

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:	Received by:
10/10/2025	R. James
Application fee:	PC/BZA date:
1,165.00	12/2/2025
Placards issued:	BOS date:
	12/16/2025
Case Number	RZ-2505014

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 2111, 2112, 2121, and 2351 Cardinal Park Dr. Vinton, VA 24179	Magisterial District: Vinton
	Community Planning area: Bonsack/Vinton
Tax Map No.: 071.07-03-01.00-0000, 071.07-03-02.00-0000, 071.07-03-03.00-0000, 071.07-03-04.00-0000	PTD - Planned Technology Existing Zoning: Development District
Size of parcel(s): Acres: <u>+/-36.501</u> ac.	Existing Land Use: Vacant

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

Proposed Zoning: R-3 - Medium Density Multi-Family Residential District	
Proposed Land Use: Townhouse	

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

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 - Residential Rezoning

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 rezone Roanoke County Tax Parcels #071.07-03-01.00-0000, 071.07-03-02.00-0000, 071.07-03-03.00-0000, and 071.07-03-04.00-0000 (the Rezoned Area) from PTD, Planned Technology Development District, to R-3, Medium Density Multi-Family Residential District to allow for a new residential development consisting of a mix of single-family dwellings and townhouses on the property.

Existing Zoning: PTD – Planned Technology Development District

Proposed Zoning: 36.501 acres to be rezoned to R-3 High Density Multi-Family Residential District
60.704 acres to remain PTD (Master Plan to be amended by separate request)

Proposed Use: Townhouses

Property History & Vision

The Vinton Business Center 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 this 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 reimagine a portion of this property as a mixed-use residential development. The proposed rezoning request will allow this property to realize its potential and meet the 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 residential uses will blend well with the existing residential to the north and west and provide a transition between these single-family developments and the remaining industrial development area.

A separate rezoning action is being filed in conjunction with this request to amend the Master Plan for the property remaining PTD zoning.

Existing Conditions

The Rezoned Area is vacant land in the current condition. The Rezoned Area is bounded to the north by Hardy Road (Route 634) and existing single-family residential homes. It is bounded on the west by existing single-family residential homes. The land is bordered to the south by Blue Ridge Parkway property and the remaining land in the VBC. Cardinal Park Drive bisects the Rezoned Area from north to south and provides access to the proposed development. There are overhead electrical distribution lines that traverse the property from southwest to northeast across Lot 1 and the corner of the Detention Lot.

There is an existing stream and wetlands located on Lot 5 and the Detention Lot. It is expected that these jurisdictional areas will remain undisturbed with the proposed development. The Detention Lot also includes a stormwater management facility that was installed to serve the existing development.

Concept Plan

A Residential Concept Plan (Exhibit A) is included with this rezoning application. This plan outlines the proposed development pattern for the Rezoned Area. It is expected that townhomes will be developed on the Rezoned Area. A total of 175 townhomes are shown on the Concept Plan.

The townhomes will be served internally by private drives. It is expected that each unit will include a garage and exterior driveway parking space. Additional guest parking areas will be provided throughout the development as well. Other amenities that may be provided include exterior trails and park areas to serve the residents of this community.

The proposed townhome buildings are expected to be either two-story or three-story buildings depending on the topography. Square footage is expected to range from 1,440 to 2,000 finished square feet per unit. Price points are anticipated to be in the low to upper \$300,000s.

The proposed rezoning request will provide for a less intense zoning classification and development pattern adjacent to the existing residential neighborhoods than the current industrial zoning. Appropriate buffer yards and landscaping will be provided adjacent to R-1 zoned property as required in the Zoning Ordinance.

Access & Transportation

Vehicular access will primarily be from existing Cardinal Park Drive (Route 2075) via Hardy Road (Route 634). New private access points will be constructed from Cardinal Park Drive to serve the new townhome development areas. These are shown directly across from each other on the Concept Plan in order to minimize the number of potential conflict points. The Concept Plan also shows a possible vehicular connection from the internal development to Muse Drive to the west. This vehicular connection would provide an additional access point between the existing residential development and the proposed development if constructed.

Traffic utilizes Hardy Road to access Cardinal Park Drive. Full turn lanes and tapers were installed when Cardinal Park Drive was constructed to serve the Business Park and will continue to serve the proposed development. A Traffic Narrative is included with this Application to provide background traffic information and evaluate traffic impacts of this request.

As part of the included Traffic Narrative, trip generation calculations were provided for the proposed residential development as well as a reasonable volume of traffic that would be expected if the property were developed under the current PTD zoning. As shown in the Traffic Narrative, the proposed residential development will generate significantly less traffic than would be expected with by-right PTD development. Therefore, this request is expected to result in less traffic impact than what is expected with the current Master Plan and the existing roadway infrastructure will be sufficient to serve the new development. VDOT has reviewed the traffic narrative and concurs with the conclusions.

Public Services

This project will be served by public water and sanitary sewer utilities owned and maintained by the Western Virginia Water Authority (WVWA). According to WVWA GIS, there is an existing 8" public sanitary sewer main located along Cardinal Park Drive that the development will connect to. Based on

WVVA GIS, there is an existing 8" public water main located along Cardinal Park Drive that the development will utilize for domestic water and fire protection needs.

Stormwater Management

There is an existing above-ground detention pond located on the Detention Lot. This detention pond was installed with the development of Cardinal Glass and grading of Lot 2. It is expected that the new development will provide stand-alone stormwater management facilities.

The project will 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 currently identifies the Future Land Use of this property as Principal Industrial. However, it should also be noted that the future land use for this property was recently updated from Transition to Principal Industrial in 2024. Residential uses, such as those that are proposed with this request, are an important component of Transition land use areas. In addition, the property has been targeted for industrial development since 1999 with very little activity. Cardinal Glass developed in the park in 2004, and the other parcels have remained vacant. The market has demonstrated that a new vision is needed, which further supports the request to rezone a portion of the park as a residential development.

The proposed residential zoning designation will allow this property that has remained vacant for many years to finally realize its potential. The proposed residential development will expand and diversify an existing residential area of Roanoke County and will provide additional customer base for the existing businesses located in and around the Hardy Road corridor.

The proposed rezoning request will further the goals of the Roanoke County Comprehensive Plan by allowing for development of a vacant property in an appropriate location of the County. The proposed mix of residential uses 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.
- 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.
- Expand housing options. The proposed townhome units will provide additional options to a currently underserved area of the market.

The location of this site will also help to further the Economic Development initiatives of Roanoke County by adding to the customer base that supports businesses on and around the Hardy Road corridor. The proposed project reacts to the changing market conditions from the original development efforts that began in the 1990s.

Summary

In summary, we respectfully request approval of this rezoning request. This project is consistent with the goals and initiatives of Roanoke County and will address a need for additional housing options in the Roanoke Valley. This request will allow for vacant property to be developed with an active residential use along the Hardy Road corridor, while being sensitive to the surrounding residential, industrial, and recreational areas.

SITE & ZONING SUMMARY:

SITE ADDRESS: 2111, 2112, 2121, 2351 CARDINAL PARK DR
VINTON, VA 24179
OWNER: ECONOMIC DEVELOPMENT AUTHORITY OF
ROANOKE COUNTY
OWNER ADDRESS: PO BOX 29800
ROANOKE, VA 24018
TAX PARCEL ID: 071.07-03-01-00-0000 (LOT 1): ±12.164 AC.
071.07-03-03-00-0000 (LOT 5): ±8.547 AC.
071.07-03-02-00-0000 (LOT 6): ±4.477 AC.
071.07-03-04-00-0000 (DETENTION LOT): ±11.313 AC.
EXISTING ZONING: PTD (PLANNED TECHNOLOGY DEVELOPMENT DISTRICT)
ORDINANCE #: 062811-10
PROPOSED ZONING: R-3 (MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT)
TOTAL AREA = 36.501 AC.

PROPOSED USES: TOWNHOUSE

ZONING REQUIREMENTS (R-3):

MIN. LOT AREA: 7,200 S.F. (SERVED BY PUBLIC WATER AND SEWER)

MIN. FRONTAGE: 60' (SERVED BY PUBLIC WATER AND SEWER)

SETBACKS:

FRONT: 30'
SIDE: 10'
REAR: 25'

MAX. BLDG. HEIGHT: 45' PRINCIPAL STRUCTURE (ADJOINING ZONE R-1)
15' ACCESSORY STRUCTURE

MAX. COVERAGE: 35% BUILDING COVERAGE
7% ACCESSORY BUILDING COVERAGE
60% LOT COVERAGE

TOWNHOUSE DESIGN STANDARDS:

MAX. GROSS DENSITY: 12 TOWNHOUSE UNITS PER ACRE.

MIN. PARCEL SIZE: 7,200 S.F. + 3,630 S.F. FOR EACH ADDITIONAL UNIT

FRONT YARD SETBACK: AVERAGE OF 15' FOR EACH GROUP OF TOWNHOUSE UNITS, AND NOT LESS THAN 10' FOR INDIVIDUAL UNIT; NO COMMON PARKING AREA, COMMON DRIVEWAY OR STREET RIGHT-OF-WAY SHALL BE PERMITTED WITHIN FRONT YARD.

SIDE YARD SETBACK: 10', OR 15' FOR EACH END OF RESIDENCE IN A GROUP OF TOWNHOUSES ADJOINING A PROPERTY BOUNDARY OF THE DEVELOPMENT

REAR YARD SETBACK: 25'

MINIMUM LOT SIZE: 1,800 S.F. FOR INDIVIDUAL TOWNHOUSE LOTS, AND 2,300 S.F. FOR END LOTS.

MINIMUM LOT WIDTH: 18' FOR INDIVIDUAL TOWNHOUSE LOT

MAXIMUM NUMBER IN A BLOCK OF TOWNHOUSES: 10 UNITS

MAXIMUM COVERAGE: 40% BUILDING COVERAGE
65% LOT COVERAGE



100 0 100 200 300
1" = 100'

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

1208 Corporate Circle
Roanoke, VA 24018
540.772.9580
www.balzer.cc

Roanoke
Richmond
New River Valley
Shenandoah Valley

**METES AND BOUNDS DESCRIPTION OF AREA TO BE REZONED
BEING ALL OF LOT 1 & DETENTION LOT
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 SOUTHWEST LINE OF HARDY ROAD – VA ROUTE 634, SAID POINT
BEING +/- 322' FROM THE POINT OF INTERSECTION WITH FINNEY DRIVE – VA RTE 1043, AND
BEING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE ALONG THE SOUTHWEST LINE OF HARDY ROAD, S49°28'45"E A DISTANCE OF 144.50' TO A
POINT;**

**THENCE CONTINUING ALONG THE SOUTHWEST LINE OF HARDY ROAD WITH A CURVE TURNING TO
THE LEFT WITH AN ARC LENGTH OF 422.39', A RADIUS OF 1934.88', A CHORD BEARING OF
S55°43'59"E, A CHORD LENGTH OF 421.55', TO A POINT;**

**THENCE CONTINUING ALONG THE SOUTHWEST LINE OF HARDY ROAD S57°27'36"E A DISTANCE OF
404.77' TO A POINT IN THE WEST LINE OF CARDINAL PARK DRIVE;**

**THENCE DEPARTING THE SOUTHWEST LINE OF HARDY ROAD ALONG THE WEST LINE OF CARDINAL
PARK DRIVE, S20°51'15"W A DISTANCE OF 133.39' TO A POINT;**

**THENCE CONTINUING ALONG THE WEST LINE OF CARDINAL PARK DRIVE WITH A CURVE TURNING
TO THE RIGHT WITH AN ARC LENGTH OF 187.60', A RADIUS OF 415.00', A CHORD BEARING OF
S33°48'15"W, A CHORD LENGTH OF 186.00', TO A POINT;**

**THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 446.62', A
RADIUS OF 485.00', A CHORD BEARING OF S20°22'27"W, A CHORD LENGTH OF 431.01', TO A
POINT;**

**THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 41.13', A
RADIUS OF 65.00', A CHORD BEARING OF S29°58'52"W, WITH A CHORD LENGTH OF 40.44', TO A
POINT IN A CUL-DE-SAC;**

**THENCE LEAVING THE CUL-DE-SAC OF CARDINAL PARK DRIVE, THE FOLLOWING THREE COURSES:
S87°30'40"W A DISTANCE OF 92.19' TO A POINT;
S62°15'13"W A DISTANCE OF 142.53' TO A POINT;
S84°38'35"W A DISTANCE OF 657.30' TO A POINT;**

**THENCE THE FOLLOWING THREE COURSES:
N00°17'59"W A DISTANCE OF 355.47' TO A POINT;
N18°45'21"E A DISTANCE OF 488.34' TO A POINT;
N22°22'55"E A DISTANCE OF 628.43' TO THE **POINT OF BEGINNING**.**

TOTAL AREA TO BE REZONED: 23.476 ACRES (1,022,598 SQ. FT.), MORE OR LESS.



WPS Job #R0070888.00
Dated 09-08-2025

**METES AND BOUNDS DESCRIPTION OF AREA TO BE REZONED
BEING ALL OF LOT 5 & LOT 6
PER PLAT RECORDED AT PLAT BOOK 27, PAGE 55 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
OF ROANOKE COUNTY, VIRGINIA**

1208 Corporate Circle
Roanoke, VA 24018
540.772.9580
www.balzer.cc

Roanoke
Richmond
New River Valley
Shenandoah Valley

**BEGINNING AT A POINT ON THE EASTERLY LINE OF CARDINAL PARK DRIVE, SAID POINT BEING +/- 331'
FROM THE POINT OF INTERSECTION WITH HARDY ROAD – VA ROUTE 634, AND BEING THE
NORTHWEST CORNER OF LOT 6;**

THENCE LEAVING THE EASTERLY LINE OF CARDINAL PARK DRIVE, THE FOLLOWING FOUR COURSES:

N88°29'46"E A DISTANCE OF 232.78' TO A POINT;
S75°30'14"E A DISTANCE OF 120.94' TO A POINT;
S69°08'14"E A DISTANCE OF 720.00' TO A POINT;

N20°51'46"E A DISTANCE OF 200.14' TO A POINT ON THE SOUTHWEST LINE OF HARDY ROAD – VA
ROUTE 634;

THENCE ALONG THE SOUTHWEST LINE OF HARDY ROAD, THE FOLLOWING THREE COURSES:

S69°08'45"E A DISTANCE OF 3.34' TO A POINT;
S68°55'32"E A DISTANCE OF 145.24' TO A POINT;
S75°52'27"E A DISTANCE OF 203.27' TO A POINT;

THENCE LEAVING THE SOUTHWEST LINE OF HARDY ROAD, THE FOLLOWING SEVEN COURSES:

S49°01'03"E A DISTANCE OF 126.61' TO A POINT;
S05°57'52"W A DISTANCE OF 80.99' TO A POINT;

A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 125.96', A RADIUS OF 415.00',
A CHORD BEARING OF S14°39'36"W, A CHORD LENGTH OF 125.48';

N83°46'37"W A DISTANCE OF 213.73' TO A POINT;
N40°36'57"W A DISTANCE OF 149.19' TO A POINT;
S72°04'45"W A DISTANCE OF 423.37' TO A POINT;

WEST A DISTANCE OF 938.75' TO A POINT IN THE CUL-DE-SAC LINE OF CARDINAL PARK DRIVE;

THENCE ALONG THE CUL-DE-SAC LINE OF CARDINAL PARK DRIVE WITH A CURVE TO THE LEFT WITH AN
ARC LENGTH OF 59.95', A RADIUS OF 65.00', A CHORD BEARING OF N40°10'58"W, A CHORD LENGTH OF
57.84', TO A POINT IN THE EAST LINE OF CARDINAL PARK DRIVE;

THENCE ALONG THE EAST LINE OF CARDINAL PARK DRIVE, THE FOLLOWING TWO CURVES:
A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 378.20, A RADIUS OF 415.00', A CHORD BEARING OF
N20°38'52"E, A CHORD LENGTH OF 365.25', TO A POINT;

A CURVE TO THE LEFT WITH AN ARC LENGTH OF 116.79, A RADIUS OF 485.00', A CHORD BEARING OF
N39°51'20"E, A CHORD LENGTH OF 116.51', TO THE **POINT OF BEGINNING**.

TOTAL AREA TO BE REZONED: 13.025 ACRES (567,354 SQ. FT.), MORE OR LESS.

October 17, 2025

County of Roanoke
Planning Department
5204 Bernard Dr.
Roanoke, VA 24018
Attn: Philip Thompson, Director

RE: Vinton Business Center – Traffic Narrative
B&A, Inc. Job #R0070888.00

Mr. Thompson,

The purpose of this narrative is to provide background traffic information and address potential traffic impacts related to the proposed rezoning request for a portion of the Vinton Business Center (VBC) property located on Cardinal Park Drive (Route 2080) in the County of Roanoke. Cardinal Park Drive accesses from Hardy Road (Route 634) just west of the Roanoke County/Bedford County line.

The property is currently part of the Vinton Business Center industrial park. The VBC was originally rezoned to PTD, Planned Technology District on October 26, 1999. An additional rezoning was completed on June 28, 2011 to amend the PTD requirements, including an update to the Master Plan. The property is currently governed by the “Vinton Business Center Master Plan,” dated April 8, 2010 and prepared by Mattern & Craig, Inc. as well as the “Vinton Business Center Development Guidelines and Protective Covenants,” recorded at the Roanoke County Courthouse under Instrument #201107207. As outlined in these documents, currently permitted uses on this property include the following:

- a. General manufacturing, processing or assembly operations where processes, fabrication, and products are environmentally clean and efficient.
- b. Commercial, office or industrial flex space (office/warehouse combination).
- c. Science, research and technology businesses, services, or laboratories where processes are environmentally clean and efficient.
- d. Business services incidental to any of the foregoing.
- e. Accessory uses associated with a principal permitted use in accordance with any established County standards.

Since the creation of the industrial park, only one of the industrial parcels has been developed. Roanoke County Tax Parcel 071.11-01.01-0000 is owned and operated by Cardinal Glass. The other parcels within the park are vacant. Due to this property’s ideal location, as well as the increasing shortage of residential housing, this park has been identified as an opportunity for residential development.

This rezoning request is to rezone approximately 36 acres of land from PTD, Planned Technology District, to R-3, Medium Density Multi-Family Residential District. The parcels that are included in the proposed rezoning request are Roanoke County Tax Parcels 071.07-03-01.00-0000, 071.07-03-02.00-0000, 071.07-03-03.00-0000, and 071.07-03-04.00-0000. It should be noted that portions of the property are impacted by wetlands, slopes, and overhead utility lines, with the developable area totaling approximately 20 acres. The rezoning request, if approved, will allow for this portion of the property to be developed with single-family attached (townhome) dwellings.

Access for the proposed development will primarily be from Cardinal Park Drive (Route 2075). A possible private, internal connection from the townhome development to Muse Drive is shown on the proposed Development Plan. Full right and left turn lanes are available on Hardy Road to serve vehicles turning into the development. Cardinal Park Drive currently consists of two exiting lanes to facilitate right and left turning vehicles leaving the development.

Trip generation calculations were performed to provide a comparison between current by-right development and the proposed residential development. As shown in Tables 1 and 2, the proposed residential uses are expected to generate a significantly lower overall volume of traffic than could be generated by by-right uses on the property. In addition, the types of traffic being generated will be much less intense with the proposed residential development not expected to generate any large truck traffic.

Land Use			Trip Generation						Weekday
			AM Peak Hour			PM Peak Hour			
Proposed Development	ITE Code	Independent Variable	Enter	Exit	Total	Enter	Exit	Total	Total
Single-Family Attached Housing	215	175 Dwelling Units	21	64	85	60	41	101	1,283

Table 1: Site-Generated Traffic (Proposed R-3 zoning)

Land Use			Trip Generation						Weekday
			AM Peak Hour			PM Peak Hour			
Proposed Development	ITE Code	Independent Variable	Enter	Exit	Total	Enter	Exit	Total	Total
Manufacturing	140	120,000 s.f.	63	20	83	27	60	87	654
General Office	710	60,000 s.f.	95	13	108	18	91	109	744
Research and Development Center	760	120,000 s.f.	108	23	131	20	106	126	1,412
		Total	266	56	322	65	257	322	2,810

Table 2: Site-Generated Trips (Possible development pattern under current PTD zoning)

As shown in the tables, the proposed rezoning is expected to result in a lower volume of traffic in and out of Cardinal Park Drive. Full right and left turn lanes are in place along Hardy Road and will adequately serve this development. No additional study is warranted or recommended as a result of the current request.



1208 Corporate Circle
Roanoke, VA 24018

main (540) 772-9580
fax (952) 937-5822

Please feel free to contact me should you have any questions.

Sincerely,
Balzer and Associates, Inc., a Westwood Company

A handwritten signature in black ink that appears to read 'Chris Burns'.

Christopher Burns, P.E.
Engineering Manager

Tax Parcels #071.07-03-01.00-0000, 071.07-03-02.00-0000, 071.07-03-03.00-0000, and 071.07-03-04.00-0000

Economic Development Authority of Roanoke County - Aerial Map

Request to Rezone from PTD to R-3



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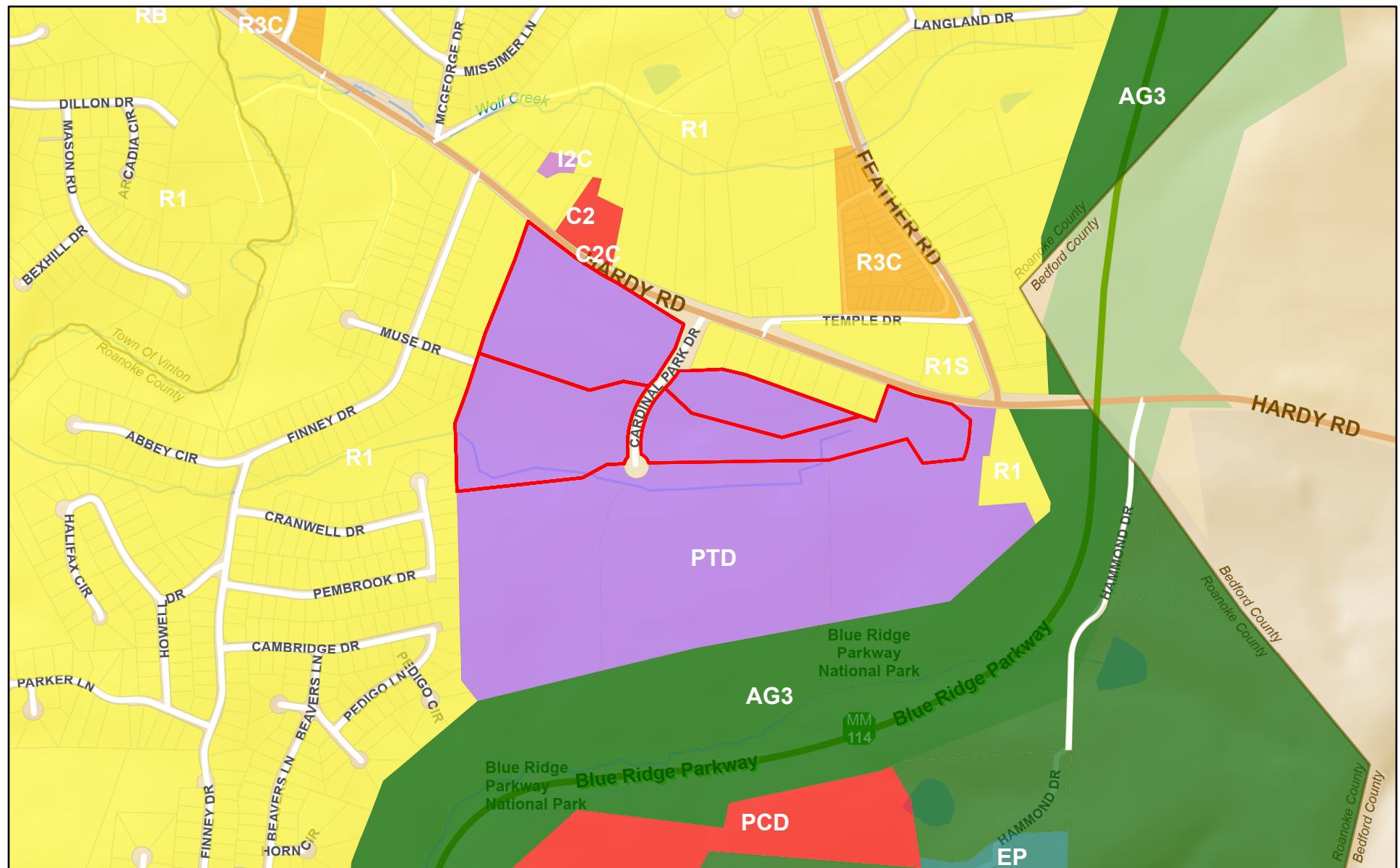
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Roanoke County, VA 2023, Roanoke County, Maxar

Tax Parcels #071.07-03-01.00-0000, 071.07-03-02.00-0000, 071.07-03-03.00-0000, and 071.07-03-04.00-0000

Economic Development Authority of Roanoke County - Zoning Map

Request to Rezone from PTD to R-3



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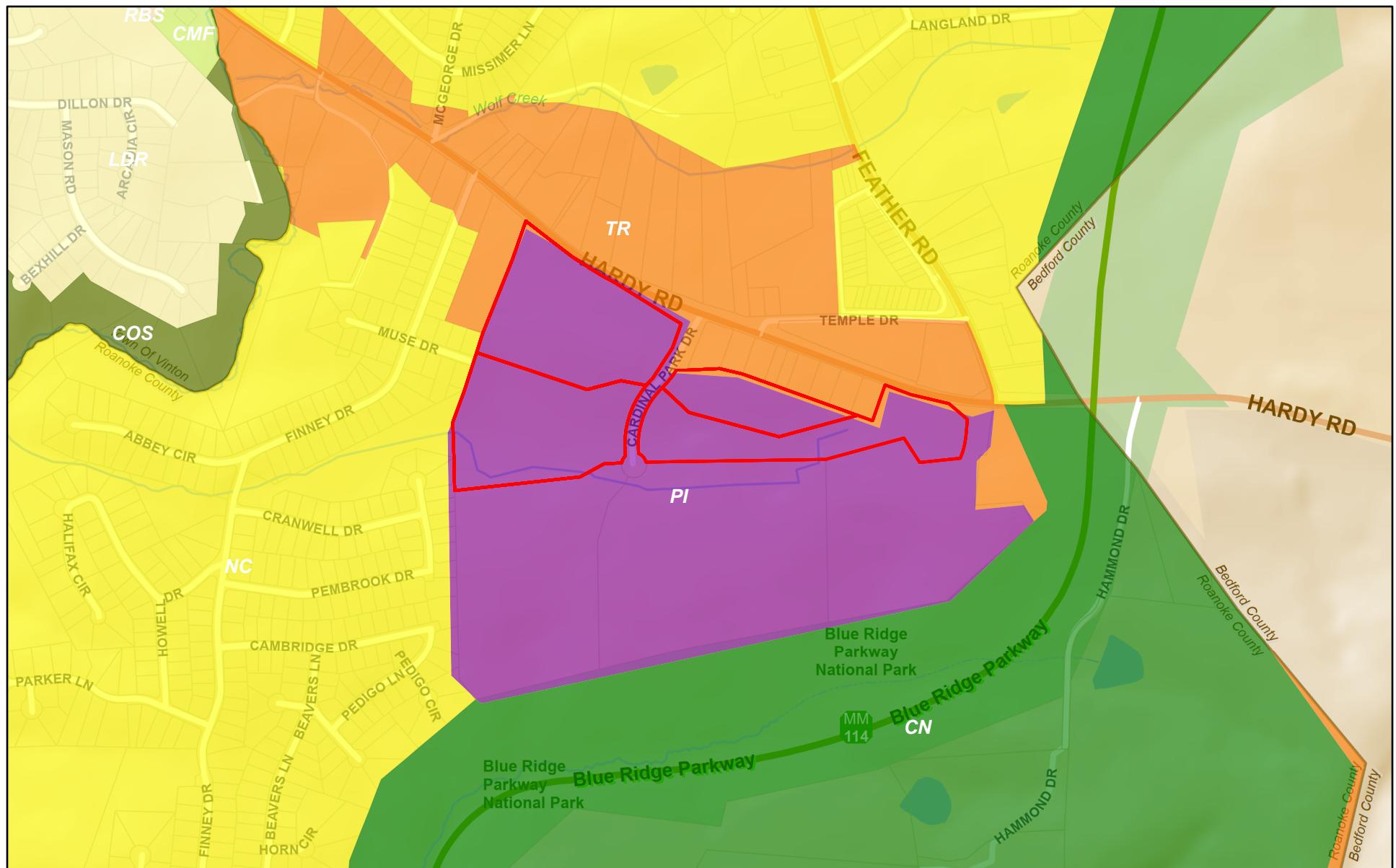
Zoning
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R1
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Roanoke County

Tax Parcels #071.07-03-01.00-0000, 071.07-03-02.00-0000, 071.07-03-03.00-0000, and 071.07-03-04.00-0000

Economic Development Authority of Roanoke County - Future Land Use Map

Request to Rezone from PTD to R-3



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Future Land Use

Conservation	Neighborhood Conservation
Residential Business	Transition
Community Facilities	Principal Industrial
Low Density Residential	
Conservation Open Space	

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Roanoke County