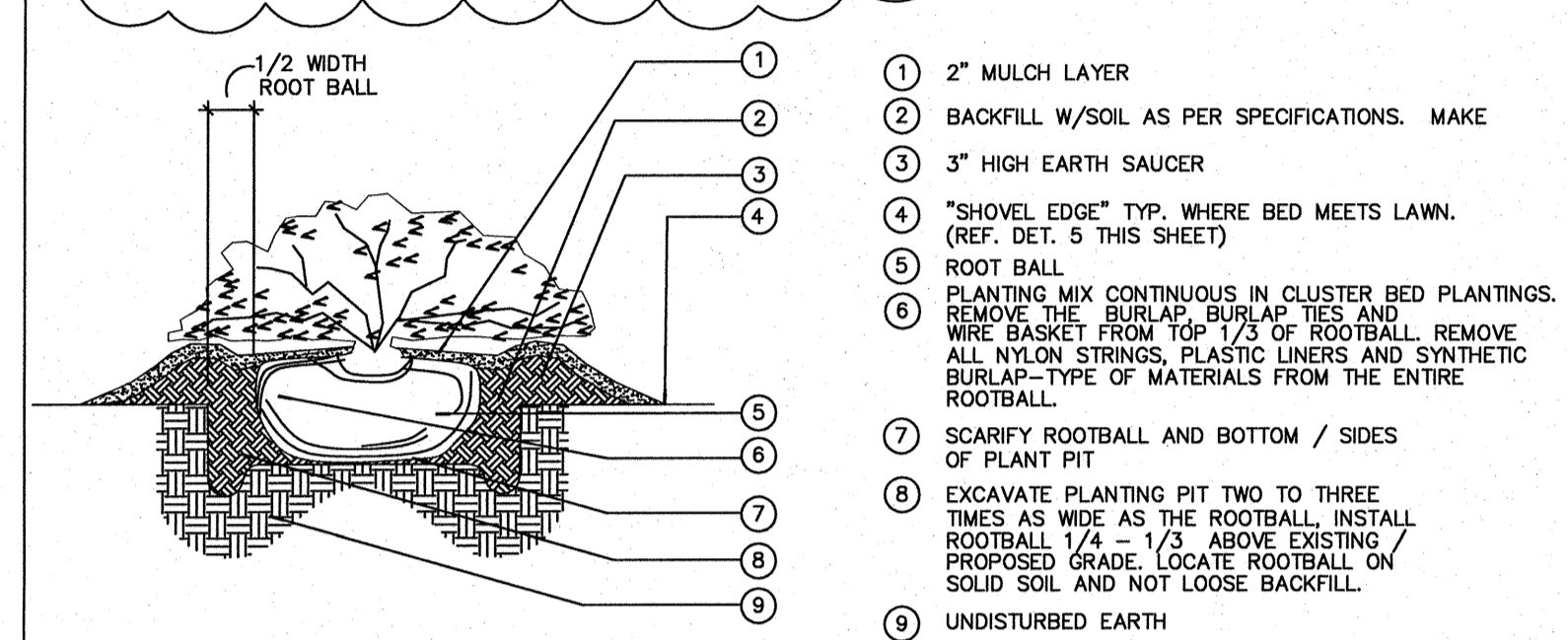
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PLANNING MGR:	JGP
DRAWING BY:	DAS
DATE:	4/26/2011
JOB NUMBER:	113078027
TITLE:	SITE PLAN
SHEET NUMBER:	C-3
COMMENTS:	

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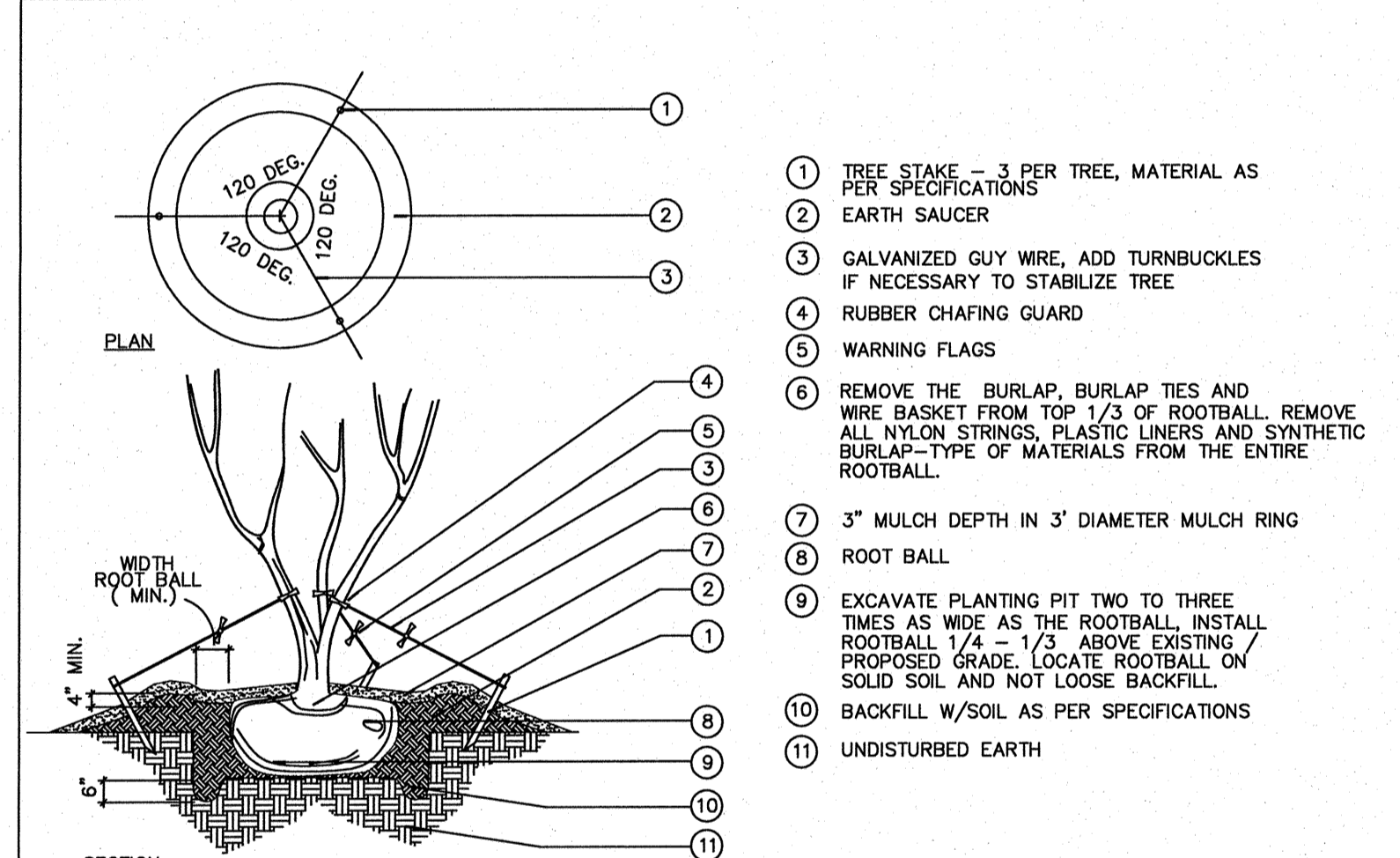
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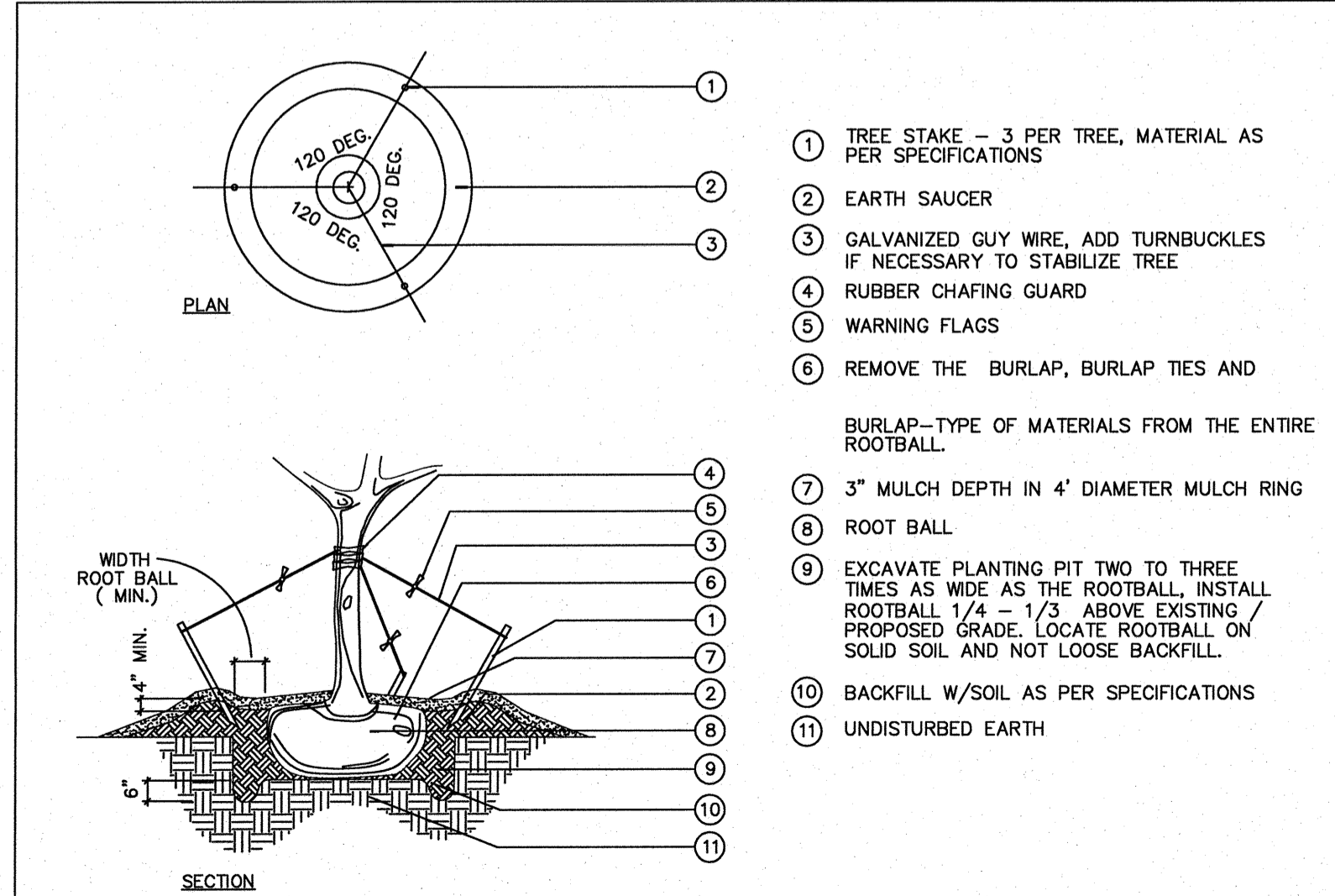
1 ORNAMENTAL FENCE DETAIL
SCALE: N.T.S.



2 SHRUB PLANTING DETAIL
SCALE: N.T.S.



3 MULTI-TRUNK TREE PLANTING DETAIL
SCALE: N.T.S.

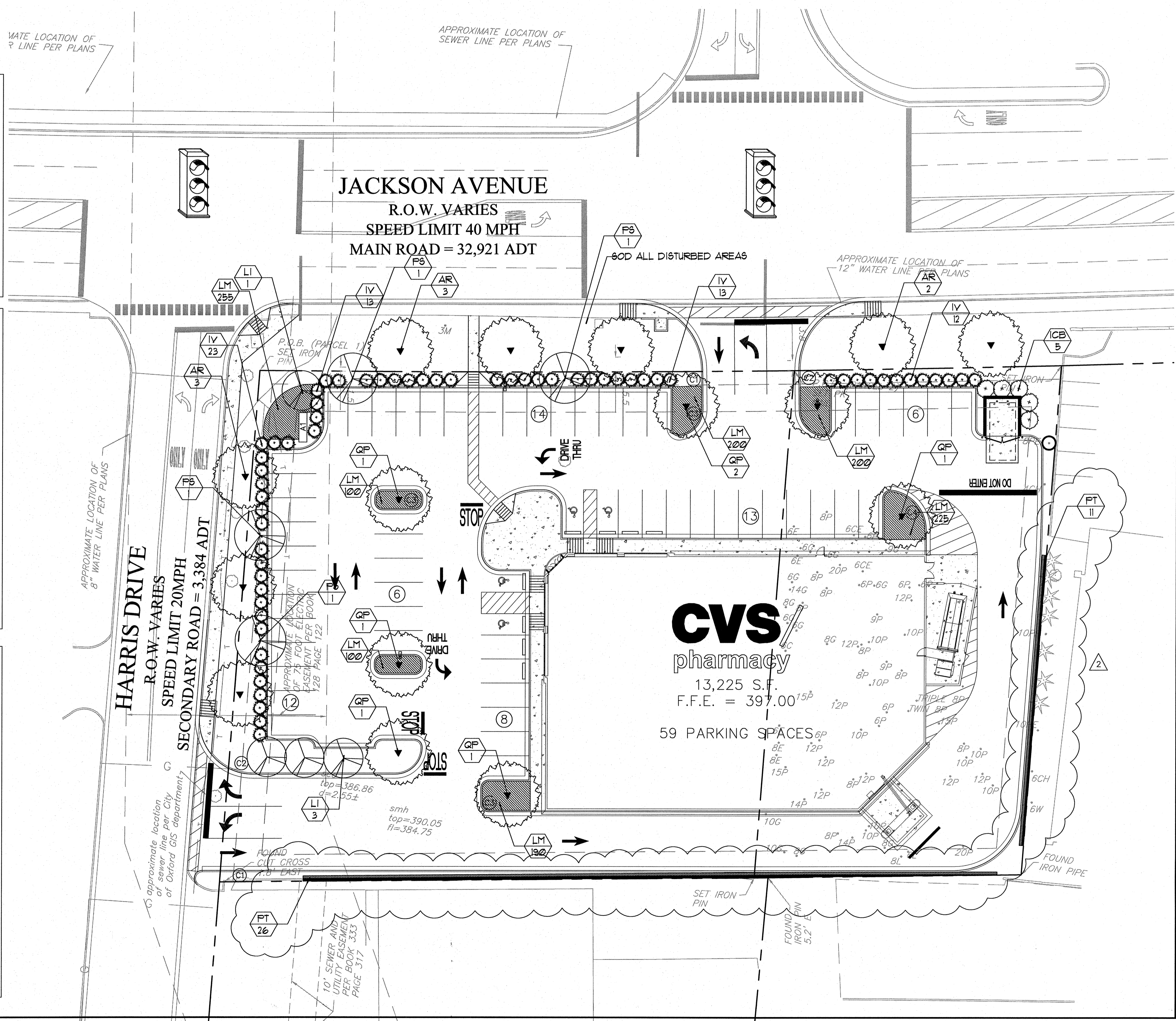
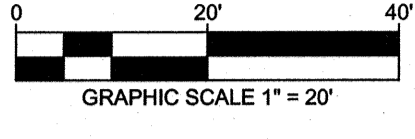


4 SINGLE-TRUNK TREE PLANTING DETAIL
SCALE: N.T.S.

ABBR.	BOTANICAL NAME	COMMON NAME	MINIMUM CALIPER	MINIMUM HEIGHT	MIN. BALL/CONT. SIZE	COMMENTS	# PROPOSED
AR	Acer rubrum 'October Glory'	October Glory Red Maple	2.5"	8'-10'	B&B	STAKE	8
QP	Quercus phellos	Willow Oak	2.5"	8'-10'	B&B	STAKE	7
PS	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	1"	6'-7'	B&B	STAKE	4
LI	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	-	8'	B&B	MULTI-TRUNK, 3 MIN.	4
ICB	Ilex cornuta 'Burfordii'	Burford Holly	-	6'	B&B	-	5
IV	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	-	1'	1 GAL.	-	61
LM	Liriope muscari	Lily Turf	-	-	1 GAL.	PLANT 12" O.C.	1,270
PT	Parthenocissus tricuspidata	Boston Ivy	-	-	-	PLANT 10' O.C.	37

MULCH STRIP
Shredded hardwood mulch
Mulch between shrubs to top of curb and minimum 3' around trees.

SOD - HYBRID BERMUDA



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REVISION NUMBER	DATE	REVISION DESCRIPTION	BY
2	2/24/12	RETAINING WALL REVISIONS	

SEAL:
JOHN GORDON
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSISSIPPI
10587

CVS/ pharmacy
13,225 S.F.
TYPE 'B' PROTOTYPE
STORE NUMBER: #6031
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LAYOUT COORD: DAS
PLANNING MGR. JGP
DRAWING BY: DAS
DATE: 4/26/2011
JOB NUMBER: 113078027
TITLE: LANDSCAPE PLAN
SHEET NUMBER: C-11
COMMENTS:

