



Case 2853

To: Oxford Planning Commission
From: Benjamin Requet, AICP; Director of Planning
Date: April 11, 2022

Applicant: Bradley Roberson
Owner: Oxford School District
Request: Variance from Section 3.2.18 Retaining Walls & 5.8.4.9
Location: 225 Bramlett Boulevard (PPIN #6099)
Zoning: (TSR) Traditional Suburban Residential District, (NCO) Neighborhood Conservation Overlay District

Surrounding Zoning:

North: (INST-POS) Institutional - Public Parks and Open Space & (TER) Traditional Estate Residential District
South: (TSR) Traditional Suburban Residential District & (TNR) Traditional Neighborhood Residential District
East: (TSR) Traditional Suburban Residential District
West: (TNR) Traditional Neighborhood Residential District

Planning Comments: The subject property is located in the northwest corner of the Bramlett Boulevard & Jefferson Avenue intersection. The property measures approximately, +/- 13.7 acres and it is zoned (TSR) Traditional Suburban Residential. The Oxford School District is proposing an addition to the Bramlett School building in order to add more classroom space but also to address a safety concern due to a lack of space for queuing issues with morning drop-off and afternoon pick-up.

The applicant is to alleviate this safety concern by extending a driveway around the entire school property, similar to the drive at the recently constructed Lafayette Elementary School Building on F.D. Buddy East Parkway. In order to facilitate this drive, two retaining walls are required on the norther end of the proposed drive. Because the subject property is located in the Neighborhood Conservation Overlay District, retaining walls are limited to 6' in height and shall allow for 20' between walls.

In this instance, the applicant is requesting a 2' retaining wall height variance to facilitate both 8' walls. Also, the school district is requesting a 10' variance between retaining walls. The applicant is proposing evergreen shrubs that are at a minimum 4' in height at planting.

Recommendation: Given the considerable topographical challenges of this site, and the need for expanded school facilities due to the continued growth in the Oxford Community, Staff supports the requested variances with the following conditions:

1. Approval is for the plan as submitted.

OSD-Bramlett Elementary Classroom Addition and Site Improvements

Retaining Wall Height and Separation Variance Request

What special conditions and/or circumstances exist which are peculiar to the land(s), structure(s) or building(s) involved which are not applicable to other lands, structures or buildings located within the same zoning district?

Describe how a strict application of the provisions of the Zoning results in practical difficulties or unnecessary hardship?

Describe how granting of the variance will not be materially detrimental to the public welfare or injurious to adjoining properties or to the neighborhood in which the property is located.

Bramlett Elementary is an existing educational campus located at the NW corner of Bramlett Blvd and Jefferson Avenue. Significant population growth in the Oxford community has created the need for additional classroom facilities at this campus and the Oxford School District (OSD) plans to construct 13 new classrooms on this campus to accommodate this growth.

While adding these new classrooms, OSD intends to perform significant site renovations to make onsite parking more efficient/accessible and, more significantly, to allow more cars to enter the site for morning drop off and afternoon pickup which will greatly reduce the number of cars that currently back up on Bramlett Blvd.

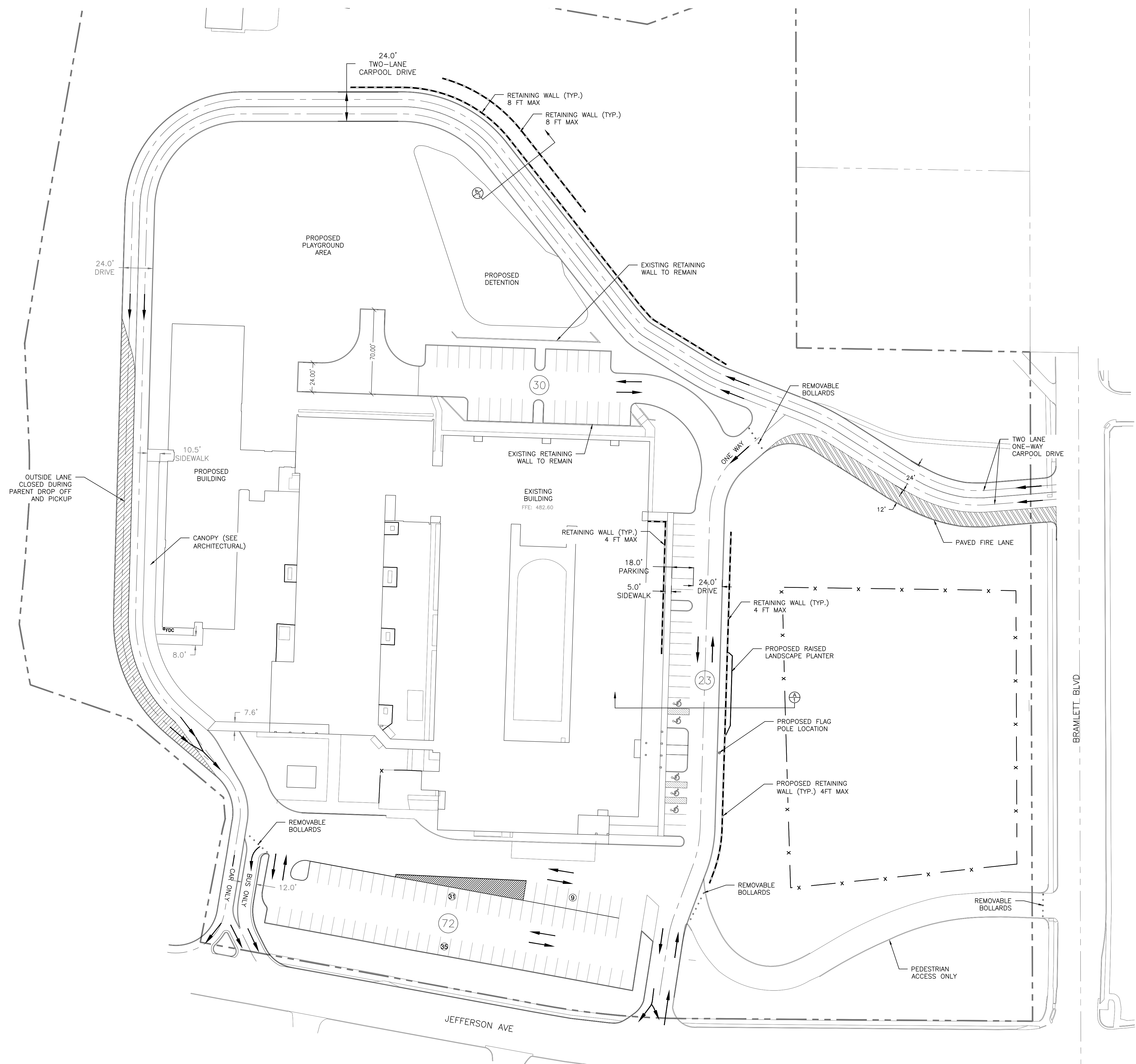
This project will change the point of student drop off and pickup so that it occurs on the west side of the site adjacent to the proposed building that houses the 13 new classrooms and cars will now enter the site from Bramlett, like they currently do, but will then loop through the campus via a newly constructed carpool lane that is routed north of the campus and west of the proposed building.

The terrain along this newly constructed carpool lane drops significantly away from the existing campus to the north which will require retaining wall construction to minimize disturbance of the natural terrain and tree canopy. Construction of the retaining walls as indicated will keep this disturbance to the minimum required for the proposed site improvements which will also help to reduce erosion and storm water runoff during and after construction.

Granting of this variance will allow this project to be constructed in a way that minimizes disturbance of the property which is a benefit to adjoining properties and the neighborhood in which the property is located.

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1 EXHIBIT - RETAINING WALLS
SCALE: 1" = 40'



LEGEND

- PROPERTY LINE BOUNDARY
- RETAINING WALL
- NUMBER OF PARKING SPACES



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REVISIONS:

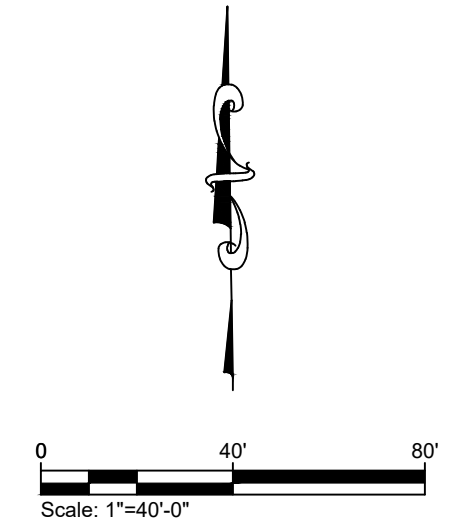
NO.	DATE	DESCRIPTION	BY

EXHIBIT - RETAINING WALLS
FOR
BRAMLETT ELEMENTARY
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	C.B.	3/31/2022
CHECKED BY:	P.K.	AS NOTED
PROJECT NO.:	22024	

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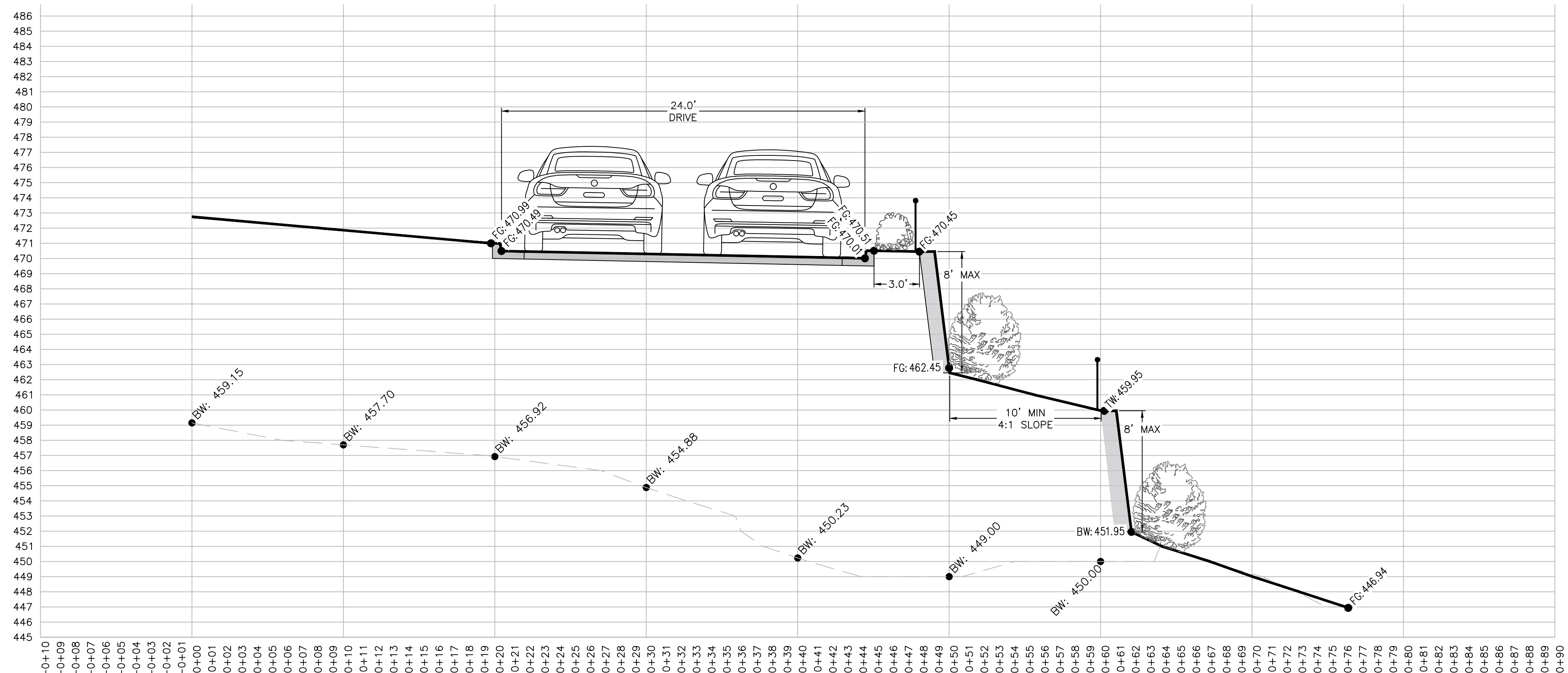
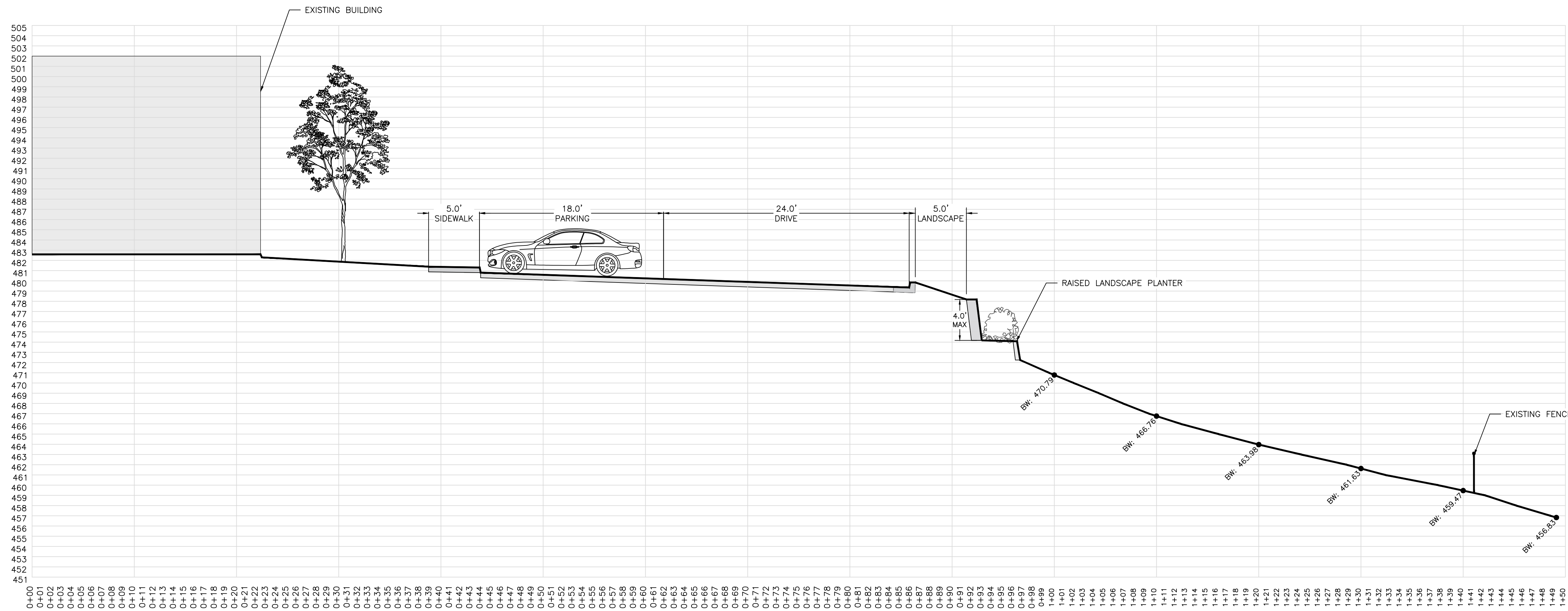
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DRAWN BY:	C.B.	3/31/2022
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