

Application Requirements



Consultation with the County Planning staff to review the feasibility of the proposal and to obtain recommended procedures and technical assistance. Applicant is encouraged to contact adjoining property owners to inform them of the proposal.

Application must be legible and signed by property owner, contract purchaser, or owner's agent.

Justification stating in general terms the change in use of the property, the effect of the changes on the surrounding area, the reasons for the request, the consistency of the request with the Community Plan, and the consistency of the request with the general purposes of the Zoning Ordinance and the purpose stated at the beginning of the applicable district regulations.

Concept Plan of the proposed project and the **concept plan checklist** must be submitted with the applications. Plan must be 8.5" x 11".

Metes and bounds description must accompany rezoning application.

Water and sewer application and planimetric maps must accompany rezoning and special use permit application, if applicable.

List of adjoining property owners including owner's names, addresses (mailing address including zip code) and tax map numbers of all adjoining properties and those directly across any public right-of-way must accompany application, including those in adjacent jurisdictions. Refer to tax records in the County Assessor's office.

Application fees must accompany application and are as follows:

Rezoning – Agri/Single/Two	\$415	+ \$20/acre or portion thereof
Rezoning – Multi-family	\$860	+ \$25/acre or portion thereof
Rezoning – Industrial	\$840	+ \$30/acre or portion thereof
Rezoning – Commercial	\$945	+ \$32/acre or portion thereof
Land Use Plan Amendment	\$710	
Special Use B Landfill	\$1,875	
Special Use B Other	\$150	
Variance	\$190	
Waiver	\$190	
Administrative Appeal	\$275	
Technology Fee		5% fee on all permit issuing fees

In addition, the applicant must pay **legal advertisement fees**. Staff will prepare ad for the applicant and deliver ad to The Roanoke Times. The applicant will be billed by The Roanoke Times for the ad. Please include email and phone number

Public Hearing Notices must be posted at clearly visible locations along the street frontage or property lines of the subject property. Notices will be issued by Planning & Zoning following receipt of the completed application.

For further information or assistance, please contact:

Department of Planning
5204 Bernard Drive, SW P O Box 29800
Roanoke, VA 24018-0798
Phone (540) 772-2068 - Fax (540)776-7155
E-Mail: planning@roanokecountyva.gov

All required items must be submitted before the application deadline.



**County of Roanoke
Community Development
Planning & Zoning**

5204 Bernard Drive
P O Box 29800
Roanoke, VA 24018
(540) 772-2068 FAX (540) 776-7155

For Staff Use Only

Date received:	10/10/2025	Received by:	R. James
Application fee:	2,803.50	PC/BZA date:	12/2/2025
Placards issued:		BOS date:	12/16/2025
Case Number			

ALL APPLICANTS

Check type of application filed (check all that apply)

Rezoning **Special Use** **Variance** **Waiver** **Administrative Appeal** **Comp Plan (15.2-2232) Review**

Applicants name/address w/zip Economic Development Authority of Roanoke County P.O. Box 29800 Roanoke, VA 24018	Phone: 540.613.8815 Cell #: 540.520.6483 Email: [REDACTED] Contact for Legal Ads <u>Linwood Windley</u>
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Owner's name/address w/zip Economic Development Authority of Roanoke County P.O. Box 29800 Roanoke, VA 24018	Phone #: 540.613.8815 Cell #: 540.520.6483 Email: [REDACTED]
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Property Location 2131 & 2132 Cardinal Park Dr. & 2411 Hardy Rd. Vinton, VA 24179	Magisterial District: Vinton
	Community Planning area: Bonsack/Vinton
Tax Map No.: 071.11-01-01.00-0000, 071.11-01-01.01-0000, 071.11-01-01.02-0000	PTD - Planned Technology Existing Zoning: Development District
Size of parcel(s): Acres: <u>+/-60.704</u> ac.	Existing Land Use: Industrial and Vacant

REZONING, SPECIAL USE PERMIT, WAIVER AND COMP PLAN (15.2-2232) REVIEW APPLICANTS (R/S/W/CP)

Proposed Zoning: PTD - Planned Technology Development District with Amended Master Plan Proposed Land Use: Industrial	
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Does the parcel meet the minimum lot area, width, and frontage requirements of the requested district?

Yes No **IF NO, A VARIANCE IS REQUIRED FIRST (Rezoning).**

Does the parcel meet the minimum criteria for the requested Use Type in Article IV (Special Use Permit)? Yes No

IF NO, A VARIANCE IS REQUIRED FIRST

If rezoning request, are conditions being proffered with this request? Yes No

VARIANCE, WAIVER AND ADMINISTRATIVE APPEAL APPLICANTS (V/W/AA)

Variance/Waiver of Section(s) _____ of the Roanoke County Zoning Ordinance in order to: _____.

Appeal of Zoning Administrator's decision to _____.

Appeal of Interpretation of Section(s): _____ of the Roanoke County Zoning Ordinance

Appeal of Interpretation of Zoning Map to _____.

Is the application complete? Please check if enclosed. **APPLICATION WILL NOT BE ACCEPTED IF ANY OF THESE ITEMS ARE MISSING OR INCOMPLETE.**

R/S/W/CP V/AA

Consultation
Application
Justification

R/S/W/CP V/AA

8 1/2" x 11" concept plan
Metes and bounds description
Water and sewer application

R/S/W/CP V/AA

Application fee
Proffers, if applicable
Adjoining property owners

I hereby certify that I am either the owner of the property or the owner's agent or contract purchaser and am acting with the knowledge and consent f the owner.

Linwood Windley

Owner's Signature



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P O Box 29800
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ALL APPLICANTS

Check type of application filed (check all that apply)

Rezoning **Special Use** **Variance** **Waiver** **Administrative Appeal** **Comp Plan (15.2-2232) Review**

Applicants name/address w/zip Economic Development Authority of Roanoke County P.O. Box 29800 Roanoke, VA 24018	Phone: 540.613.8815 Cell #: 540.520.6483 Email: [REDACTED] Contact for Legal Ads Linwood Windley
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Owner's name/address w/zip Cardinal IG Company 775 Prairie Center Drive, Suite 200 Eden Prairie, MN 55344	Phone #: 540.892.5820 Cell #: [REDACTED] Email: [REDACTED]
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Property Location 2131 & 2132 Cardinal Park Dr. & 2411 Hardy Rd. Vinton, VA 24179	Magisterial District: Vinton Community Planning area: Bonsack/Vinton
Tax Map No.: 071.11-01-01.00-0000, 071.11-01-01.01-0000, 071.11-01-01.02-0000	PTD - Planned Technology Existing Zoning: Development District
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Is the application complete? Please check if enclosed. **APPLICATION WILL NOT BE ACCEPTED IF ANY OF THESE ITEMS ARE MISSING OR INCOMPLETE.**

R/S/W/CP V/AA

Consultation
Application
Justification

R/S/W/CP V/AA

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Metes and bounds description
Water and sewer application

R/S/W/CP V/AA

Application fee
Proffers, if applicable
Adjoining property owners

I hereby certify that I am either the owner of the property or the owner's agent or contract purchaser and am acting with the knowledge and consent of the owner.

Robert B. Fisher

Owner's Signature

JUSTIFICATION FOR REZONING, SPECIAL USE PERMIT WAIVER OR COMP PLAN (15.2-2232) REVIEW REQUESTS

Applicant Economic Development Authority of Roanoke County

The Planning Commission will study rezoning, special use permit waiver or community plan (15.2-2232) review requests to determine the need and justification for the change in terms of public health, safety, and general welfare. Please answer the following questions as thoroughly as possible. Use additional space if necessary.

Please explain how the request furthers the purposes of the Roanoke County Ordinance as well as the purpose found at the beginning of the applicable zoning district classification in the Zoning Ordinance.

See attached narrative.

Please explain how the project conforms to the general guidelines and policies contained in the Roanoke County Community Plan.

See attached narrative.

Please describe the impact(s) of the request on the property itself, the adjoining properties, and the surrounding area, as well as the impacts on public services and facilities, including water/sewer, roads, schools, parks/recreation and fire and rescue.

See attached narrative.

CONCEPT PLAN CHECKLIST

A concept plan of the proposed project must be submitted with the application. The concept plan shall graphically depict the land use change, development or variance that is to be considered. Further, the plan shall address any potential land use or design issues arising from the request. In such cases involving rezonings, the applicant may proffer conditions to limit the future use and development of the property and by so doing, correct any deficiencies that may not be manageable by County permitting regulations.

The concept plan should not be confused with the site plan or plot plan that is required prior to the issuance of a building permit. Site plan and building permit procedures ensure compliance with State and County development regulations and may require changes to the initial concept plan. Unless limiting conditions are proffered and accepted in a rezoning or imposed on a special use permit or variance, the concept plan may be altered to the extent permitted by the zoning district and other regulations.

A concept plan is required with all rezoning, special use permit, waiver, community plan (15.2-2232) review and variance applications. The plan should be prepared by a professional site planner. The level of detail may vary, depending on the nature of the request. The County Planning Division staff may exempt some of the items or suggest the addition of extra items, but the following are considered minimum:

ALL APPLICANTS

- a. Applicant name and name of development
- b. Date, scale and north arrow
- c. Lot size in acres or square feet and dimensions
- d. Location, names of owners and Roanoke County tax map numbers of adjoining properties
- e. Physical features such as ground cover, natural watercourses, floodplain, etc.
- f. The zoning and land use of all adjacent properties
- g. All property lines and easements
- h. All buildings, existing and proposed, and dimensions, floor area and heights
- i. Location, widths and names of all existing or platted streets or other public ways within or adjacent to the development
- j. Dimensions and locations of all driveways, parking spaces and loading spaces

Additional information required for REZONING and SPECIAL USE PERMIT APPLICANTS

- k. Existing utilities (water, sewer, storm drains) and connections at the site
- l. Any driveways, entrances/exits, curb openings and crossovers
- m. Topography map in a suitable scale and contour intervals
- n. Approximate street grades and site distances at intersections
- o. Locations of all adjacent fire hydrants
- p. Any proffered conditions at the site and how they are addressed
- n/a q. If project is to be phased, please show phase schedule

I certify that all items required in the checklist above are complete.

Linwood Windley

Signature of applicant

10/17/2025

Date



POTENTIAL OF NEED FOR TRAFFIC ANALYSIS AND/OR TRAFFIC IMPACT STUDY

The following is a list of potentially high traffic-generating land uses and road network situations that could elicit a more detailed analysis of the existing and proposed traffic pertinent to your rezoning, subdivision waiver, public street waiver, or special use permit request. If your request involves one of the items on the ensuing list, we recommend that you meet with a County planner, the County traffic engineer, and/or Virginia Department of Transportation staff to discuss the potential additional traffic related information that may need to be submitted with the application in order to expedite your application process.

(Note this list is not inclusive and the County staff and VDOT reserve the right to request a traffic study at any time, as deemed necessary.)

High Traffic-Generating Land Uses:

- Single-family residential subdivisions, Multi-family residential units, or Apartments with more than 75 dwelling units
- Restaurant (with or without drive-through windows)
- Gas station/Convenience store/Car wash
- Retail shop/Shopping center
- Offices (including: financial institutions, general, medical, etc.)
- Regional public facilities
- Educational/Recreational facilities
- Religious assemblies
- Hotel/Motel
- Golf course
- Hospital/Nursing home/Clinic
- Industrial site/Factory
- Day care center
- Bank
- Non-specific use requests

Road Network Situations:

- Development adjacent to/with access onto/within 500-ft of intersection of a roadway classified as an arterial road (e.g., Rte 11, 24, 115, 117, 460, 11/460, 220, 221, 419, etc)
- For new phases or changes to a development where a previously submitted traffic study is more than two (2) years old and/or roadway conditions have changed significantly
- When required to evaluate access issues
- Development with ingress/egress on roads planned or scheduled for expansion, widening, improvements, etc. (i.e. on Long Range Transportation Plan, Six-Yr Road Plan, etc.)
- Development in an area where there is a known existing traffic and/or safety problem
- Development would potentially negatively impact existing/planned traffic signal(s)
- Substantial departure from the Community Plan
- Any site that is expected to generate over one hundred (100) trips during the peak hour of the traffic generator or the peak hour on the adjacent streets, or over seven hundred fifty (750) trips in an average day



NOTICE TO APPLICANTS FOR REZONING, SUBDIVISION WAIVER, PUBLIC STREET WAIVER, OR SPECIAL USE PERMIT PETITION

PLANNING COMMISSION APPLICATION ACCEPTANCE PROCEDURE

The Roanoke County Planning Commission reserves the right to continue a Rezoning, Subdivision Waiver, Public Street Waiver or Special Use Permit petition if new or additional information is presented at the public hearing. If it is the opinion of the majority of the Planning Commissioners present at the scheduled public hearing that sufficient time was not available for planning staff and/or an outside referral agency to adequately evaluate and provide written comments and suggestions on the new or additional information prior to the scheduled public hearing then the Planning Commission may vote to continue the petition. This continuance shall allow sufficient time for all necessary reviewing parties to evaluate the new or additional information and provide written comments and suggestions to be included in a written memorandum by planning staff to the Planning Commission. The Planning Commission shall consult with planning staff to determine if a continuance may be warranted.

POTENTIAL OF NEED FOR TRAFFIC ANALYSES AND/OR TRAFFIC IMPACT STUDY

The Roanoke County Planning Commission reserves the right to continue a Rezoning, Subdivision Waiver, Public Street Waiver, or Special Use Permit petition if the County Traffic Engineer or staff from the Virginia Department of Transportation requests further traffic analyses and/or a traffic impact study that would be beneficial in making a land use decision (*Note: a list of potential land uses and situations that would necessitate further study is provided as part of this application package*).

This continuance shall allow sufficient time for all necessary reviewing parties to evaluate the required traffic analyses and/or traffic impact study and to provide written comments and/or suggestions to the planning staff and the Planning Commission. If a continuance is warranted, the applicant will be notified of the continuance and the newly scheduled public hearing date.

Effective date: April 19, 2005

Vinton Business Center - Master Plan Amendment

Name of Petition

Linwood Windley
Petitioner's Signature

10/17/2025

Date

REZONING NARRATIVE

On behalf of the applicant, The Economic Development Authority of Roanoke County, we are providing this narrative as supplemental information to support the attached rezoning application. This request is to amend the existing Master Plan as it pertains to Roanoke County Tax Parcels #071.11-01-01.00-0000, 071.11-01-01.01-0000 and 071.11-01-01.02-0000 (the Rezoned Area) in conjunction with another request to rezone a portion of the Vinton Business Center industrial park for residential development.

Existing Zoning: PTD – Planned Technology Development District

Proposed Zoning: 60.704 acres to remain PTD (Master Plan to be amended)

36.501 acres to be rezoned to R-3 High Density Multi-Family Residential District
by separate request

Property History & Vision

The Vinton Business Center (VBC) property was originally acquired by the Town of Vinton in 1986. In 1999, the property was rezoned to PTD, Planned Technology Development District, to allow for the property to be prepared and marketed for industrial development (Ordinance #102699-7). The County also entered into a gain sharing agreement with the Town of Vinton. Several proffered conditions were placed on the property as part of this rezoning action.

In 2003, a second rezoning action was approved to amend the proffered conditions (Ordinance #102803-14). In 2011, an additional rezoning action was approved that repealed the previous proffered conditions and adopted an amended Master Plan (Ordinance #062811-10). This Master Plan is entitled “Vinton Business Center Master Plan,” prepared by Mattern & Craig, Inc., and dated April 8, 2010.

Despite substantial efforts to market the overall Vinton Business Center property for industrial development, Cardinal Glass remains as the only business currently within the Center. The pad sites on Lots 1 and 2 as well as the smaller Lots 5 and 6 have remained undeveloped for the last 20 years. The current plan is to remove a portion of this property from the overall business center and develop this land as a new townhome community. This proposed request to amend the VBC Master Plan will allow the remaining property to be developed in this way and finally realize its potential to meet the changing needs of the community in 2025. Roanoke County will have the ability to work with a reputable builder to create a new residential community to help address the current local and national housing shortage. The proposed townhomes will blend well with the existing residential to the north and west and provide a transition between the existing single-family developments and the remaining industrial development area.

Lot 2 (vacant), Lot 3 (Cardinal Glass), and Lot 4 (vacant) will remain part of the Planned Technology Development District. The preservation of Lots 2 and 4 within the PTD will maintain two available industrial sites that can still be leveraged to attract new business to Roanoke County. The development of the remaining property as residential will add new life to this area and hopefully make this site more attractive to businesses as a location for future investment and development.

A separate rezoning action is being filed in conjunction with this request to rezone 36.501 acres of land from PTD, Planned Technology Development District, to R-3, High Density Multi-Family Residential District.

Existing Conditions

The Rezoned Area contains the existing Cardinal Glass development on Lot 3 as well as Lots 2 and 4, which are currently vacant lots. The Rezoned Area is bounded to the north by Hardy Road (Route 634), Cardinal Park Drive (Route 2075), and VBC land proposed to be rezoned to R-3. It is bounded on the west by existing single-family residential property. The land is bordered to the south by Blue Ridge Parkway property.

There is an existing stream and wetlands located outside of the Rezoned Area just to the north.

Master Plan

An amended Master Plan (Exhibit A) is included with this rezoning application. This plan outlines the updated development pattern for the Vinton Business Center. The overall development pattern remains unchanged for the Rezoned Area. Future development will need to meet all applicable requirements in the Roanoke County Zoning Ordinance.

Access & Transportation

The Master Plan amendment does not impact expected traffic patterns or access locations for the VBC. Access to the Cardinal Glass property is provided by Cardinal Park Drive (Route 2075). Future access to Lot 2 will be from Cardinal Park Drive. Future access to Lot 4 could be provided through the Cardinal Glass property or by separate entrance on Hardy Road. If a separate access point is proposed, this would be subject to VDOT approval and would need to meet all VDOT requirements for sight distance, turn lanes, etc.

Existing traffic entering the park utilizes Hardy Road to access Cardinal Park Drive. Full turn lanes and tapers are in place and no further improvements to this intersection are warranted. A Traffic Narrative is included with the R-3 Rezoning Application indicating that the residential development represents a significant reduction in expected vehicle trips at this intersection.

Public Services

The Rezoned Area will be served by public water and sanitary sewer utilities owned and maintained by the Western Virginia Water Authority (WVWA). Cardinal Glass is currently connected to public water and sewer. This existing infrastructure could easily be extended to serve Lot 2. According to WVWA GIS, there is an existing 8" public sewer main and an existing 8" public water main extended across the Cardinal Glass property to the western property line of Lot 4. Future development of Lot 4 is anticipated to connect to these, although there are also public utility lines in Hardy Road that could be extended to Lot 4 if needed.

This Master Plan amendment is not expected to have any negative impacts to public schools, parks/recreation, or fire and rescue.

Stormwater Management

There is an existing above-ground detention pond located on the Detention Lot that serves the existing Cardinal Glass development. It is anticipated that future development of Lots 2 and 4 will provide stand-alone stormwater management facilities.

Future development will need to be designed in accordance with all local and state stormwater management requirements, including quantity and quality requirements.

Comprehensive Development Plan

Roanoke County's Comprehensive Plan identifies the Future Land Use of this property as Principal Industrial. The Rezoned Area is, and will remain, consistent with the Comprehensive Plan.

The proposed Master Plan amendment (and separate R-3 rezoning request) will further the goals of the Roanoke County Comprehensive Plan by allowing for development of vacant property in an appropriate location of the County. The proposed townhomes will provide additional housing options in an important area of the County, which is of utmost importance due to the current shortage of housing. This property is also located within the Bonsack/Vinton Planning Area. The proposed request is consistent with many of the goals and initiatives of the Comprehensive Plan and of the Bonsack/Vinton Planning Area:

- Encourage a diverse housing stock meeting the demands of current and future residents.
- Protect steep slope areas. The proposed development preserves the steep slopes closest to the existing creek and to the Blue Ridge Parkway land to the south within the proposed R-3 zoning area.
- Remove outdated proffer conditions on certain properties to promote redevelopment and expedite the development process.
- Encourage the provision of open space and park facilities with new development. Open space areas to be preserved along the existing creek/wetlands area and adjacent to Blue Ridge Parkway property within the proposed R-3 zoning area.
- Expand housing options. The proposed townhomes will provide additional options to a currently underserved area of the market.

The location of this site will also further the Economic Development initiatives of Roanoke County by adding to the customer base that supports businesses on and around the Hardy Road corridor. This will help attract and retain businesses in this area that will benefit all residents of Roanoke County.

Summary

In summary, we respectfully request approval of this request to amend the Master Plan at the Vinton Business Center. This request is consistent with the goals and initiatives of Roanoke County and will allow for additional property within the park to be developed in a way that addresses the need for additional housing options in the Roanoke Valley. This request will facilitate development of vacant property along the important Hardy Road corridor, while being sensitive to the surrounding residential, industrial, and recreational areas.

SITE & ZONING SUMMARY:

SITE ADDRESS: 2111, 2112, 2121, 2131, 2351 CARDINAL PARK DR
 VINTON, VA 24179

OWNER: ECONOMIC DEVELOPMENT AUTHORITY OF
 ROANOKE COUNTY

OWNER ADDRESS: PO BOX 29800
 ROANOKE, VA 24018

TAX PARCELS INCLUDED IN AMENDED MASTER PLAN:

TAX PARCEL ID: 071.11-01-01-0000 (LOT 2)
 071.11-01-01-01-0000 (LOT 3)
 071.11-01-01-02-0000 (LOT 4)

TOTAL AREA: 60.704 Ac.

TAX PARCELS REMOVED FROM PTD ZONING DISTRICT:

TAX PARCEL ID: 071.07-03-01-00-0000 (LOT 1)
 071.07-03-03-00-0000 (LOT 5)
 071.07-03-02-00-0000 (LOT 6)
 071.07-03-04-00-0000 (DETENTION LOT)

TOTAL AREA: 36.501 Ac.

ZONING REQUIREMENTS (PTD):

PERMITTED USES:

- A. GENERAL OFFICE;
- B. LABORATORIES;
- C. CUSTOM MANUFACTURING;
- D. INDUSTRY, TYPE I;
- E. INDUSTRY, TYPE II;
- F. WAREHOUSING AND DISTRIBUTION;
- G. BUSINESS SERVICES INCIDENTAL TO ANY OF THE FOREGOING;
- H. ACCESSORY USES ASSOCIATED WITH A PRINCIPAL PERMITTED USE IN ACCORDANCE WITH ANY ESTABLISHED COUNTY STANDARDS.

MINIMUM FRONT SETBACK:

ALL STRUCTURES PROPOSED TO FRONT ON EXISTING PUBLIC STREETS EXTERNAL TO THE PTD SHALL BE LOCATED A MINIMUM OF 30' FROM THE EXISTING PUBLIC RIGHT-OF-WAY.

BUFFER YARDS:

THE ZONING ADMINISTRATOR SHALL DETERMINE BUFFER YARD REQUIREMENTS BASED ON THE EXISTING OR PROPOSED USE IN THE PTD AND THE DISTRICT IN WHICH THOSE USES ARE PERMITTED.

LOT COVERAGE:

MAXIMUM LOT COVERAGE SHALL NOT EXCEED SEVENTY-FIVE (75) PERCENT.

PARKING:

PARKING REQUIREMENT SHALL BE PER THE ROANOKE COUNTY ZONING ORDINANCE, EXCEPT THAT THE APPLICANT MAY PROPOSE A REDUCTION TO THE NUMBER OF PARKING SPACES REQUIRED BY THIS ORDINANCE FOR EACH USE TYPE, IF JUSTIFIED. THIS PROPOSAL WILL BE REVIEWED WITH CONSIDERATION GIVEN TO POTENTIAL FUTURE USES OF THE SITE, PARKING DEMAND AND EXPANSION POTENTIAL.

STRUCTURES:

THE MAXIMUM HEIGHT OF STRUCTURES WHEN ADJOINING PROPERTY ZONED RESIDENTIAL SHALL BE FORTY-FIVE (45) FEET, INCLUDING ROOFTOP MECHANICAL EQUIPMENT. THE MAXIMUM HEIGHT MAY BE INCREASED PROVIDED EACH REQUIRED YARD (SIDE, REAR, OR BUFFER) ADJOINING A RESIDENTIAL DISTRICT IS INCREASED TWO (2) FEET FOR EACH FOOT IN HEIGHT OVER FORTY-FIVE (45) FEET. THIS DISTANCE SHALL BE MEASURED FROM THE PORTION OF THE STRUCTURE WHICH EXCEEDS FORTY-FIVE (45) FEET. IN ALL OTHER LOCATIONS THE HEIGHT IS UNLIMITED.

ACCESSORY STRUCTURES SHALL NOT EXCEED FORTY (40) PERCENT OF THE GROSS FLOOR AREA OF THE PRINCIPAL STRUCTURE. ALL ACCESSORY BUILDINGS SHALL BE CONSISTENT WITH THE ARCHITECTURE OF THE PRIMARY BUILDING. ACCESSORY BUILDINGS SHALL BE LOCATED BEHIND THE PRIMARY BUILDING OR SHALL NOT BE VISIBLE FROM PUBLIC STREETS UNLESS APPROVED BY THE LOCALITIES.

EVERY STRUCTURE IN THE PTD SHALL BE A FULLY ENCLOSED BUILDING OF PERMANENT CONSTRUCTION. ANY OUTSIDE STORAGE AREA SHALL BE FULLY SCREENED SO THAT NO MATERIALS SO STORED ARE VISIBLE AT ANY LOT LINE OR PUBLIC RIGHT-OF-WAY.

LIGHTING:
 ALL LIGHTING IN THE CENTER SHALL BE IN ACCORDANCE WITH LIGHTING STANDARDS ESTABLISHED IN THE ROANOKE COUNTY ZONING ORDINANCE, AS AMENDED. ALL LIGHTING IN THE CENTER SHALL BE DIRECTED INWARD TOWARD THE BUILDING/SITE, AND SHALL BE SHIELDED AND DIRECTED DOWNWARD TO CONTROL EXTRANEous LIGHT OR GLARE. ALL LIGHT SHALL BE CONTAINED WITHIN PROPERTY BOUNDARIES WHERE DEVELOPMENT IS LOCATED ADJACENT TO BUFFERS AND RESIDENTIAL BOUNDARIES. DARK/NIGHT SKY FRIENDLY LIGHTING USING FULL CUT-OFF LIGHTING FIXTURES IS ENCOURAGED SO THAT THERE IS NO DIRECT LIGHT UPWARD AND NO GLARE.

LIGHTING OF PARKING LOTS, LOADING/UNLOADING AREAS AND ACCESS WAYS SHALL BE NO GREATER THAN 25 FEET IN HEIGHT, AND KEPT TO THE MINIMUM NECESSARY FOR DIRECTION AND SAFETY DURING OPERATING HOURS. WALKWAYS AND BUILDING ENTRIES ARE ENCOURAGED TO HAVE GROUND LEVEL LIGHTING OR PEDESTRIAN SCALE LIGHTS NOT EXCEEDING 15 FEET IN HEIGHT.

UTILITIES:
 UTILITIES SHALL BE UNDERGROUND UNLESS THE TYPE OF SERVICE NECESSARY FOR NORMAL ACTIVITIES OF THE INDUSTRY OR BUSINESS SHALL PROHIBIT UNDERGROUND INSTALLATION.

TRASH AND OUTDOOR STORAGE:
 NO EXTERNAL WASTE TREATMENT OR STORAGE FACILITIES ARE PERMITTED. BULK CONTAINERS FOR TRASH ARE PERMITTED, PROVIDED THEY ARE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR ACCESSORY STRUCTURES. AREAS FOR TRASH COLLECTION SHALL BE ACCESSIBLE FOR SERVICE. ALL TRASH AREAS SHALL BE FULLY ENCLOSED AND SCREENED FROM VIEW BY OPAQUE FENCING AND SUPPLEMENTAL LANDSCAPING. ENCLOSURES MUST BE ARCHITECTURALLY CONSISTENT AND COMPATIBLE WITH THE DESIGN OF THE PRIMARY BUILDING.

NO MATERIALS, SUPPLIES OR EQUIPMENT SHALL BE STORED ON PROPERTY EXCEPT INSIDE A BUILDING OR BEHIND A VISUAL BARRIER WHICH SCREENS THE STORED MATTER FROM VIEW FROM STREETS AND ADJOINING SITES.

SIGNAGE:
 NO MORE THAN TWO PRIMARY SIGNS PER BUSINESS MAY BE ERECTED ON A PROPERTY. ONE SIGN MAY BE ATTACHED TO THE FACE OF THE PRIMARY BUILDING AND ONE MAY BE ERECTED AS A GROUND MONUMENT SIGN. THE SIGN SHALL BE DESIGNED TO BE INTEGRATED AND COORDINATED WITH THE BUILDING TO COMPLIMENT THE BUILDING DESIGN IN SCALE, COLOR AND MATERIALS.

BUILDING SIGNS SHALL NOT EXCEED 150 SQUARE FEET IN SIZE OR 10 PERCENT OF THE FRONT FAÇADE, WHICHEVER IS LESS. THE GROUND MONUMENT SIGN SHALL NOT EXCEED 60 SQUARE FEET IN SIZE AND SHALL NOT EXCEED TEN (10) FEET IN HEIGHT. GROUND MONUMENT SIGNS MAY HAVE TWO FACES. GROUND MONUMENT SIGNS SHALL BE SETBACK A MINIMUM OF 25 FEET FROM THE FRONT PROPERTY LINE. SIGNS SHALL NOT INCLUDE ANY MOTION DEVICES OR CHANGING TEXT. ROOF SIGNS AND PORTABLE SIGNS ARE NOT PERMITTED.

DIRECTIONAL SIGNS SHALL BE LOCATED AS NECESSARY TO DIRECT VISITORS, CUSTOMERS, AND EMPLOYEES TO DESIGNATED PARKING OR LOADING AREAS. DIRECTIONAL SIGNS SHALL BE 3 SQUARE FEET OR LESS IN SIZE. TEMPORARY SIGNS FOR THE PURPOSES OF CONSTRUCTION ACTIVITY OR THE SALE OF REAL ESTATE SHALL BE AS PERMITTED BY THE ROANOKE COUNTY ZONING ORDINANCE, AS AMENDED. NO OTHER TEMPORARY SIGNS ARE PERMITTED.

LEGEND

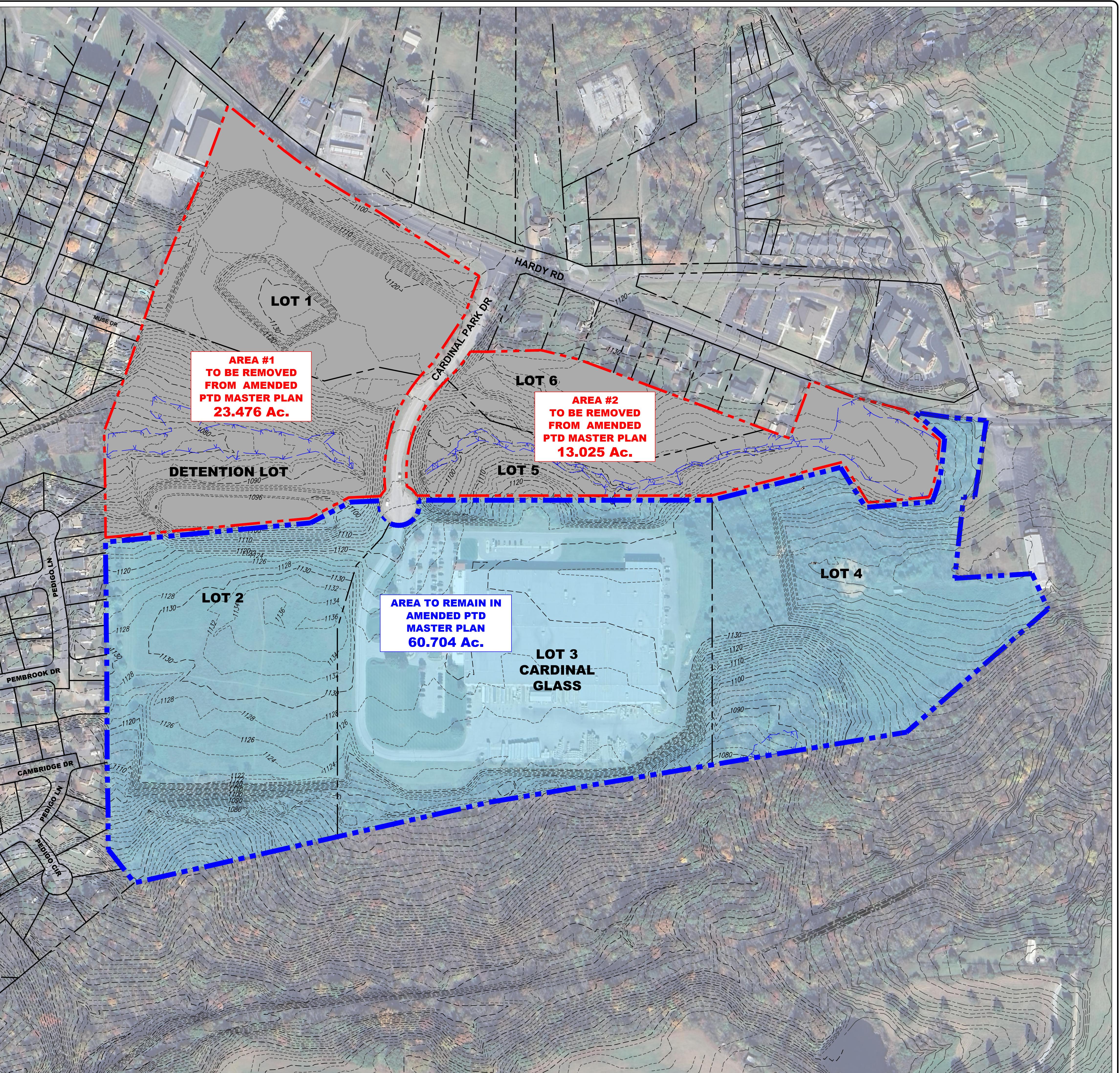
PARCELS TO REMAIN IN AMENDED PTD MASTER PLAN

PARCELS REMOVED FROM PTD MASTER PLAN

150 0 150 300 450
 1" = 150'

DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.

CONCEPT PLAN NOTE: THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION. A CURRENT FIELD SURVEY HAS NOT BEEN PERFORMED TO VERIFY ALL EXISTING CONDITIONS ON-SITE.





WPS Job #R0070888.00
Dated 10-15-2025

**METES AND BOUNDS DESCRIPTION OF AREA TO BE REZONED
BEING ALL OF LOT 2, LOT 3, & LOT 4
PER PLAT RECORDED AT PLAT BOOK 27, PAGE 55 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
OF ROANOKE COUNTY, VIRGINIA**

BEGINNING AT A POINT ON THE CUL-DE-SAC LINE OF CARDINAL PARK DRIVE, SAID POINT BEING +/- 886' FROM THE POINT OF INTERSECTION WITH HARDY ROAD – VA ROUTE 634, AND BEING THE SOUTHWEST CORNER OF LOT 5;

THENCE LEAVING THE CUL-DE-SAC LINE OF CARDINAL PARK DRIVE, THE FOLLOWING SEVEN COURSES: EAST A DISTANCE OF 938.75' TO A POINT; N72°04'45"E A DISTANCE OF 423.37' TO A POINT; S40°36'57"E A DISTANCE OF 149.19' TO A POINT; S83°46'37"E A DISTANCE OF 213.73' TO A POINT; A NON-TANGENT CURVE TO THE LEFT WITH AN ARC LENGTH OF 125.96', A RADIUS OF 415.00', A CHORD BEARING OF N14°39'36"E, A CHORD LENGTH OF 125.48', TO A POINT; N05°57'52"E A DISTANCE OF 80.99' TO A POINT;

N49°01'03"W A DISTANCE OF 126.61' TO A POINT ON THE SOUTHWEST LINE OF HARDY ROAD – VA ROUTE 634;

THENCE ALONG THE SOUTHWEST LINE OF HARDY ROAD, THE FOLLOWING TWO COURSES: S80°22'28"E A DISTANCE OF 101.75' TO A POINT; S87°00'56"E A DISTANCE OF 116.32' TO A POINT;

THENCE LEAVING THE SOUTHWEST LINE OF HARDY ROAD, THE FOLLOWING FIVE COURSES: S08°36'21"W A DISTANCE OF 238.43' TO A POINT; S84°42'46"W A DISTANCE OF 33.00' TO A POINT; S07°40'23"W A DISTANCE OF 255.41' TO A POINT; N88°21'13"E A DISTANCE OF 261.16' TO A POINT; S24°24'17"E A DISTANCE OF 119.08' TO A POINT ON THE NORTHERLY LINE OF BLUE RIDGE PARKWAY;

THENCE ALONG THE NORTHERLY LINE OF BLUE RIDGE PARKWAY, THE FOLLOWING THREE COURSES: S49°05'23"W A DISTANCE OF 616.63' TO A POINT; S80°15'58"W A DISTANCE OF 1349.87' TO A POINT; S77°32'33"W A DISTANCE OF 1160.32' TO A POINT;

THENCE LEAVING THE NORTHERLY LINE OF BLUE RIDGE PARKWAY, THE FOLLOWING TWO COURSES: N37°57'52"W A DISTANCE OF 137.72' TO A POINT; N00°17'59"W A DISTANCE OF 977.01' TO A POINT;

THENCE THE FOLLOWING THREE COURSES: N84°38'35"E A DISTANCE OF 657.30' TO A POINT; N62°15'13"E A DISTANCE OF 142.53' TO A POINT; N87°30'40"E A DISTANCE OF 92.19' TO A POINT IN A CUL-DE-SAC;

THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 233.27', A RADIUS OF 65.00', A CHORD BEARING OF N89°02'35"E, WITH A CHORD LENGTH OF 126.78', TO THE POINT OF BEGINNING.

TOTAL AREA TO BE REZONED: 60.704 ACRES (2,644,250 SQ. FT.), MORE OR LESS.

Tax Parcels #071.11-01-01.00-0000, 071.11-01-01.01-0000 and 071.11-01-01.02-0000

Economic Development Authority of Roanoke County - Aerial Map

Request to Rezone to Amend the PTD Master Plan



10/23/2025, 2:14:26 PM

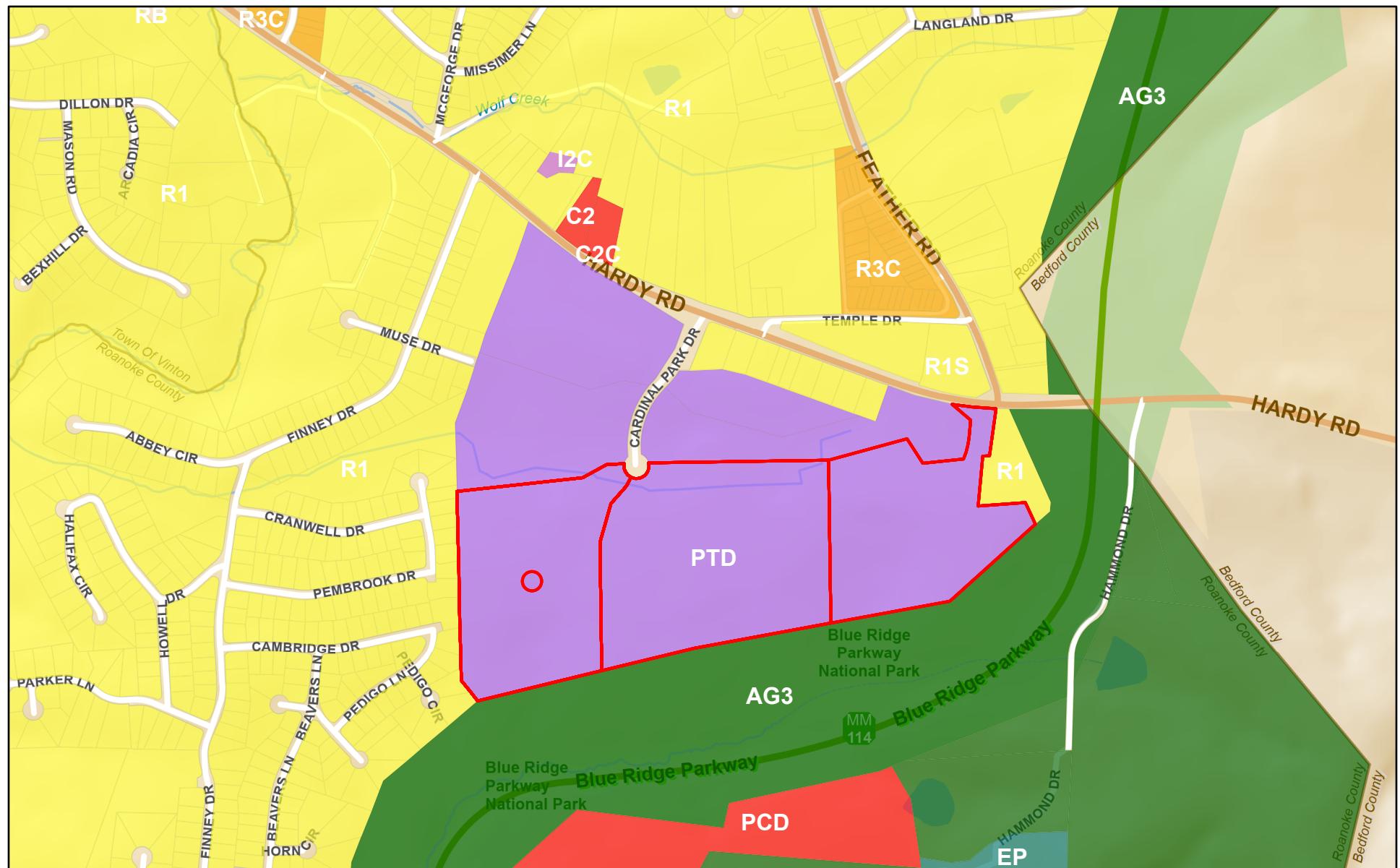
1:10,895
0 0.07 0.15 0.2 0.3 mi
0 0.1 0.2 0.4 km

Roanoke County, VA 2023, Roanoke County, Maxar

Tax Parcels #071.11-01-01.00-0000, 071.11-01-01.01-0000 and 071.11-01-01.02-0000

Economic Development Authority of Roanoke County - Zoning Map

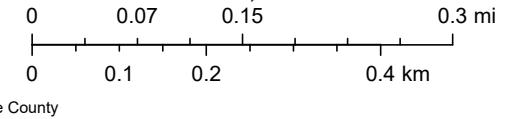
Request to Rezone to Amend the PTD Master Plan



10/23/2025, 2:04:04 PM

Zoning	I2	R3
AG3	PCD	RB
EP	PTD	
C2		R1
C2		R1

1:10,895

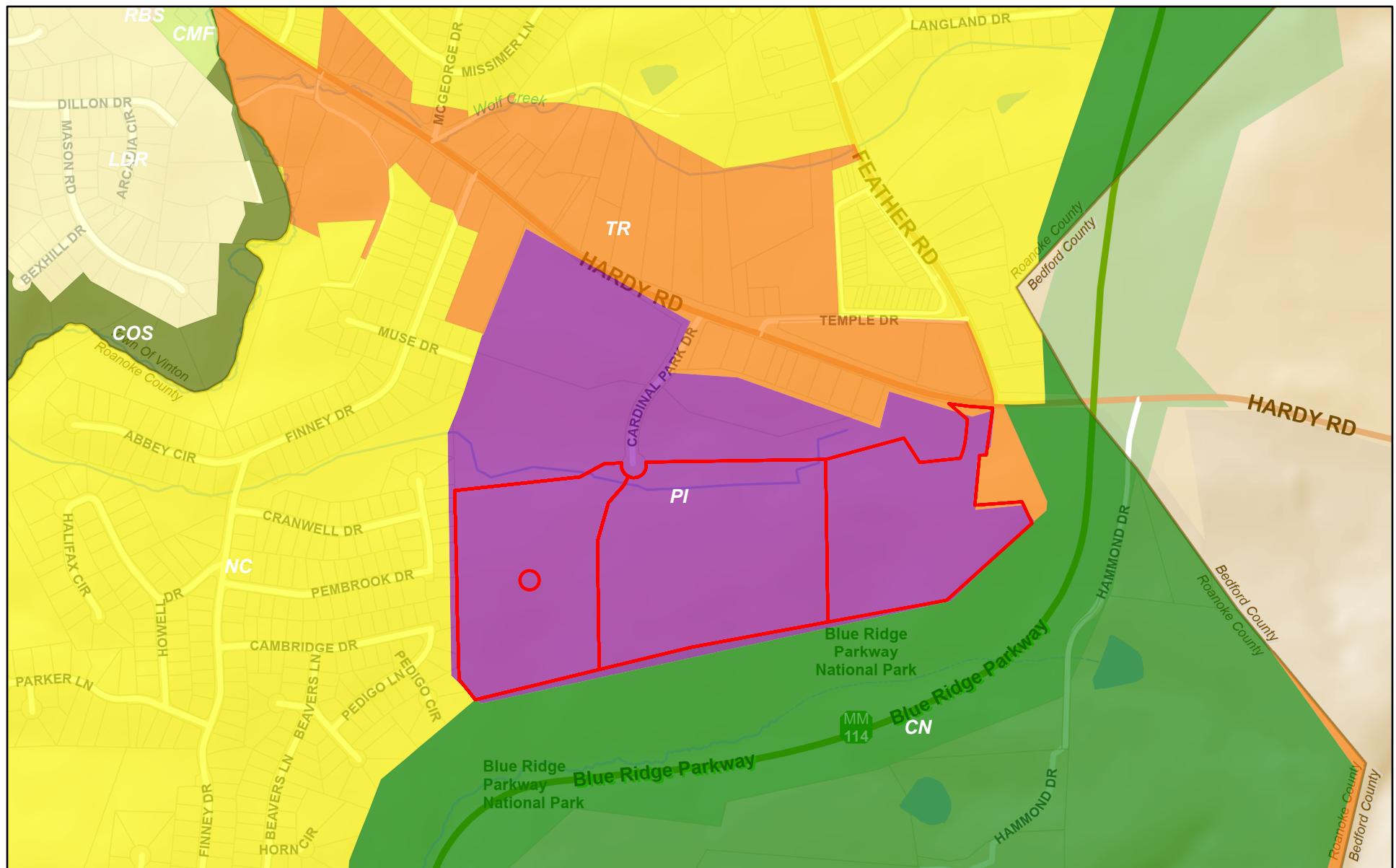


Roanoke County

Tax Parcels #071.11-01-01.00-0000, 071.11-01-01.01-0000 and 071.11-01-01.02-0000

Economic Development Authority of Roanoke County - Future Land Use Map

Request to Rezone to Amend the PTD Master Plan



10/23/2025, 2:08:38 PM

1:10,895

0 0.07 0.15 0.3 mi

0

0.1

0.2

0.3

0.07

0.15

0.2

0.3 km

Future Land Use
Conservation
Residential Business
Community Facilities
Low Density Residential
Conservation Open Space

Neighborhood Conservation
Transition
Principal Industrial

High : 254 - Low : 2

Roanoke County