

# Marvin Oaks Conditional Rezoning

02.04.2025



THE DUGGAN  
LAW FIRM, PC



INTRODUCTION  
SITE CONTEXT

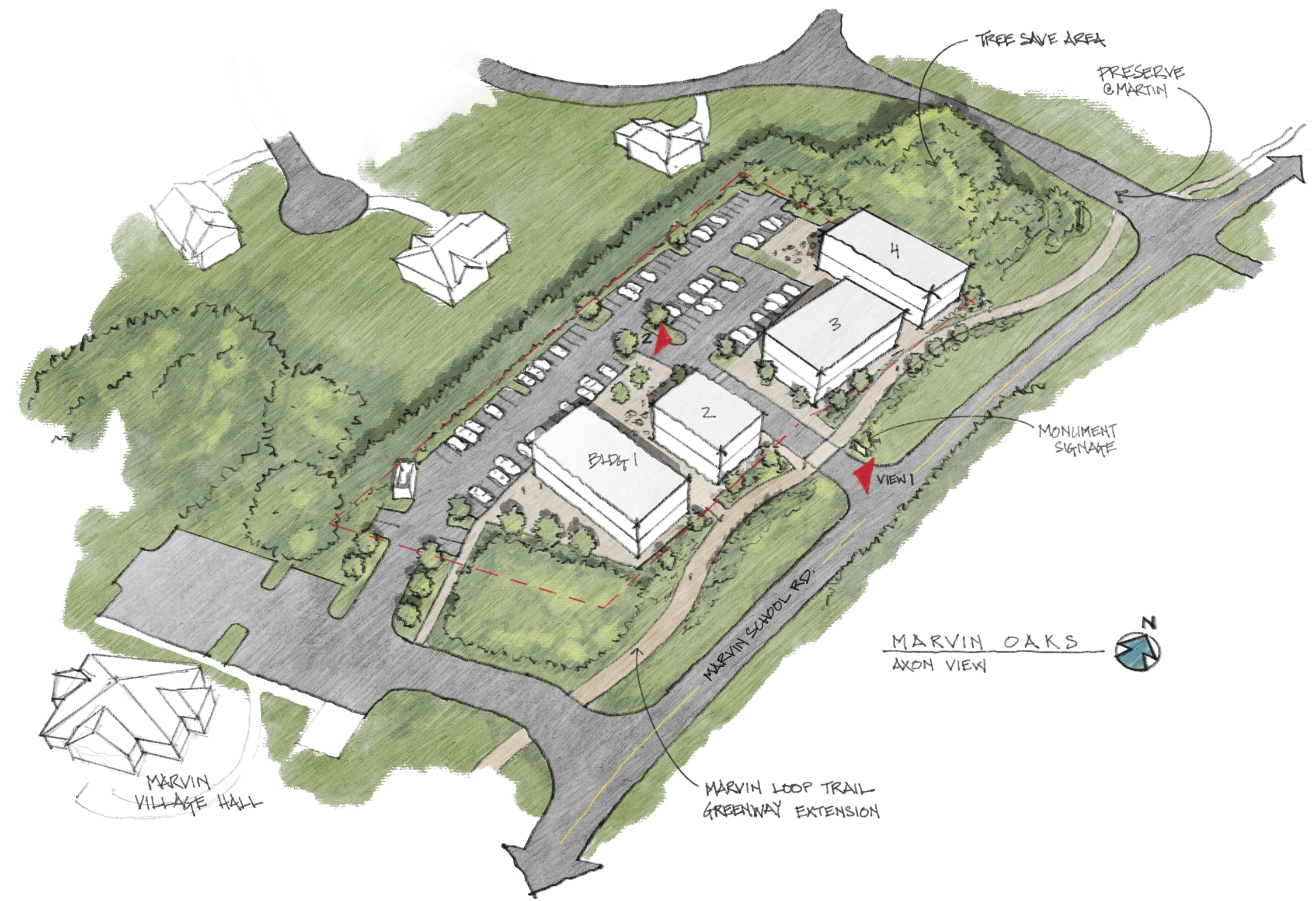


DESIGN  
CONCEPT SKETCH



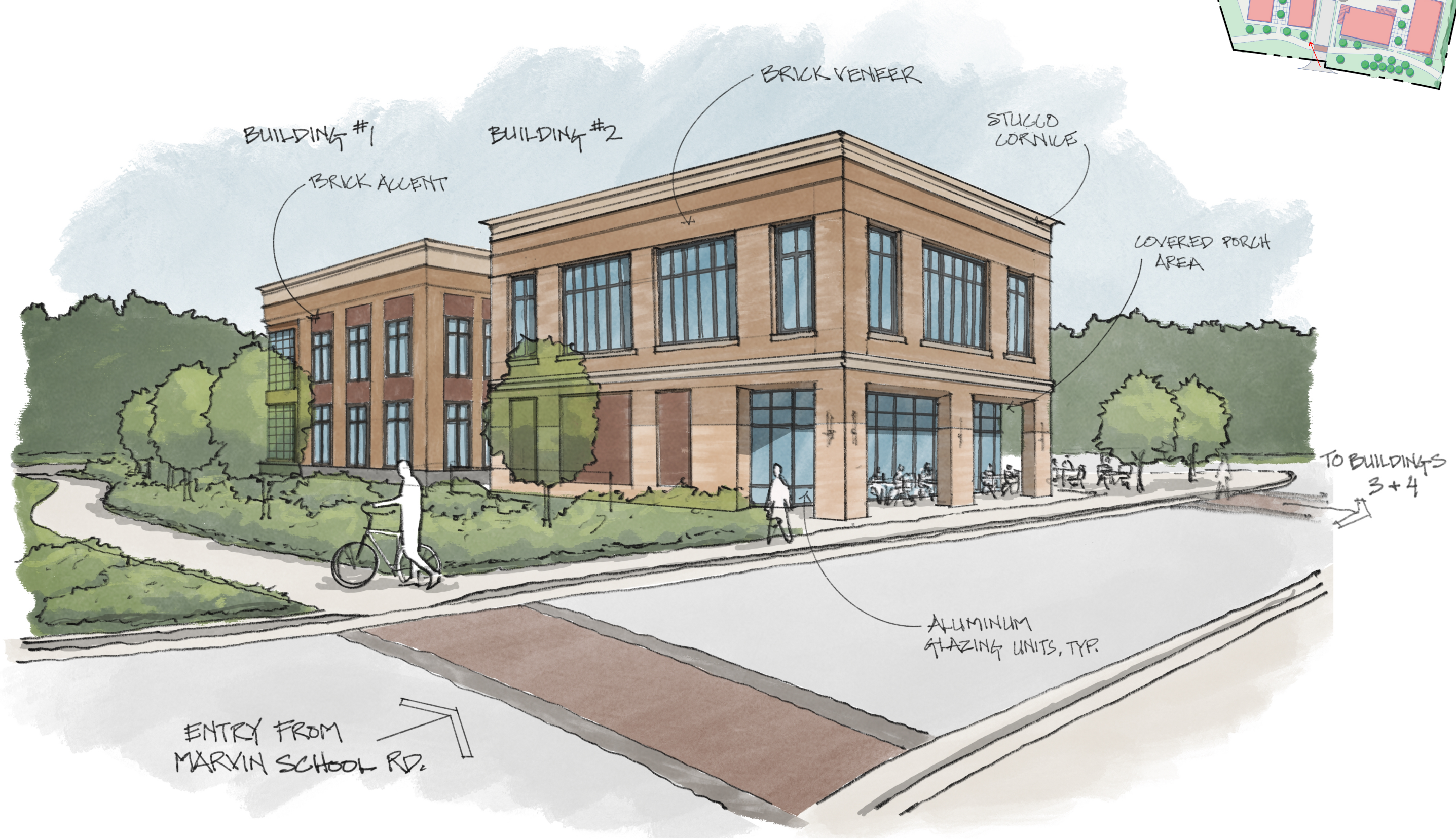
Please note: The plans and program shown within are conceptual in nature and may vary in final design.

DESIGN  
CONCEPT RENDERING



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DESIGN  
CONCEPT RENDERING

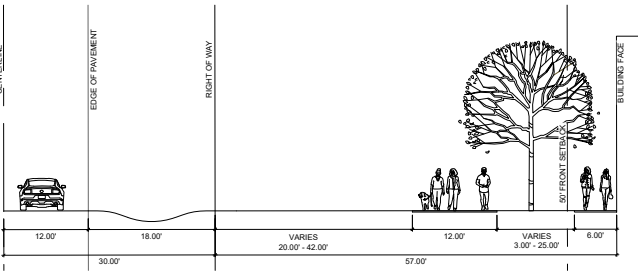
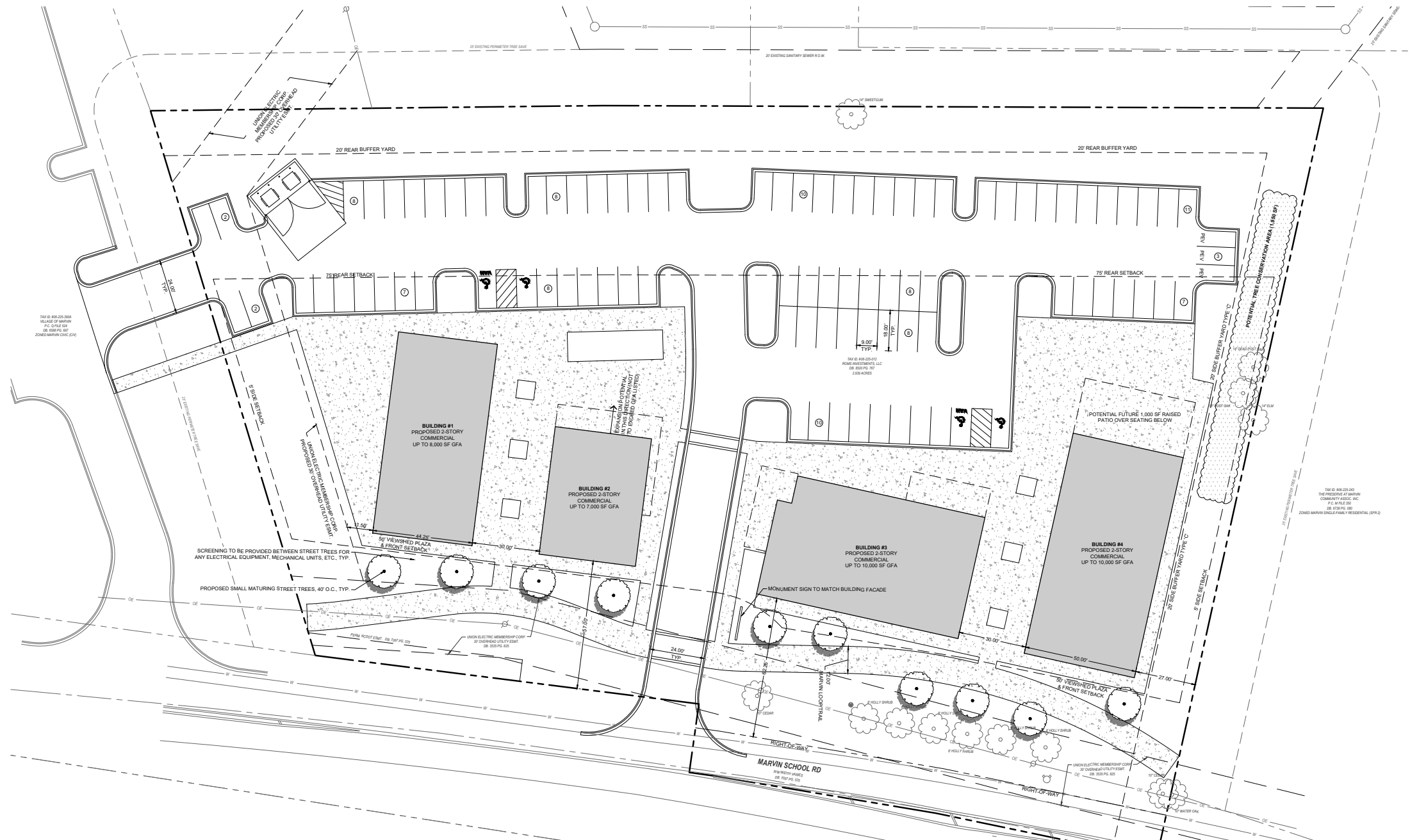


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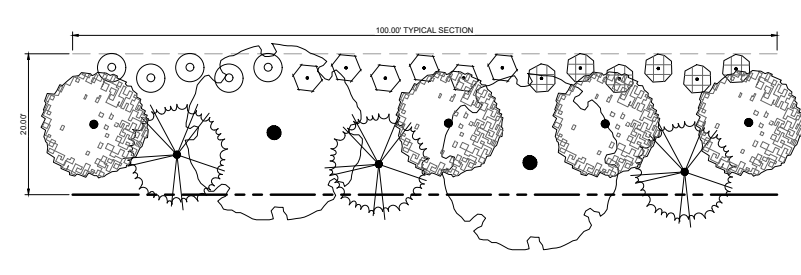
DESIGN  
CONCEPT RENDERING



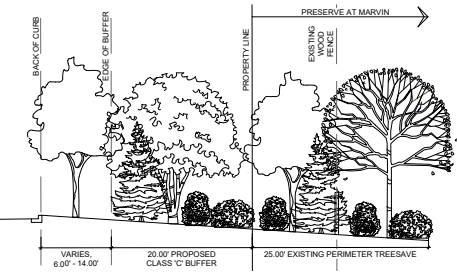
# DESIGN SITE PLAN + CONDITIONS



**A TYPICAL STREET SECTION - MARVIN SCHOOL ROAD**  
SCALE: 1" = 10'



**B TYPICAL CLASS 'C' BUFFER PLANTINGS**  
SCALE: 1" = 10'



**C TYPICAL REAR YARD SECTION**  
SCALE: 1" = 10'

## Conditions:

1. Article 8.5-6(H)(2) requires an 85-foot front setback for conventional square commercial building types. A modification is requested to reduce the setback to 50 feet.
2. Article 8.5-6(H)(3)(j) requires 1 PEV space per 10 parking spaces. A modification is requested to reduce the required number from 10 to 3.
3. Lighting: Zero foot-candle must be depicted during permitting on photometrics plan.
4. Trash must be removed from any building side fronting Marvin School Road within 24 hours.
5. Deliveries & trash pickup to occur only between hours of 6 AM and 10 PM.
6. Building footprints are not final in nature and will be revised as needed during design and are not to exceed the gross floor areas listed.
7. Site to be built in two phases and completed within seven years.



**1 EXISTING TREE CANOPY**

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