

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

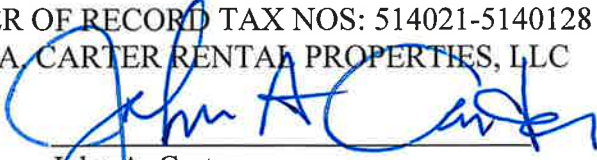
The Property should not remain vacant, as it can help support efforts to alleviate the City’s housing crisis. With experience developing across the Roanoke Valley and beyond, ABRE respectfully submits that its Development Plan will enhance the already attractive Keagy/Medmont and Barnhart neighborhood 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.

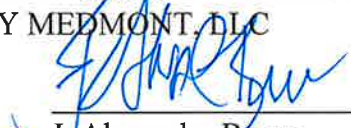
For the reasons more particularly set forth in its Amendment 3 to Application, this Narrative and the Development Plan, the Owners of Record and ABRE respectfully request that the City of Roanoke adopt its Amendment to Application for Rezoning to Planned Unit Development in accordance with the provisions 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 - ± 0.28 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

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.

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

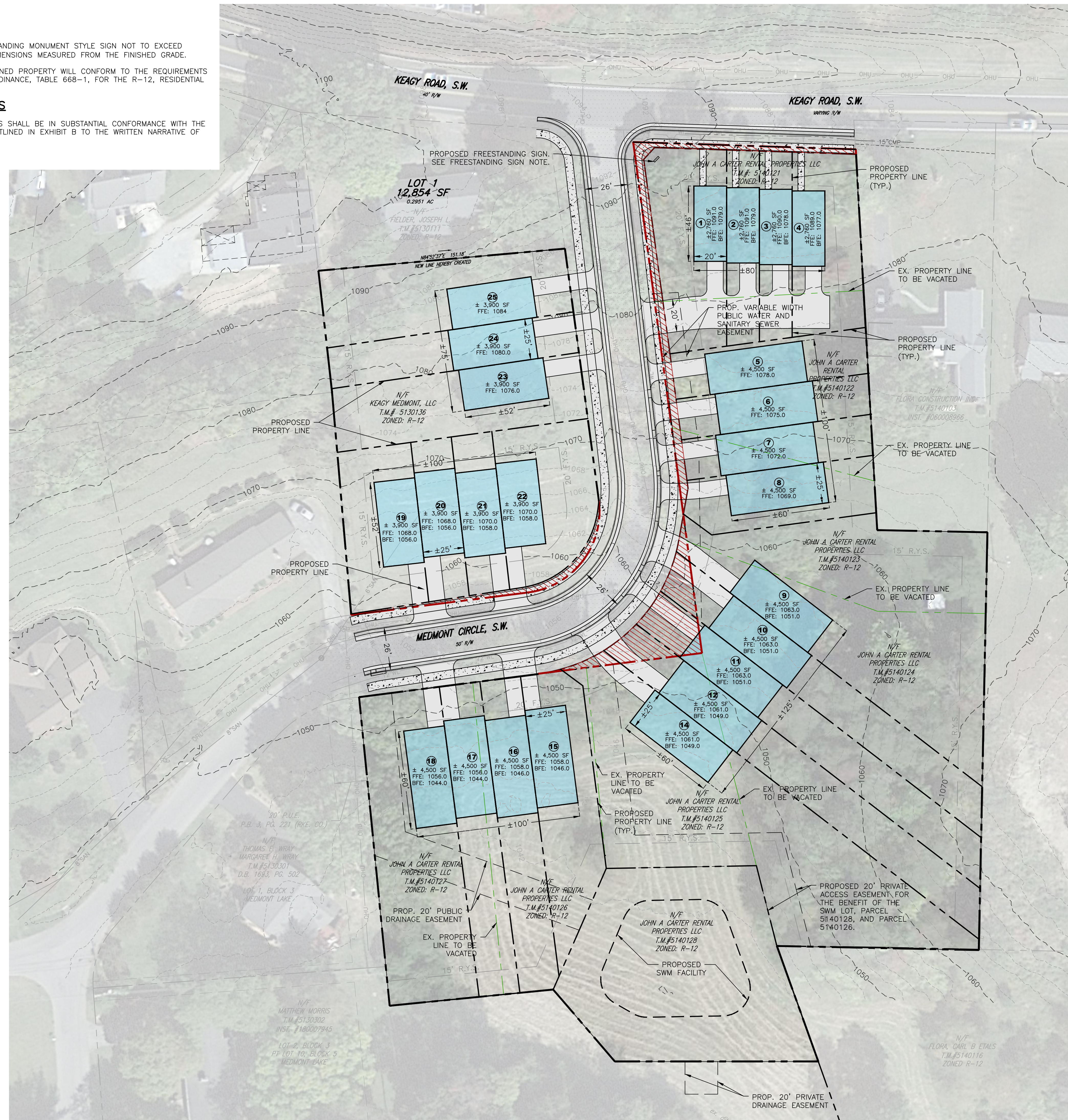
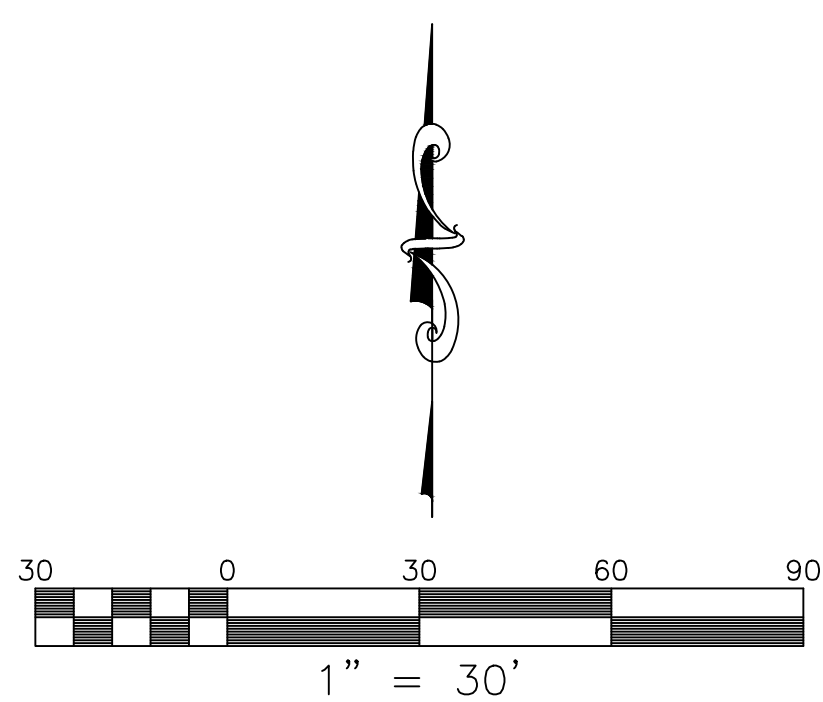
MAXIMUM ROW UNITS LENGTH: 300'

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.



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 MDMONT 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%.

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



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

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



LOT 5
LOT 9
LOT 15
LOT 19

LOT 6
LOT 10
LOT 16
LOT 20

LOT 7
LOT 11
LOT 17
LOT 21
LOT 23

LOT 8
LOT 12
LOT 18
LOT 22
LOT 24

LOT 14
 (NOT SHOWN)
 SAME AS LOTS 7,11,17
 LOTS 23-24
 (NOT SHOWN)
 SAME AS LOTS 7 AND 8

FRONT ELEVATION

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

