



PLANNING BUILDING AND DEVELOPMENT

Noel C. Taylor Municipal Building
215 Church Avenue SW, Room 170
Roanoke, Virginia 24011
540-853-1730
planning@roanokeva.gov

CITY OF ROANOKE PLANNING COMMISSION
Noel C. Taylor Municipal Building
City Council Chamber, Fourth Floor, Room 450
July 8, 2024 – 1:30 p.m.
AGENDA

I. Call to Order and Welcome:

Welcome to the July public hearing of the City Planning Commission. This meeting is being broadcast via Facebook Live. Please make sure that sound on all cellular phones and electronic devices is turned off during the meeting. If you wish to speak to any matter, the chair will recognize you in turn. Each speaker must state his or her name and residential address so that the Commission's secretary may record the proceedings accurately.

All persons shall be afforded an opportunity to speak and state their views concerning all aspects of these matters.

II. Approval of Agenda: July 8, 2024

III. Approval of Minutes: June 10, 2024

IV. Unfinished Business:

A. Application by ABoone Real Estate, Inc. to (i) close by vacation an approximately 0.05 acre portion of Medmont Circle SW at the curve in the street being adjacent to Official Tax Map Nos. 5140123, 5140124, 5140125, and 5140126, for incorporation into the larger master plan; and (ii) to rezone the property located at 5093 Medmont Circle SW and 8 parcels addressed as 0 Medmont Circle SW, Official Tax Parcels 5130136, 5140121, 5140122, 5140123, 5140124, 5140125, 5140126, 5140127, and 5140128; and the portion of right-of-way to be vacated adjacent to Official Tax Map Nos. 5140123, 5140124, 5140125, and 5140126, from R-12, Residential District, to MXPUD, Mixed Use Planned Unit Development District.

V. New Business:

A. Application by Orange Avenue Development, LLC, to amend the Planned Unit Development Plan that specifies uses, location of buildings and infrastructure, site access, and building design for the property located at 2843, 2814, 0, 2838, 2828, 2842, and 2920 Orange Avenue NE; 2802 and 0 Daleton Road NE; 0 Scott Road NE; 2519, 2525, and 0 Manning Road NE; and the portion of right-of-way previously approved for vacation between Official Tax Map Nos. 7120208 and 7170201; bearing Official Tax Map Nos. 7070114, 7130104, 7130105, 7130106, 7130107, 7130108, 7130109, 7130113, 7130123, 7130121, 7130122, 7120208, and 7170201 (respectively). The zoning of the property will remain MXPUD, Mixed Use Planned Unit Development District.

Any person with a disability requiring any special accommodation to attend or participate in the hearing should contact Planning, Building, & Development at (540) 853-1730.

B. Motion to schedule a public hearing for August 12, 2024, or as soon thereafter as the matter may be heard, to consider proposed amendments to Chapter 36.2, Zoning, of the Code of the City of Roanoke (1979), as amended.

VI. Other Discussion

VII. Adjourn

CITY OF ROANOKE PLANNING COMMISSION

Minutes

June 10, 2024 – 1:30 p.m.

Public Hearing

The Planning Commission of Roanoke held its Public Hearing on Monday, June 10, 2024, at 1:30 p.m. This meeting was streamed on Facebook Live. Planning Commissioners met in the City Council Chambers, Fourth Floor, Noel C. Taylor Municipal Building, with Chair Frank Martin presiding.

PRESENT: Commissioners Mr. Kevin Berry, Ms. Sarah Glenn, Mr. James Smith, Ms. Pamela Smith, and Mr. Frank Martin, Chair – 5.

ABSENT: Commissioners Mrs. Karri Atwood and Mr. Scott Terry-Cabbler – 2.

OTHERS PRESENT: Laura Carini, Deputy City Attorney; Mrs. Katharine Gray, Principal Planner; and Ms. Emily Clark, Secretary.

The meeting was called to order by Chair Martin at 1:30 p.m.

I. Approval of the agenda for June 10, 2024:

Commissioner Terry-Cabbler made a motion to approve the agenda for June 10, 2024. The motion was seconded by Commissioner Berry and the agenda was approved by unanimous voice vote.

II. Approval of the minutes of May 13, 2024:

Commissioner Smith made a motion to approve the minutes of May 13, 2024. The motion was seconded by Commissioner Terry-Cabbler and the minutes were approved by unanimous voice vote.

III. Unfinished Business:

Chair Martin read into record:

The applicant requested a continuance for the following application.

Application by ABoone Real Estate, Inc. to (i) close by vacation an approximately 0.05 acre portion of Medmont Circle SW at the curve in the street being adjacent to Official Tax Map Nos. 5140123, 5140124, 5140125, and 5140126, for incorporation into the larger master plan; and (ii) to rezone the property located at 8 parcels addressed as 0 Medmont Circle SW, Official Tax Map Nos. 5140121, 5140122, 5140123, 5140124, 5140125, 5140126, 5140127, and 5140128; and the portion of right-of-way to be vacated adjacent to Official Tax Map Nos. 5140123, 5140124, 5140125, and 5140126, from R-12, Residential Single-family District, to MXPUD, Mixed Use Planned Unit Development District.

Alexander Boone, 5760 Reserve Point Lane, was present to speak on the application and requested to continue the application to the July 8, 2024, Planning Commission Public Hearing, or as soon thereafter as the matter may be heard.

Mr. Martin asked the Commissioners if they had any questions for the applicant or staff. There was none.

Mr. Martin opened the public hearing.

The following speakers were present to speak in opposition of the application, citing concerns of traffic safety, environmental impact, and increased density:

Karen Musgrove, 5521 Medmont Circle SW
John Dilauro, 1438 Barnhart Drive SW
John Parker, 1547 Coral Ridge Road SW
M. Lawrence, 1306 Belle Aire Lane SW

Commissioner Ms. Glenn made a motion to continue the application to the July 8, 2024, Planning Commission Public Hearing, or as soon thereafter as the matter may be heard. The motion was seconded by Commissioner Ms. Smith and the application was continued by unanimous voice vote.

IV. New Business:

Chair Martin read into record:

The applicant requested to withdraw the following application.

Application by South Creek Development, LLC, to rezone property located at 3731 and 3715 Shenandoah Ave NW and two parcels addressed as 0 Shenandoah Ave NW; Official Tax Map Nos. 2730219, 2730221, 2730216, and 2730220, respectively; from R-7, Residential District, to RMF, Residential District, with a condition.

Chair Martin acknowledged that the applicant had withdrawn their application prior to the public hearing.

VII. Adjourn

There being no further business to come before the Commission, Chair Martin declared the hearing adjourned at 1:47 p.m.

Respectfully submitted,



Emily G. Clark,
Secretary to the Planning Commission



PLANNING COMMISSION AGENDA REPORT

To: Chair and Members of the Planning Commission

Meeting: July 8, 2024

Subject: Application by ABoone Real Estate, Inc. to (i) close by vacation an approximately 0.05 acre portion of Medmont Circle SW at the curve in the street being adjacent to Official Tax Map Nos. 5140123, 5140124, 5140125, and 5140126, for incorporation into the larger master plan; and (ii) to rezone the property located at 5093 Medmont Circle SW and 8 parcels addressed as 0 Medmont Circle SW, Official Tax Parcels 5130136 , 5140121, 5140122, 5140123, 5140124, 5140125, 5140126, 5140127, and 5140128; and the portion of right-of-way to be vacated adjacent to Official Tax Map Nos. 5140123, 5140124, 5140125, and 5140126, from R-12, Residential District, to MXPUD, Mixed Use Planned Unit Development District, subject to the Development Plan that specifies uses, location of buildings and infrastructure, site access, and building design.

Staff Recommendation:

Staff recommends approval. The Amended Application No.3 is consistent with the general principles within the City's Comprehensive Plan, *Greater Deyerle Neighborhood Plan*, and the Zoning Ordinance as the subject property will be developed and used in a manner appropriate to the surrounding area.

The recommendation for approval is subject to the conditions in Attachment B for the vacation of said portion of Medmont Circle SW at the curve in the street being adjacent to Official Tax Map Nos. 5140123, 5140124, 5140125, and 5140126.

Application Information:

Request: Street/Alley Closure by Vacation
Rezoning to Planned Unit Development

Owners: John Carter, John A. Carter Rental Properties, LLC
Alexander Boone, Keagy Medmont, LLC

Applicant: Alexander Boone, ABoone Real Estate, Inc.

Agent: Ben Crew, Balzer & Associates, Inc.

City Staff Person: Katharine Gray, Principal Planner

Address: Street/Alley Closure by Vacation:
i) approximately 0.05 acre portion of Medmont Circle SW at the curve in the street being adjacent to Official Tax Map Nos. 5140123, 5140124, 5140125, and 5140126, for incorporation into the larger master plan

Rezoning:
5093 Medmont Circle SW and 8 parcels addressed as 0 Medmont Circle SW, Official Tax Parcels 5130136, 5140121, 5140122, 5140123, 5140124, 5140125, 5140126, 5140127, and 5140128; and the portion of right-of-way to be vacated adjacent to Official Tax Map Nos. 5140123, 5140124, 5140125, and 5140126

Official Tax Nos: 5130136 , 5140121, 5140122, 5140123, 5140124, 5140125, 5140126, 5140127, and 5140128

Site Area: +/-3.51 acres

Relevant Plans: *City Plan 2040*
Greater Deyerle Neighborhood Plan

Proposed Land Use: Dwellings in the form of townhouse buildings and other uses as noted on the Development Plan

Future Land Use: General residential

Filing Date: Original Application: December 26, 2024
Amended Application No. 1: January 19, 2024
Amended Application No. 2: May 17, 2024
Amended Application No. 3: June 25, 2024

Public Notification and Outreach:

Required Public Notice – State of Virginia Code	<ul style="list-style-type: none"> • Roanoke Times Legal Advertisement (runs twice) • Letters to Property owners abutting subject property (includes across street/alley) • Direct notice by mail includes neighboring localities if applicable
Required Public Notice – City of Roanoke Zoning Code	<ul style="list-style-type: none"> • Posting a sign on the subject property with hearing date and contact for additional information
PBD Outreach Beyond State/City Code Requirements	<ul style="list-style-type: none"> • Posting applications - applications received are posted on the <u>PBD Board & Commission page</u>, providing instant access to the full application and supporting documentation

	<ul style="list-style-type: none"> • <i>CivicSend</i> Notices - Email notification subscription to share information with citizens and stakeholders according to their preferences. Land Use Applications touch the inbox of subscribers at least 2 times – 1) Application filed; 2) Agenda and Staff Report Posting; 3) Amended Information, if applicable • Neighborhood Leaders and Civic Stakeholders Email Notice – Direct email to leaders to share information; coincides with <i>CivicSend</i> Notices • <i>CivicSend</i> Notices for land use applications typically reach more than 1,800 subscribers
PBD Recommended Applicant Outreach	<ul style="list-style-type: none"> • All applicants are strongly advised to discuss project with area neighborhood organizations and/or civic leagues and adjoining property owners and/or tenants
Applicant Outreach	<ul style="list-style-type: none"> • The applicant mailed notice of their plans to neighborhood residents and offered to meet with the neighborhood.

Background:

As noted in the *Greater Deyerle Neighborhood Plan*, this area of the City has gradually transitioned from a sparsely populated rural area in the 1950's to a low-density suburban community surrounded by commercial development on its edges. The approximately 3.5-acre property proposed for development is made up of nine parcels and right-of-way to be vacated located just south of a large regional medical center at and to the south of the intersection of Keagy Road SW and Medmont Circle SW. The property is vacant.

Proposed Use/Development:

The applicant proposes to develop townhouses on the approximately 3.5-acre property. At the curve in the street adjoining Official Tax Map Nos. 5140123, 5140124, 5140125, and 5140126, a small portion of the existing right-of-way for Medmont Circle is requested to be vacated for incorporation into the larger master plan.

The plan proposes 24 townhouse units with 4 units facing Keagy Road and 20 units facing Medmont Circle. The units range in size, with footprints from approximately 20 by 46 feet to 25 by 60 feet. The plan requires substantial conformity to design standards regulating size by height, width, length; roof

pitch, style, and material; front porches; percentage of window and door openings on street facing facades; and siding material.

As part of the development, Medmont Circle SW would be widened by the developer to a width recommended by the City's Street Design Guidelines with planting strips with trees and sidewalk constructed on both sides along the length of the Medmont Circle and Keagy Road frontage. The level of improvements more than offsets any costs of the property to be vacated.

The development plan limits the building placement and form, site development, and use of the property to particular residential uses. The development would also be subject to the supplemental regulations and development standards of the zoning ordinance, some of which are reflected in the development plan.

Considerations:

Compatibility with Surrounding Land Uses:

This property is located along a collector street just south of a large regional hospital surrounded by medical clinics with less intensive residential uses to the east, south, and west. Existing land uses reflect those zoning designations:

	<i>Zoning District</i>	<i>Land Use</i>
<i>North</i>	HBD, Highway Business District	Hospital; medical clinics
<i>South</i>	R-12, Residential District	Vacant, and Single-unit detached dwellings
<i>East</i>	R-12, Residential District	Single-unit detached dwellings
<i>West</i>	R-12, Residential District	Single-unit detached dwellings

Staff finds the proposed development an appropriate transition between the large regional center to the north and the less intensive land uses to the south that exist today.

Applicability/Appropriateness of Proposed Zoning District:

The development would be subject to the standards of the MXPUD, Mixed Use Planned Unit Development, district and supplemental regulations and development standards of the zoning ordinance. In a Planned Unit Development District, many of the dimensional regulations and land uses are defined by the PUD development plan. The proposed development plan displays the required information through graphics and text and on exhibit b, including design standards and building elevations.

Availability of Other Property:

There are no other available properties of comparable size in the immediate vicinity that are zoned to permit this type of development.

Consistency with Comprehensive Plan:

City Plan 2040 advocates development of higher density residential uses along commercial corridors. The site is situated along a collector street with a mixture of commercial and residential uses just south of a large regional hospital system. The hospital area to the north is intensively developed. The residential areas surrounding the property to the east, south, and west permit dwelling unit density at 1-3 dwelling units per lot with a minimum lot size of 8,000sf. The proposed townhouses would have a dwelling unit density of 1 unit per 6,370sf. Relevant policies and action items in the comprehensive and neighborhood plan include:

Policy/Action	Plan	Applicability
Big Ideas: Category 1: Physical Development of Our Community Complete Neighborhoods Every neighborhood should offer a wide range of housing options within or in close proximity to commercial areas that provide services, retail, and restaurants; schools and child care, places of worship; and parks and open space. These complete neighborhoods are served and connected by an effective multimodal transportation system. Livable Built Environment Priority One: Growth Through Preservation and Context Sensitive Design Policy 1: Encourage development, redevelopment, and revitalization through preservation and context sensitive design Action Items: <ul style="list-style-type: none">• Proposed development (infill development, alterations, renovations, and additions) should create or enhance a distinctive character that relates well to the surrounding community• Allow multiunit and cluster housing types that are compatible in scale and character with detached single-family homes	Comprehensive Plan ¹ , Big Ideas	The proposed development provides a wider range of housing options through townhouse dwellings in an area appropriate for higher density residential uses along a collector street adjacent to a large regional center to the north. The proposed development provides townhouses at the northernmost portion of a neighborhood adjacent to a large regional medical center. The nearest houses average 76 feet in width and the closest townhouse groupings are 100 feet in width with a percentage and traditional patterning of windows and doors

¹ *CityPlan2040, City of Roanoke, 2020*

² *Greater Deyerle Neighborhood Plan, City of Roanoke, 2006*

Policy/Action	Plan	Applicability
<p>Livable Built Environment Priority Seven: Complete Streets Roanoke recognizes the need for streets that are safe for all users. Policies for this priority focus on improved infrastructure and education on all modes of transportation, such as bicycling and walking. Policy 2: Improve pedestrian systems</p> <ul style="list-style-type: none"> ○ Require sidewalk construction or replacement along streets and for circulation between buildings and activity areas as part of all development projects, unless scale is minimal ○ Improve pedestrian systems through planting shade trees, adding pedestrian scale lights, and street furniture <p>City Design Suburban Neighborhoods Design principles: New development should incorporate urban neighborhood principles rather than replicate suburban principles.</p> <p>Proposed development (infill development, alterations, renovations, and additions) should create or enhance a distinctive character that relates well to the surrounding community through setbacks, scale, massing, primary entrances facing streets, ample window openings, durable materials, and architectural detailing.</p> <ul style="list-style-type: none"> ○ Residential buildings should have consistent setbacks from the street. ○ Two-family and multifamily buildings should be of similar scale to the residential housing that surrounds it; while such housing near the neighborhood centers and corridors may be larger in scale. ○ All streets should have sidewalks and should be lined with trees between the sidewalk and the street. On-street parking should be encouraged rather than having each lot contain its own parking. Where off-street parking is provided, it should be located to the rear of the lot; driveways and garages should be located to the side or rear of buildings. 		<p>on street facing façade reflective of the residential use.</p> <p>The plan requires curb, gutter, planting strip with street trees, and sidewalk along the Medmont Circle and Keagy Road frontages.</p> <p>The proposal allows the established neighborhood to maintain its overall residential character while increasing housing options in the form of townhouses at the northernmost end of the neighborhood. The setbacks reflect those required in the R12 District and the placement, scale, massing, entrance location and window openings, and detailing of the built form reflect the residential character of that permitted in the neighborhood. Pedestrian accommodations are included along Medmont Circle and Keagy Road with street trees between the sidewalk and the street. On-street</p>

Policy/Action	Plan	Applicability
<p>Residential Development Policies:</p> <ul style="list-style-type: none"> ○ New development: New development should be well-planned and use limited land resources wisely. Infrastructure should be installed in conjunction with new development, including street improvements to address added traffic. ○ Infill development: Infill development should be aesthetically and functionally compatible with its existing context of adjoining development. ○ Housing Clusters: Support the rezoning of vacant or underutilized large sites for mixed density housing provided that it is consistent with the design guidelines of Vision 2001-2020, preserves some green space to buffer existing development, and minimizes environmental impacts. 	<i>Neighborhood Plan²</i>	<p>parking can occur on the side of the street with fewer driveways.</p> <p>The proposed development of this topographically challenging site fills out the long vacant northernmost portion of the neighborhood adjacent to Keagy Road with townhouses. The placement, scale, massing, and detailing reflect the residential nature of the existing neighborhood while using this remaining portion of land efficiently, manages stormwater with a detention basin below the development, and includes street improvements to address the added vehicular traffic and on-street parking while providing safe pedestrian accommodations.</p>

Comments on Application:

Planning Commission Work Session:

Discussion by the Planning Commission in its work session considered outreach to the community, technical corrections to the application, uses permitted, development standards for buildings, streetscape improvements, and corrections needed within the application to reflect zoning requirements.

The applicant submitted Amended Application No.1, 2, and 3 to address most concerns noted above.

Interdepartmental Comments:

General comments were provided from the Western Virginia Water Authority, Fire department, and the Planning Building and Development department related to: water and sewer availability, fire code standards, building and zoning subdivision requirements, and the permitting process.

Public Comments:

Public comment has focused on lack of public notice, lack of property being offered for sale publicly, disruption to the tight-knit community, proposed dwellings not matching the existing single-unit detached dwelling on large lot character of the existing neighborhood, lower property values, added traffic on Medmont Circle, increased stormwater, reduction in green space, and increase in dwellings increasing liability for the private lake in the neighborhood.

Conclusions:

Density:

The proposed density of dwelling units is appropriate for a location at the northmost portion of the neighborhood along a collector street and across from a large regional medical center to the north.

Building Form:

Six townhouse groupings with a total of 24 dwelling units are located at Keagy Road and on Medmont Circle. The maximum building height at 35ft matches the 35ft maximum height allowed in the neighborhood.

The townhouse unit groupings range in width from 75ft to 125ft wide with most groups 100ft wide. The individual footprints within each grouping range from approximately 20 by 46 feet to 25 by 60 feet. There is an easily recognizable and accessible primary entrance to each unit that faces the private street within the development. There are ample window openings that are vertically and horizontally aligned as depicted on the front building elevations. The forms and materials proposed are residential in nature.

Stormwater:

The plan proposes a stormwater facility at the southernmost end of the property. The City administers a Stormwater Management Program for all new development. This program enforces performance standards for the volume and quality of post-construction runoff. Compliance of the stormwater management plan with these standards is assessed during Comprehensive Site Plan review process. Staff recommends that all water quality measures be addressed on-site in lieu of purchasing off-site credits during the development review process.

Traffic:

The Transportation Division has reviewed the zoning amendment proposal and supports the public infrastructure improvements shown in the development plan. The improvements, such as the 26-foot wide street section with curb, gutter, and sidewalk, will provide safer and more efficient passage for pedestrians and motorists alike. The additional traffic generated by the development utilizing Medmont Circle SW is not anticipated to oversaturate the existing street network.

Additional reviews based on survey-level site plans are required to ensure that the above features meet City and State roadway standards. Therefore, configuration, alignment, or other details for the proposed infrastructure improvements may change based on future project reviews during the comprehensive development review process.

Tree Canopy:

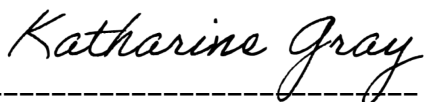
The proposed tree canopy coverage of 20% in the development would exceed the minimum coverage that would be required under the proposed zoning district and match the minimum coverage required in the current R-12, Residential District.

Conclusions and Recommendations:

Staff finds the proposal is consistent with the general principles within the City's comprehensive plan with respect to the proposed land use. The proposed MXPUD development plan is generally consistent with the City's planning and urban design principles.

The development proposal will provide 24 new dwelling units on undeveloped land at the northernmost edge of a neighborhood adjacent to a collector street across from a large regional healthcare center and nearby commercial center. The comprehensive plan supports the idea of increased residential density and housing types in all neighborhoods and especially in this type of area. The MXPUD development plan provides for an arrangement of buildings, parking, and access that is responsive to the many challenges of the site.

Staff supports the proposed rezoning and recommends approval.



Katharine Gray, AIA, AICP, Leed AP
Planning Commission Agent

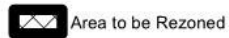
Enclosure: Attachment A, Zoning District Map
Attachment B, Right-of-Way Vacation Conditions

Distribution:

Dr. Lydia Pettis Patton, Interim City Manager
Sam Roman, Assistant City Manager
Angela O'Brien, Assistant City Manager
Chris Chittum, Acting Assistant City Manager
Jillian Papa Moore, Acting Director of Planning Building and Development
R. Wayne Leftwich, Jr., Planning Manager
Timothy Spencer, City Attorney
Laura Carini, Deputy City Attorney
John Carter, John A. Carter Rental Properties, LLC
Alexander Boone, ABoone Real Estate, Inc.
Ben Crew, Balzer & Associates, Inc.

ZONING DISTRICT MAP

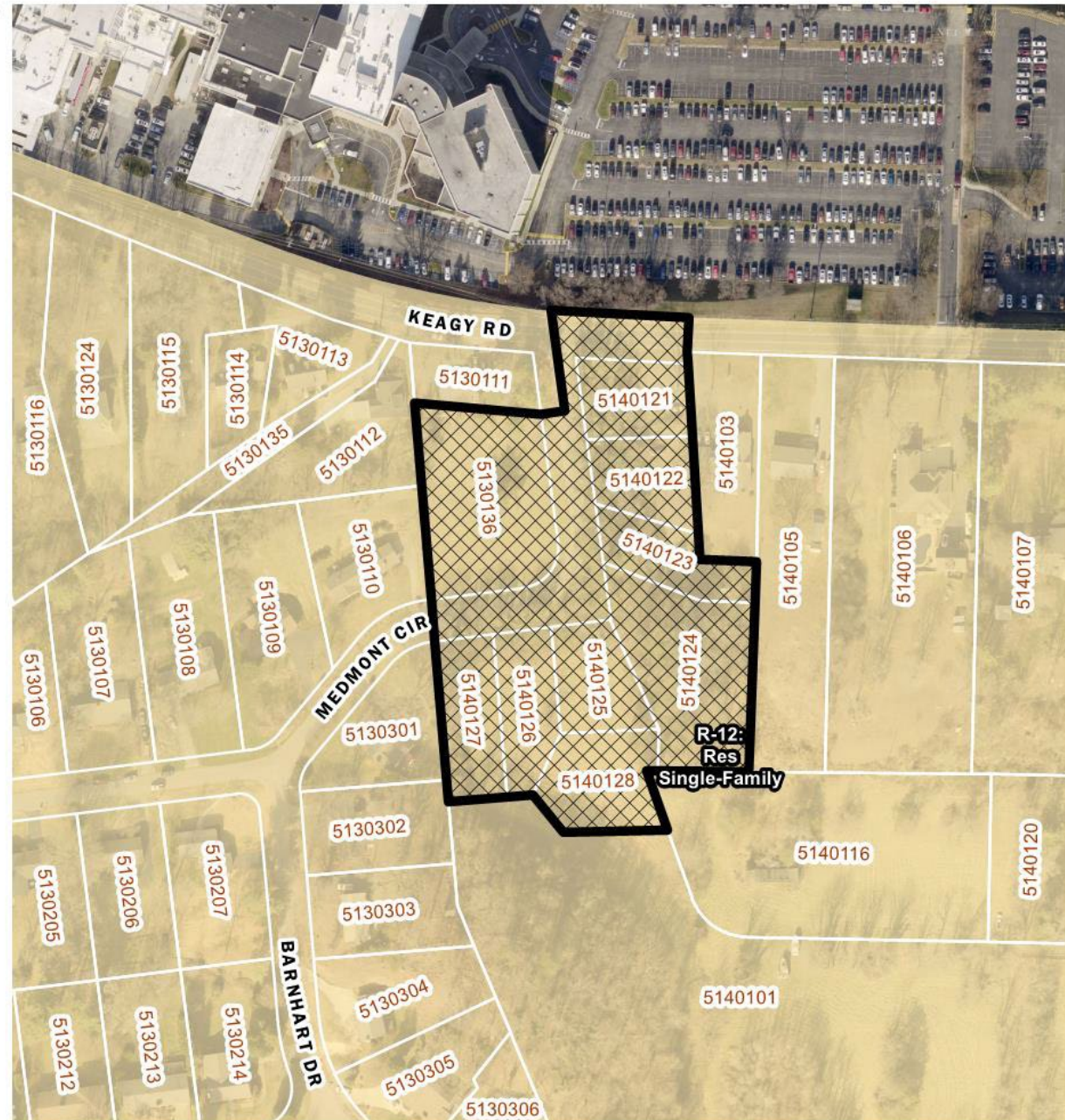
5093 Medmont Circle SW and
8 parcels addressed as:
0 Medmont Circle SW
Official Tax Parcels: 5130136,
5140121, 5140122, 5140123,
5140124, 5140125, 5140126,
5140127, and 5140128, respectively



Zoning

- AD: Airport Dev
- CG: Commercial-General
- CLS: Commercial-Large Site
- CN: Commercial-Neighborhood
- D: Downtown
- I-1: Light Industrial
- I-2: Heavy Industrial
- IN: Institutional
- INPUD: Institutional Planned Unit Dev
- IPUD: Industrial Planned Unit Dev
- MX: Mixed Use
- MXPUD: Mixed Use Planned Unit Dev
- R-12: Res Single-Family
- R-3: Res Single-Family
- R-5: Res Single-Family
- R-7: Res Single-Family
- RA: Res-Agricultural
- RM-1: Res Mixed Density
- RM-2: Res Mixed Density
- RMF: Res Multifamily
- ROS: Recreation and Open Space
- UF: Urban Flex
- Conditional Zoning

0 100 200 Feet



Right-of-Way Vacation Conditions:

1. Upon meeting all conditions to the granting of the application, the applicant shall deliver a certified copy of this ordinance for recordation to the Clerk of the Circuit Court of Roanoke, Virginia, indexing the same in the name of the City of Roanoke, Virginia, as Grantor, and in the name of the petitioner, and the names of any other parties in interest who may so request, as Grantees. The applicant shall pay such fees and charges as are required by the Clerk to effect such recordation.
2. Upon recording a certified copy of this ordinance with the Clerk of the Circuit Court of the City of Roanoke, Virginia, the applicant shall file with the Engineer for the City of Roanoke, Virginia, the Clerk's receipt, demonstrating that such recordation has occurred.
3. The applicant shall submit a subdivision plat to the Subdivision Agent, receive all required approvals thereof, and record the plat with the Clerk of the Circuit Court for the City of Roanoke. Such plat shall combine all properties which would otherwise dispose of the land within the right-of-way to be vacated in a manner consistent with law, and retain appropriate easements for the installation and maintenance of any and all existing utilities that may be located within the right-of-way, including the right of ingress and egress.
4. If the above conditions have not been met within a period of twelve (12) months from the date of the adoption of this ordinance, then such ordinance will be null and void with no further action by City Council being necessary, unless extended by the Planning Commission Agent for an additional six (6) months prior to the end of the twelve (12) month period.

Zoning Amendment Application

Department of Planning, Building and Development
Room 170, Noel C. Taylor Municipal Building
215 Church Avenue, S.W.
Roanoke, Virginia 24011
Phone: (540) 853-1730

[Click Here to Print](#)

Filing Date: June 25, 2024

Submittal Number: Amended Application No. 3

Request (select all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Rezoning, Not Otherwise Listed | <input type="checkbox"/> Amendment of Proffered Conditions |
| <input type="checkbox"/> Rezoning, Conditional | <input type="checkbox"/> Amendment of Planned Unit Development Plan |
| <input checked="" type="checkbox"/> Rezoning to Planned Unit Development | <input type="checkbox"/> Amendment of Comprehensive Sign Overlay District |
| <input type="checkbox"/> Establishment of Comprehensive Sign Overlay District | |

Property Information:

Address: 0 Medmont Circle (8 Lots) 5093 Medmont Circle (1 Lot)

Official Tax No(s): 5140121, 5140122, 5140123, 5140124, 5140125, 5140126, 5140127, 5140128, 5130136

Existing
Zoning:

R-12, Residential Single-Family

- ☐ Without Conditions
☐ With Conditions
☐ Planned Unit Development

Ordinance
No(s). (If
applicable):

Requested
Zoning:

MXPUD, Mixed Use Planned Unit Development

- ☐ Without Conditions
☒ With Conditions
☐ Planned Unit Development

Proposed
Land Use:

Multi-family development
(townhomes)

Property Owner Information:

Name: John A. Carter Rental Properties, LLC and Keagy Medmont, LLC

Phone Number: 5408710711

Address: P.O. Box 12245, Roanoke, VA 240124

E-mail: timberbiz01@aol.com

Property Owner's Signature:

Applicant Information (if different from owner):

Name: ABoone Real Estate, Inc.

Phone Number: 5402781365

Address: 3924 Electric Road, SW, Suite A, Roanoke, VA 24018

E-mail: AB@ABooneHomes.com

Applicant's Signature:

Authorized Agent Information (if applicable):

Name: Balzer Associates/Ben Crew

Phone Number: 5407729580

Address: 1208 Corporate Circle, SW, Roanoke, VA 24018

E-mail: BCrew@Balzer.cc

Authorized Agent's Signature:

IN RE:
JOHN A. CARTER RENTAL PROPERTIES, LLC,
AND
KEAGY MEDMONT, LLC
OWNERS OF RECORD
AND
ABOONE REAL ESTATE, INC., APPLICANT,
AMENDMENT TO APPLICATION FOR
ZONING AMENDMENT TO MIXED PLANNED UNIT DEVELOPMENT (“MXPUD”)
AND RIGHT OF WAY VACATION AND DEDICATION REQUEST

0 Medmont Circle, Official Tax Number 5140121
0 Medmont Circle, Official Tax Number 5140122
0 Medmont Circle, Official Tax Number 5140123
0 Medmont Circle, Official Tax Number 5140124
0 Medmont Circle, Official Tax Number 5140125
0 Medmont Circle, Official Tax Number 5140126
0 Medmont Circle, Official Tax Number 5140127
0 Medmont Circle, Official Tax Number 5140128
0 Medmont Circle, Official Tax Number 5130136

(together, the “Property”, Exhibit D)

January 19, 2024

Amendment 3

June 25, 2024

I. INTRODUCTION AND REQUEST FOR REZONING TO MIXED PLANNED UNIT DEVELOPMENT

Pursuant to Section 36.1-690 of the Code of the City of Roanoke (1979), as amended, John A. Carter Rental Properties, LLC (Tax Nos. 5140121-5140128) and Keagy Medmont, LLC (Tax No. 5130136)(together, “Owners of Record”) and ABoone Real Estate, Inc., a Virginia corporation (“ABRE”), respectfully submit the following written narrative in support of Amendment 3 to its Application for a Zoning Amendment Application to Mixed Planned Unit Development and Vacation of Right of Way, as follows:

The Owners of Record and Applicant ABRE hereby request that the City of Roanoke amend the zoning classification for each of the eight (8) lots comprising the Property from Residential R-12 to Mixed Planned Unit Development in substantial conformance with the Development Plan Entitled, “Medmont Circle” by Balzer Associates dated May 14, 2024, as set forth on Exhibit A, attached hereto and incorporated herein (the “Development Plan”), filed simultaneously with ABRE’s Zoning Amendment Application, for the development of twenty-four (24) residential townhome lots on Keagy Road and Medmont Circle and vacation of the right of way as set forth on the Development Plan. The new townhome lots comprising the Property will create a new community known as Keagy Way to be offered for sale to the general public.

II. NARRATIVE IN SUPPORT OF APPLICATION

The amendment of the existing zoning classification for the Property supports the City’s Comprehensive Plan (the “Comp Plan”) by proposing a new housing option for all demographics in the Southwest City community adjacent to the Route 419 commercial corridor, HCA Lewis Gale Medical Center and Apperson Drive. Keagy Way offers an efficient, attractive, and compatible use for the Property for the reasons more fully set forth in this Narrative.

A. DESCRIPTION OF PROPOSED USE AND DEVELOPMENT OF THE PROPERTY

The City of Roanoke is in a housing crisis with a significant shortage of new housing. Specifically, the City needs new and more affordable housing options that can only be created by higher density zoning and accompanying development.

The Property offers the perfect location to create a new community of townhomes in the Southwest City neighborhood, as opposed to the currently zoned eight (8) single family homes under the current zoning. Under the proposed plan of development, Southwest City will benefit from the addition of twenty-four (24) new, attractive and diverse housing units. Keagy Way will offer a streetscape with beautiful architecture that complements adjoining neighborhoods. ABRE sets forth the Keagy Way Architectural Standards for the townhomes to be constructed on the Property in substantial conformance therewith on Exhibit B, attached hereto and incorporated herein. ABRE further sets forth the uses for the Property under the Zoning Ordinance on Exhibit C, attached hereto and incorporated herein.

B. JUSTIFICATION FOR THE CHANGE

The Comp Plan states that the City needs more diverse housing options, including multi-family options. In its current configuration, the Property does not offer the most efficient use to meet the needs of the current real estate market. In fact, the current eight (8) lot development that was approved for the Owners of Record is not economically viable. Single-family homes are unlikely ever to be built on the Property because the development costs are too high to support eight (8) single-family homes.

The current Owners planned to develop the Property for single family lots but, after appropriate diligence, determined that the plan was not viable. He wants to sell it instead of developing it. After close to two years of trying to sell the land with no buyers, ABRE now respectfully requests a zoning amendment because it has an attractive and viable plan to help address the need for more diverse housing in the City of Roanoke.

Even if developing eight (8) single family lots is feasible, doing so is a missed opportunity to take a small step to help address the City's need to offer alternative housing options to meet a more dynamic housing market and population. The Roanoke Valley has worked hard as a region to grow existing businesses and attract new ones. But it cannot grow without sufficient housing. The City of Roanoke needs additional new and different types of housing. And it needs it now. The Future Land Use Map for Greater Deyerle from 2006 shows the Property under Single Family Residential. In 2006, the real estate market was at the height of the single-family residential building boom. The economy, housing, demographics and the Roanoke Valley all have changed dramatically since 2006. The cost to develop single family residential on the Property is too high and makes it infeasible.

The City has benefitted from the addition of a number of new apartment projects over the past few years - both inside and outside of the City's core. But the City needs different higher density housing for both younger and older demographics. And ABRE can meet this need in Southwest City, as Keagy Way will offer new housing options for all demographics. ABRE's plan offers one floor living/age in place housing option for any demographic, as well as upper floor primary bedrooms potentially for a younger demographic.

Keagy Way is comprised of twenty-four (24) townhomes that offer a new housing option to the young professional, the move-up person, couple or family, and, importantly, the empty nester buyer who wants to remain in the city but cannot maintain their current larger single-family home and may well move elsewhere! Existing homeowners on Keagy Road, Medmont Circle and Barnhart Road can move from their multistoried homes to Keagy Way for a one floor lifestyle!

The four (4) twenty (20) foot wide townhomes on Lots 1-4 on Keady Road likely will appeal to a younger demographic, as they will offer bedrooms on the upper floors. The remaining larger townhomes on Lots 5-25 will offer one floor living for any demographic. All townhomes will offer garages. Please note that the Development Plan skips Lot 13, thus Lot 25 in a 24-lot community.

The Comp Plan also encourages low maintenance housing options such as townhomes and multi-family units to allow older residents to remain in the neighborhood as they transition from single family dwellings and to attract younger homeowners. ABRE's proposed plan does just this.

The City needs more affordable housing options, as the skyrocketing cost of development, building materials and construction labor has made traditional single-family housing more and more expensive. The proposed higher density use of the Property should offer

a more affordable housing option for new home and allow the City to enhance its housing to new and existing residents.

The proposed Rezoning of the Property to Mixed Planned Unit Development from R-12, Residential Single Family to Mixed Planned Unit Development is necessary to change the type of housing that can be built in accordance with the Plan of Development to permit the construction of twenty-four (24) townhome units, as more particularly set forth on the Plan of Development, use clearly supported, desired and anticipated by the City of Roanoke's Comprehensive Plan.

C. EFFECT OF THE PROPOSED AMENDMENT ON THE SURROUNDING NEIGHBORHOOD

ABRE respectfully submits that the request for rezoning contained in its Application is beneficial for the Property and the adjoining neighborhood as it expands the neighborhood's housing options for all demographics. ABRE's proposed use is entirely compatible with the Comp Plan in that the Keagy Way townhomes **"can accommodate a variety of households including families with children, empty nesters and young professionals, ensuring the marketability and long-term success of the neighborhood", all desired for the City by the Comp Plan.**

ABRE's proposed use of the Property will focus traffic to the front of the townhomes on Medmont Circle with garages and sidewalks. The vehicular trips by Keagy Way homeowners will be concentrated in front of Keagy Way itself. It is unlikely that many, if any, Keagy Way homeowners will drive through Medmont Circle instead of traveling to Keagy Road as the more direct and logical way to drive to Route 419 and Apperson Drive.

Keagy Way also will create a community with sidewalks that bind the new community with the existing neighbors on Keagy Road, Medmont Circle and Barnhart Drive. These sidewalks can become an active walkway for Keagy Road, Medmont Circle and Barnhart Drive residents who currently do not have access to sidewalks. Notably, sidewalks are not required in the current R-12 zoning classification and would not be included in a development plan for the eight (8) lots as they now exist.

The Comp Plan further states that "housing to keep seniors in the community should be considered in the future." With twenty (20) townhomes that offer complete one floor living, "seniors" (and any other demographic) will have the option to enjoy one floor living with the potential of a basement (lots 14, 15, 16 and 17). Lots 1-4 will offer options for those who seek bedrooms on the upper floors.

With two (2) stories visible from the street, the proposed townhomes are in scale with the surrounding community.

The Storm Water Management plan for Keagy Way will meet all City of Roanoke requirements and enhance the collection of storm water at this intersection of Medmont Circle and Keagy Road.

The Development Plan additionally proposes to vacate the right of way to make more efficient and consistent the current right of way in the “bend” of Medmont Circle in front of lots 9-14. The current right of way is an odd 45-degree angle; the new right of way will run behind the newly constructed curb and sidewalk consistent with those found in most other areas of the City. The Development Plan also dedicates new right of way, all as set forth on Exhibit A1. Moreover, the Development Plan widens Medmont Circle in front of the proposed townhomes from 18’ 6” to a fully paved 22’ with an additional four feet (4”) for the gutter pans. This road improvement will provide safer passage for all Medmont residents and other visitors.

The Development Plan utilizes the efficient use and development of land by developing a new community that enhances the existing Keagy Road, Medmont Circle and Barnhart Drive neighborhood.

D. AVAILABILITY OF OTHER SIMILARLY ZONED PROPERTIES IN THE GENERAL AREA AND IN THE CITY

As discussed, there are limited opportunities for new housing in the City of Roanoke. The opportunity to offer a new housing option to serve all demographics is important for the City of Roanoke. At this time, ABRE is not aware of another property in the general area or in the City of Roanoke that is available on which to build a streetscape townhome community. As a result, the proposed Keagy Way community is an important addition to the City of Roanoke.

E. RELATIONSHIP OF THE PROPOSED AMENDMENT TO THE CITY’S COMPREHENSIVE PLAN AND THE APPLICABLE NEIGHBORHOOD PLAN

The Property should not remain vacant, as it can help support efforts to alleviate the City’s housing crisis. With experience developing across the Roanoke Valley and beyond, ABRE respectfully submits that its Development Plan will enhance the already attractive Keagy/Medmont and Barnhart neighborhood and support the City’s Comprehensive Plan to create a new multi-family housing option for the City of Roanoke. These new townhomes will help retain, attract, and support residents of the City of Roanoke and offer an existing new housing option that will create a new home for people in the City.

The Owners of Record and ABRE each represent on Exhibit E, Incumbency Certificate, its Ownership of the entities involved, each party’s authority to file this Amendment 3 to Zoning Amendment Application and to sign all documentation associated with such filing.

For the reasons more particularly set forth in its Amendment 3 to Application, this Narrative and the Development Plan, the Owners of Record and ABRE respectfully request that the City of Roanoke adopt its Amendment to Application for Rezoning to Planned Unit Development in accordance with the provisions of the Zoning Ordinance of the City of Roanoke, Commonwealth of Virginia.

Respectfully submitted this 16th day of May 2024.

OWNER OF RECORD TAX NOS: 514021-5140128
JOHN A. CARTER RENTAL PROPERTIES, LLC

By: 

John A. Carter

Its:

Manager/Member

Date: 5/16/24

OWNER OF RECORD TAX NO 5130136
KEAGY MEDMONT, LLC

By: 

J. Alexander Boone

Its:

Manager/Member

Date: 5/15/24

APPLICANT:

ABOONE REAL ESTATE, INC.

By: 

J. Alexander Boone

Its:

President

Date: 5/15/24

EXHIBIT A

See Attached Development Plan by Balzer Associates dated May 14, 2024.

SITE & ZONING SUMMARY:

SITE ADDRESS: 1. MEDMONT CIR S.W.
2. 5093 MEDMONT CIR. S.W.

OWNER: 1. LOTS 1-8
JOHN A. CARTER RENTAL PROPERTIES, LLC
PO BOX 12245
ROANOKE, VA 24024

2. LOT 9
KEAGY MEDMONT, LLC
3934 ELECTRIC ROAD S.W.
ROANOKE, VA 24018

TAX MAP NUMBER AND ACREAGE: 1. 5140121 - ± 0.28 AC
2. 5140122 - ± 0.28 AC
3. 5140123 - ± 0.28 AC
4. 5140124 - ± 0.71 AC
5. 5140125 - ± 0.28 AC
6. 5140126 - ± 0.28 AC
7. 5140127 - ± 0.31 AC
8. 5140128 - ± 0.36 AC

9. 5130136 - ± 0.73 AC

TOTAL ACREAGE: ± 3.51 AC

EX. ZONING: R-12: RESIDENTIAL SINGLE-FAMILY DISTRICT

PROPOSED ZONING: MXPUD DISTRICT - MIXED PLANNED UNIT DEVELOPMENT & STREET VACATION REQUEST

ZONING SUMMARY PROPOSED - MIXED USE PLANNED UNIT DEVELOPMENT (MXPUD):

PROPOSED USE: DWELLING, TOWNHOUSE
HOME OCCUPATION EXCLUDING PERSONAL SERVICES
SINGLE-FAMILY DWELLING

PROPOSED NO. UNITS: 24 UNITS
1 SINGLE-FAMILY DWELLING

MIN. LOT AREA PER DWELLING UNIT: 1,000 SF

MIN. LOT AREA: 12,000 SF

MAX. LOT AREA: NONE

MIN. LOT FRONTAGE: 20 FT

SETBACKS:

F.Y.S.: 20' MIN. / NO MAX.

S.Y.S.: NONE

R.Y.S.: 15' MIN.

MAX. BUILDING HEIGHT: 35'

MAX. IMPERVIOUS AREA: 50%

MIN. TREE CANOPY REQ.: 15%

MIN. PARKING REQ.: NONE

ZONING SUMMARY EXISTING - RES. SINGLE-FAMILY (R-12):

PROPOSED USE: DWELLING, SINGLE-FAMILY DETACHED

MIN. LOT AREA: 12,000 SF

MAX. LOT AREA: NONE

MIN. LOT FRONTAGE: 70 FEET

MAX. LOT FRONTAGE: NONE

SETBACKS:

F.Y.S.: 20' MIN. / NO MAX.

S.Y.S.: 5' MIN.

R.Y.S.: 15' MIN.

MAX. BUILDING HEIGHT: 35'

MAX. IMPERVIOUS AREA: 50%

MIN. TREE CANOPY REQUIRED: 20%

SUPPLEMENTAL REGULATIONS - TOWNHOUSES & ROWHOUSES

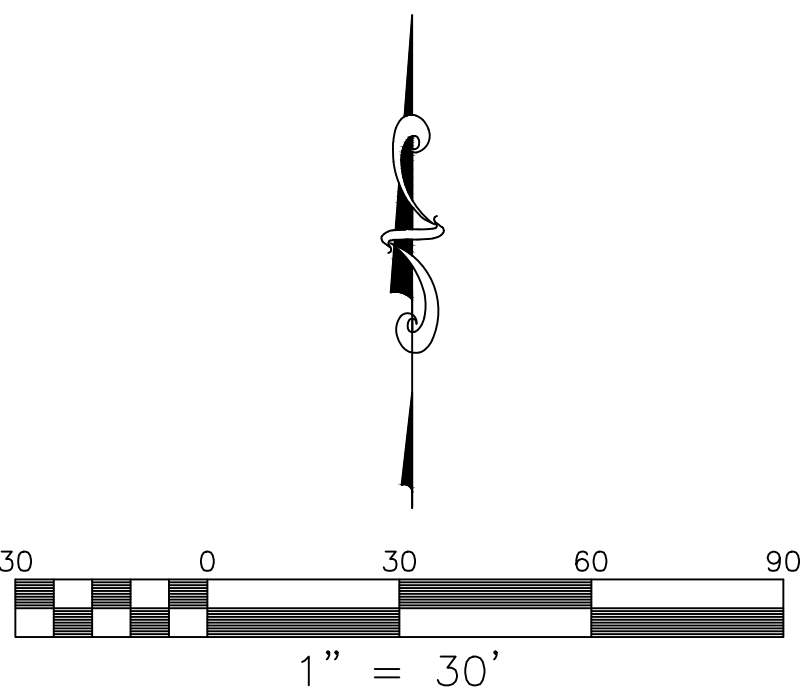
MAXIMUM ROW UNITS LENGTH: 300'

MINIMUM UNIT WIDTH: 18'

MAX. DRIVEWAY WIDTH: 10'

MAX. GARAGE DOOR WIDTH: 10'

*NOTE: DIMENSIONAL REGULATIONS APPLY TO ENTIRE SITE. DIMENSIONAL REGULATIONS SHALL NOT APPLY TO EACH INDIVIDUAL LOT OR UNIT LOT.



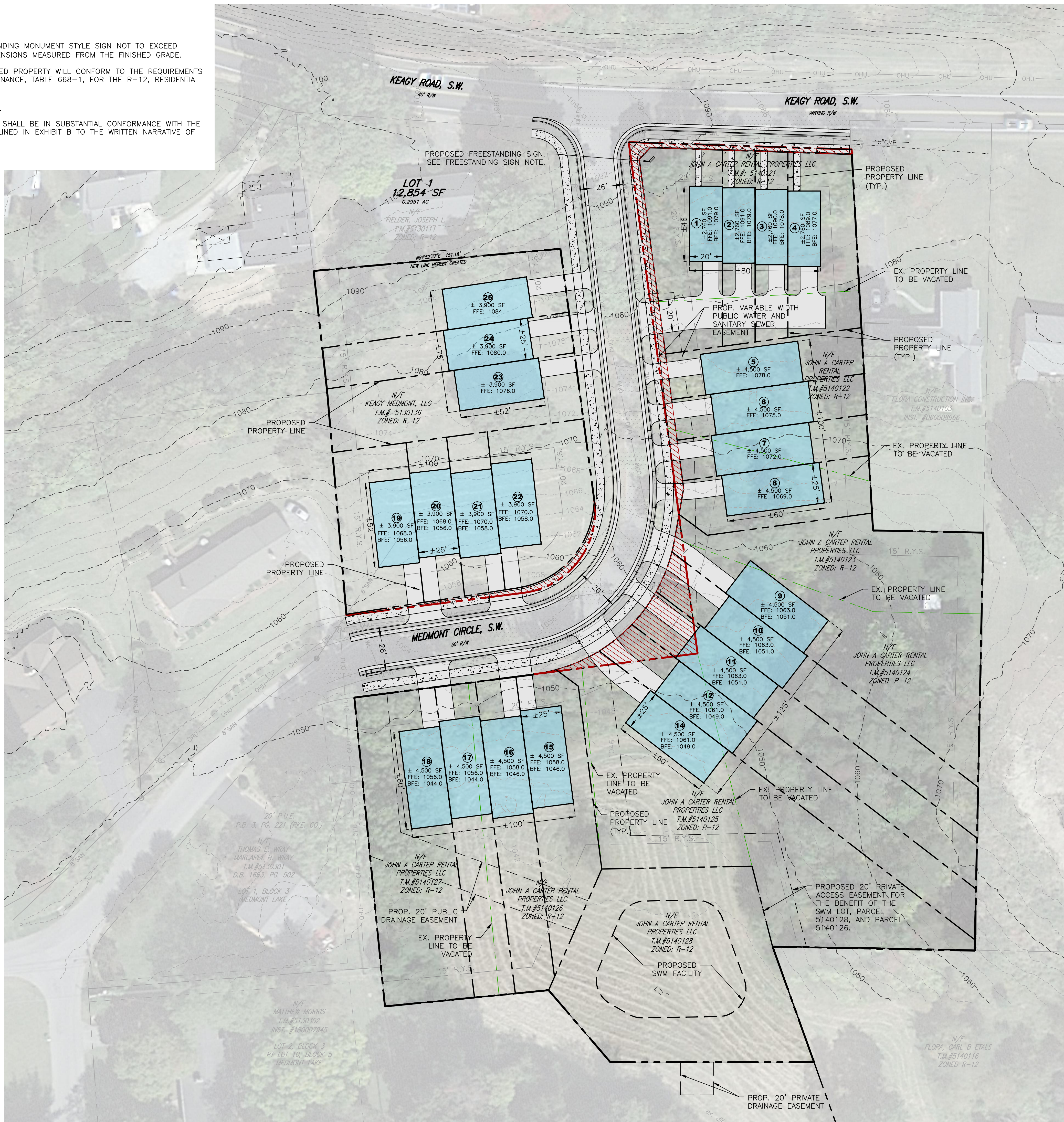
FREESTANDING SIGNAGE

NON-INTERNALLY ILLUMINATING FREESTANDING MONUMENT STYLE SIGN NOT TO EXCEED 4' WIDTH X 4' HEIGHT IN OVERALL DIMENSIONS MEASURED FROM THE FINISHED GRADE.

ANY NEW SIGNAGE ON THE MXPUD ZONED PROPERTY WILL CONFORM TO THE REQUIREMENTS OF THE CITY OF ROANOKE ZONING ORDINANCE, TABLE 668-1, FOR THE R-12, RESIDENTIAL SINGLE FAMILY DISTRICT.

ARCHITECTURAL STANDARDS

THE PROPOSED TOWNHOUSE DWELLINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE KEAGY WAY DESIGN STANDARDS AS OUTLINED IN EXHIBIT B TO THE WRITTEN NARRATIVE OF ZONING AMENDMENT APPLICATION #1.



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
Shenandoah Valley
New River Valley / Lynchburg

www.balzer.cc

1208 Corporate Circle
Roanoke, VA 24018
540.772.9580

PRELIMINARY

KEAGY WAY
DEVELOPMENT PLAN

DRAWN BY: HEC
DESIGNED BY: BTC
CHECKED BY: BTC
DATE: 5/14/2024
SCALE: 1" = 30'
REVISIONS:

EX-A
PROJECT NO. 04230069.00

EXHIBIT A1

METES AND BOUNDS DESCRIPTION OF LOTS 1 THROUGH 7 AND SWM LOT AS SHOWN ON PLAT RECORDED IN INSTRUMENT NUMBER 220003406, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, ROANOKE COUNTY, VIRGINIA

(PARCEL 1)

AND LOT 2 AS SHOWN ON PLAT RECORDED IN INSTRUMENT NUMBER 230004015, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, ROANOKE COUNTY, VIRGINIA

(PARCEL 2)

BEING ALL OF THE LAND TO BE RE-ZONED.

PARCEL 1

BEGINNING AT A POINT ON THE SOUTH LINE OF KEAGY ROAD, S.W., AT ITS INTERSECTION WITH THE EAST LINE OF MEDMONT CIRCLE, S.W., THENCE ALONG AND FOLLOWING THE SOUTH LINE OF KEAGY ROAD, S.W.,

S 86°59'29" E A DISTANCE OF 135.84' TO A POINT;

THENCE LEAVING THE SOUTH LINE OF KEAGY ROAD, S.W. S 02°09'00" E A DISTANCE OF 232.84' TO A POINT;

THENCE S 87°42'00" E A DISTANCE OF 67.30' TO A POINT;

THENCE S 02°18'00" W A DISTANCE OF 254.78' TO A POINT;

THENCE N 87°38'34" W A DISTANCE OF 61.50' TO A POINT;

THENCE N 88°04'34" W A DISTANCE OF 61.85' TO A POINT;

THENCE S 18°36'00" E A DISTANCE OF 74.93' TO A POINT;

THENCE N 88°52'39" W A DISTANCE OF 124.26' TO A POINT;

THENCE N 39°28'51" W A DISTANCE OF 57.84' TO A POINT;

THENCE S 85°28'30" W A DISTANCE OF 100.38' TO A POINT;

THENCE N 04°32'00" W A DISTANCE OF 189.35' TO A POINT ON THE SOUTH LINE OF MEDMONT CIRCLE, S.W.;

THENCE ALONG AND FOLLOWING THE SOUTH LINE OF MEDMONT CIRCLE, S.W., N 83°48'00" E A DISTANCE OF 211.15' TO A POINT, BEING THE BEND TRANSITION FROM THE SOUTH LINE OF MEDMONT CIRCLE, S.W. TO THE EAST LINE OF MEDMONT CIRCLE, S.W.;

THENCE ALONG AND FOLLOWING THE EAST LINE OF MEDMONT CIRCLE, S.W. N 06°33'00" W A DISTANCE OF 314.83' TO THE POINT OF **BEGINNING**.

AREA IN LOTS 1 THROUGH 7 AND SWM LOT AS SHOWN ON PLAT RECORDED IN INSTRUMENT NUMBER 220003406 TO BE RE-ZONED:

2.7572 ACRES, 120,102 SQUARE FEET.

PARCEL 2

BEGINNING AT A POINT ON THE WEST LINE OF MEDMONT CIRCLE, S.W., S 07°40'21" E A DISTANCE OF 73.79' FROM THE INTERSECTION OF THE EAST LINE OF MEDMONT CIRCLE, S.W. AND THE SOUTH LINE OF KEAGY ROAD, S.W., THENCE ALONG AND FOLLOWING THE EAST LINE OF MEDMONT CIRCLE, S.W. S 07°40'21" E A DISTANCE OF 155.08' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 78.94', WITH A RADIUS OF 49.99', WITH A CHORD BEARING OF S 37°33'39" W, WITH A CHORD LENGTH OF 70.99', TO A POINT; THENCE S 82°46'39" W A DISTANCE OF 108.77' TO A POINT; THENCE LEAVING THE NORTH LINE OF MEDMONT CIRCLE, S.W. N 04°56'21" W A DISTANCE OF 136.53' TO A POINT; THENCE N 06°25'08" W A DISTANCE OF 74.59' TO A POINT; THENCE N 84°52'37" E A DISTANCE OF 151.18' TO A POINT ON THE WEST LINE OF MEDMONT CIRCLE, S.W., SAID POINT BEING THE POINT OF **BEGINNING**.

**AREA IN LOT 2 AS SHOWN ON PLAT RECORDED IN INSTRUMENT NUMBER
230004015 TO BE RE-ZONED:**

0.7261 ACRE, 31,631 SQUARE FEET.

TOTAL AREA TO BE RE-ZONED:

3.4833 ACRES, 151,733 SQUARE FEET.

**METES AND BOUNDS DESCRIPTION OF A PORTION OF
MEDMONT CIRCLE, S.W. TO BE QUITCLAIMED.**

COMMENCING AT A POINT ON THE SOUTH LINE OF KEAGY ROAD, S.W., AT IT'S INTERSECTION WITH THE EAST LINE OF MEDMONT CIRCLE, S.W., THENCE ALONG AND FOLLOWING THE EAST LINE OF MEDMONT CIRCLE, S.W., S 06°33'00" E, A DISTANCE OF 214.22' TO THE POINT OF **BEGINNING**.

THENCE CONTINUING ALONG THE EAST LINE OF MEDMONT CIRCLE, S.W., S 06°33'00" E, A DISTANCE OF 100.61' TO A POINT MARKING A BEND IN THE EAST LINE OF MEDMONT CIRCLE, S.W. AND THE SOUTH LINE OF MEDMONT CIRCLE, S.W.;

THENCE ALONG AND FOLLOWING THE SOUTH LINE OF MEDMONT CIRCLE, S.W., S 83°48'00" W, A DISTANCE OF 100.61' TO A POINT;

THENCE LEAVING THE SOUTH LINE OF MEDMONT CIRCLE, S.W., ALONG A NEW CURVE TO THE LEFT THROUGH THE EXISTING RIGHT OF WAY OF MEDMONT CIRCLE, S.W., HAVING A RADIUS OF 100.00', A LENGTH OF 157.69', A CHORD BEARING OF N 38°37'30" E, AND A CHORD LENGTH OF 141.85' TO THE POINT OF BEGINNING, CONTAINING 2,177 SQUARE FEET, 0.0500 ACRE OF LAND, LYING IN

THE CITY OF ROANOKE, VIRGINIA, ADJACENT TO FUTURE DEVELOPMENT TO BE
KNOWN AS KEAGY WAY.

TOTAL AREA TO BE QUITCLAIMED:
0.0500 ACRE, 2,177 SQUARE FEET.

EXHIBIT B

KEAGY WAY DESIGN STANDARDS

Height of Structure = 35' maximum.

Front, Rear and, where applicable, Side Yard Setbacks as shown on the Development Plan.

Width = 4 Units = 20'; 13 Units = 25', as shown on the Development Plan and attached Front Elevations;

Depth = 60', as shown on the Development Plan and attached Front Elevations;

Roof Pitch = 9/12 or greater as shown on attached Front Elevations;

Roof Style = Gable as shown on attached Front Elevations;

Roof Material = Architectural Shingle as shown on attached Front Elevations;

Eaves and Gables shall extend a minimum of 12" from the roof structure as shown on attached Front Elevations;

Each Townhome shall have a Front Porch with a roof of Architectural Shingle or Metal as shown on attached Front Elevations;

At least 15% of the front of the dwelling shall consist of windows or door openings, as shown on attached Front Elevations;

At least 10% of the side of a unit that faces a street shall consist of window openings as shown on attached Front Elevations;

The Siding shall be Board and Batten and Horizontal High Grade Vinyl Siding, as shown on attached Front Elevations;

One Car Garage with a Garage Door with Windows, as shown on attached Front Elevations;

Impervious surface area for the Property maximum shall be no more than 50%; and

Tree canopy for the Property shall be 20%.



FRONT ELEVATION
1/4"=1'-0"

REVISION	BY
6-5-2024 REMOVED BRICK REVISED SIDING	RH

HOLTZ DRAFTING SERVICE
239 REGENCY BLVD
ROCKY MOUNT, VA 24151
(540) 268-3675

ABOONE HOMES, LLC
KEAGY TOWNHOMES
LOT NO. 1-4
KEAGY ROAD SW, SALEM, VA

ELEVATIONS

DRAWN BY:	RJH
CHECKED BY:	JS
DATE:	1/18/2024
SCALE:	1/4"=1'-0"
SHEET NUMBER	
A-5	



REVISION	BY

HOLTZ DRAFTING SERVICE
239 REGENCY BLVD
ROCKY MOUNT, VA 24151
(540) 268-3675

ABOONE HOMES, LLC
KEAGY TOWNHOMES
LOTS NO. 5-18
MEDMONT CIRCLE SW, ROANOKE, VA

FRONT ELEVATION

DRAWN BY:	RJH
CHECKED BY:	JS
DATE:	1/4/2024
SCALE:	1/4"=1'-0"
SHEET NUMBER	A-5

EXHIBIT C

USES FOR THE PROPERTY

Residential

Dwelling, Townhome as set forth on the Plan of Development, Exhibit A.

Accessory Uses

Home Occupation, excluding personal service

EXHIBIT D

Property Description

PARCEL NO. 1:
TAX PARCEL #5140121

PARCEL NO. 2:
TAX PARCEL # 5140122

PARCEL NO. 3:
TAX PARCEL # 5140123

PARCEL NO. 4:
TAX PARCEL # 5140124

PARCEL NO. 5:
TAX PARCEL # 5140125

PARCEL NO. 6:
TAX PARCEL # 5140126

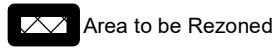
PARCEL NO. 7:
TAX PARCEL # 5140127

PARCEL NO. 8:
TAX PARCEL # 5140128

PARCEL NO. 9:
TAX PARCEL # 5130136
























ZONING DISTRICT MAP

5093 Medmont Circle SW and
8 parcels addressed as:
0 Medmont Circle SW
Official Tax Parcels: 5130136,
5140121, 5140122, 5140123,
5140124, 5140125, 5140126,
5140127, and 5140128, respectively



Area to be Rezoned

Zoning

-  AD: Airport Dev
-  CG: Commercial-General
-  CLS: Commercial-Large Site
-  CN: Commercial-Neighborhood
-  D: Downtown
-  I-1: Light Industrial
-  I-2: Heavy Industrial
-  IN: Institutional
-  INPUD: Institutional Planned Unit Dev
-  IPUD: Industrial Planned Unit Dev
-  MX: Mixed Use
-  MXPUD: Mixed Use Planned Unit Dev
-  R-12: Res Single-Family
-  R-3: Res Single-Family
-  R-5: Res Single-Family
-  R-7: Res Single-Family
-  RA: Res-Agricultural
-  RM-1: Res Mixed Density
-  RM-2: Res Mixed Density
-  RMF: Res Multifamily
-  ROS: Recreation and Open Space
-  UF: Urban Flex
-  Conditional Zoning

0 100 200 Feet

