

**SUMMARY REPORT
COMPREHENSIVE PLAN
ROANOKE COUNTY, VA.**



**BALZER AND ASSOCIATES
CONSULTANTS**

SUMMARY REPORT
COMPREHENSIVE PLAN
ROANOKE COUNTY, VIRGINIA

Prepared for
ROANOKE COUNTY
BOARD OF SUPERVISORS

by
BALZER AND ASSOCIATES
CONSULTING PLANNERS
ROANOKE, VIRGINIA

May, 1977

SUMMARY REPORT - COMPREHENSIVE PLAN

Preface

The Comprehensive Plan for Roanoke County, Virginia was prepared in 1974, with planning policies being adopted on September 20, 1974. On December 18, 1974 the following planning documents were adopted by the Roanoke County Board of Supervisors:

- Long Range Land Use Guide Plan
- Community Facilities Plan
- Major Thoroughfare Plan

On January 1, 1976 substantial territories of Roanoke County were annexed to Roanoke City as a result of a special annexation court order in 1975. This required a number of adjustments on the part of the County. It seemed likely that considerable revision to the Comprehensive Plan might also be needed. However, after careful review and analysis of the adopted Plans it was concluded that, basically, the annexation did not upset the balance envisioned in the Plans. Only minor modifications were necessary and these were incorporated into the Plans by amendment on September 28, 1976.

At this time the Roanoke County Board of Supervisors also adopted an Interim Land Use Plan which is included in this report.

This summary report contains those basic planning documents of the Comprehensive Plan, mentioned above, as adopted and amended to date by the Roanoke County Board of Supervisors.

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L O N G R A N G E L A N D

U S E G U I D E P L A N

A portion of the Roanoke County
Comprehensive Plan.

Prepared by:

BALZER AND ASSOCIATES, INC.

Consulting Planners

Roanoke, Virginia

October, 1974

Adopted by:

Roanoke County Board of Supervisors

December 18, 1974

Amended: September 28, 1976

LONG RANGE LAND USE GUIDE PLAN

Introduction

This Plan is intended to provide the official policies for the physical development of Roanoke County and its environs. The policies which are expressed graphically on the official Land Use Guide Plan Map - year 2000 and in written form embrace two sectors of public policy. These include (1) general policies for guiding and coordinating the development and use of privately-owned lands, buildings, and facilities, and establishing the nature and extent of public interest therein, and (2) policies for providing public facilities and services.

Policies for guiding and coordinating the development and use of privately-owned property for residential, commercial, industrial, and institutional uses, and for agriculture are limited in scope and application to those areas of concern which the Board of Supervisors has determined to be of significant public interest. The purpose of this portion of the Long Range Land Use Guide Plan is to provide coordination and direction of private development and protect public interests, but in a manner that will not stifle individual initiative and creativity. Therefore, the most flexible, general, and minimum directiveness possible to accomplish this purpose is employed. General policies for private development are graphically presented on the Land Use Guide Plan Map - Year 2000 and are explained further in the written material of the Long Range Land Use Guide Plan.

The policies for providing public facilities are also set forth on the Land Use Guide Plan Map - Year 2000 and explained further in the written material of the Long Range Land Use Guide Plan. These elements cover transportation facilities, including major streets and highways, areas and facilities for public education, recreation,

and open space and civic buildings. These public facilities policies are expressed in two ways. For those public facilities that are to serve primarily the whole community, including major streets and highways, community recreation facilities, and civic buildings, the location, extent, and functional relationships are delineated on the Land Use Guide Plan Map - Year 2000 and are further explained in written material of the Comprehensive Plan Document. Those public facilities which are located or designed to serve a limited group or area in the community, including neighborhood parks and playgrounds, sub-neighborhood playgrounds and elementary school sites, are expressed as policies in the Long Range Land Use Guide Plan through use of map symbols and area and location standards.

It is intended that these general policies be implemented through the effective use and administration of Subdivision Regulations, Comprehensive Zoning Ordinance, Major Streets and Highways Plan, and related setback regulations, Building Code, Housing Code, Capital Improvements Program for acquiring and developing community facilities, and other related plans and regulations. These ordinances and regulations establish the detailed standards and principles necessary to effect the policies set forth therein.

Written Policies

The written physical development planning policies of Roanoke County were adopted by the Board of Supervisors on September 20, 1974 as a part of the Comprehensive Plan.

The Land Use Guide Plan - Year 2000

The plans for the use of land, for transportation facilities, and for community facilities are set forth in the Land Use Guide Plan

Map - Year 2000. All of the written material contained in the Comprehensive Plan Document shall be considered as further explaining and defining the material set forth herein. The following statements are intended to facilitate the interpretation of the Land Use Guide Plan Map - Year 2000.

Residential - Residential areas have been designated so as to distinguish new neighborhood units which have a set of distinctive characteristics and qualities as set forth in the adopted policies. No distinction has been made with regard to housing types or densities (with the exception of an overall average residential density of 4 new dwelling units per gross acre as set forth in the adopted policies). It is expected that this general density policy will be further refined in more detailed planning studies and implemented through application of the development standards of the Roanoke County Zoning Ordinance which will permit the establishment of a more limited density range.

Commercial - Commercial areas have been designated on the Land Use Guide Plan Map - Year 2000 in two different ways. Existing and proposed general commercial and shopping centers are delineated using color codes to define the general location and size of development, wherever land planning and development of the area permits precise definition of boundaries. Symbols are used to denote the general location of planned shopping centers. Shopping center symbols are positioned in one or more quadrants of the intersection of arterial streets. It is intended to authorize one or more shopping centers contiguous to the arterial street and within 1200 feet of the center of the symbol and only within the intersection quadrant or quadrants in which the symbol is located. Shopping center symbols also are indicated at other appropriate locations and are intended to be located within 600 feet of the center of the symbol and designed as a integral part of the Land

Use Plan for the area.

Office and Institutional - These areas are essentially intended to provide for privately owned endeavors providing services to the general public (e.g. churches, colleges, private schools, nursing homes) as well as areas devoted to any type of private office use. In some cases they are shown as somewhat precise areas but in most cases are indications of area groupings of such uses. The symbols are more accurate for defining the central portions of such areas but cannot be used to precisely define the outer boundaries. These should be subject to further consideration.

Some areas are indicated to encourage an office-commercial mixture of uses. While such a mixture may often be considered appropriate in many commercial areas, it is intended that special efforts be made to achieve mixtures where specifically indicated.

Industrial - The boundaries of industrial areas have been delineated on the Land Use Guide Plan Map - Year 2000. No distinction among industrial areas as to densities or types has been suggested at this stage. Most careful consideration must be given to working out an appropriate circulation pattern before any industrial development should be authorized north of Peters Creek Road.

The Plan indicates more than twice as much industrial land as could reasonable be expected to be needed during the next twenty-five years. It is important, however, to identify those lands which exhibit the greatest potential for long range industrial uses while at the same time being compatible with the total development pattern. These are identified as industrial reserve areas. Depending upon terrain and design considerations it is possible to interpret the plan as indicating the need for buffer areas between industrial and other land uses as appropriate.

It is recommended that County public policy assign priority to industrial development in the Plantation Road tracts. It is most economical to provide public services to these tracts and the necessary transportation facilities already exist to serve them. It is important that priorities be assigned to concentrate industrial investments in selected areas initially. The remaining industrial areas should be developed gradually in phases. This will ensure quality developments and afford greatest protection for the public investments incurred in supporting industrial development.

There is frequently a tendency to zone all railroad frontage for industry in the hopes that a large number of desirable industrial plants will be attracted. Mere acreage of industrially zoned land does not attract, and it sometimes has a tendency to encourage a scattered development of tiny industrial establishments which inflate the price of the land and drive the larger industries elsewhere. Furthermore, it usually has the effect of discouraging other types of development on nearby property. The types of industries most likely to come to Roanoke County do not usually need railroad facilities. For these reasons, and because much of the railway is located within flood plains, only one large industrial tract in the Hollins Road area of the County has been indicated along the railroad.

Public Community Facilities - These are areas which would be publicly owned or controlled and upon which are operated certain services intended to be utilized by the public. These include fire stations, schools, public buildings, libraries, etc., but exclude parklands. These are further clarified in the Community Facilities Plan.

The location and area for public community facilities have been designated on the Land Use Guide Plan Map - Year 2000 in two different ways. Symbols are used to indicate the approximate location of some public community facilities. The exact location and design of each site designated by symbol should be planned as an integral part of the design of each neighborhood, in accordance with the area and

location standards adopted by the Board of Supervisors on September 20, 1974. Symbols and standards have been employed to permit flexibility of design of each neighborhood unit.

In those cases where site characteristics permit, more exact delineations are employed.

Parks and Open Space - Areas for parks and open spaces, as indicated by the Roanoke County planning policies of September 20, 1974, are delineated where appropriate to the scale of this Comprehensive Plan. Smaller, neighborhood-type facilities are shown as symbols intended to achieve maximum design flexibility (in accord with area and location standards previously adopted by the Board of Supervisors) at the time when each neighborhood is developed.

A most notable feature of this category is that all flood plains have been designated as park and open space. This is necessary to be consistent with the current provisions of the Roanoke County Zoning Ordinance. Further, it is an expression of the County's intention to develop a positive program for the implementation of this park network as opportunities occur at appropriate times. It is recommended that the County's park acquisition program proceed vigorously toward the goal of achieving a network of facilities interconnected by the flood plains. These paths could be suitable for hiking trails, bikeways, bridle paths, etc. In this manner, the flood plains take on a positive character in the Plan.

Agriculture, Conservation, and Rural Residential - This broad land use category includes all those portions of Roanoke County not intended to be urbanized by the Year 2000. While it is recognized that some scattered rural communities are located within these areas, it is recommended that their existing characters be carefully maintained as special assets of Roanoke County. Urbanization should not be allowed to encroach in these areas of Roanoke County. Therefore, development codes and ordinances should apply unique standards to these areas in contrast to those which are applicable to the urbanizing portions of Roanoke County.

LAND USE GUIDE PLAN YEAR 2000

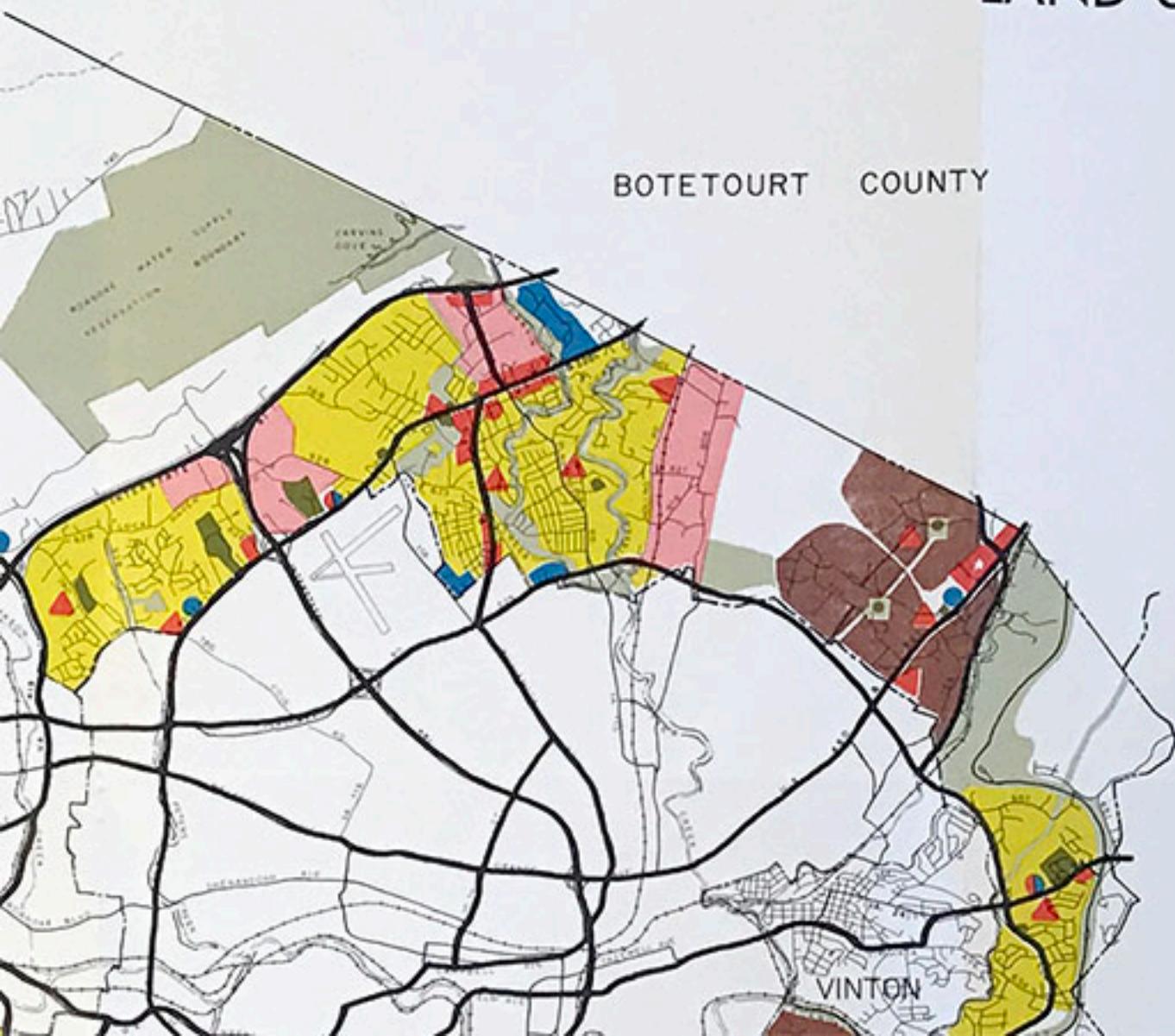
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OF SUPERVISORS ON DECEMBER 18, 1974

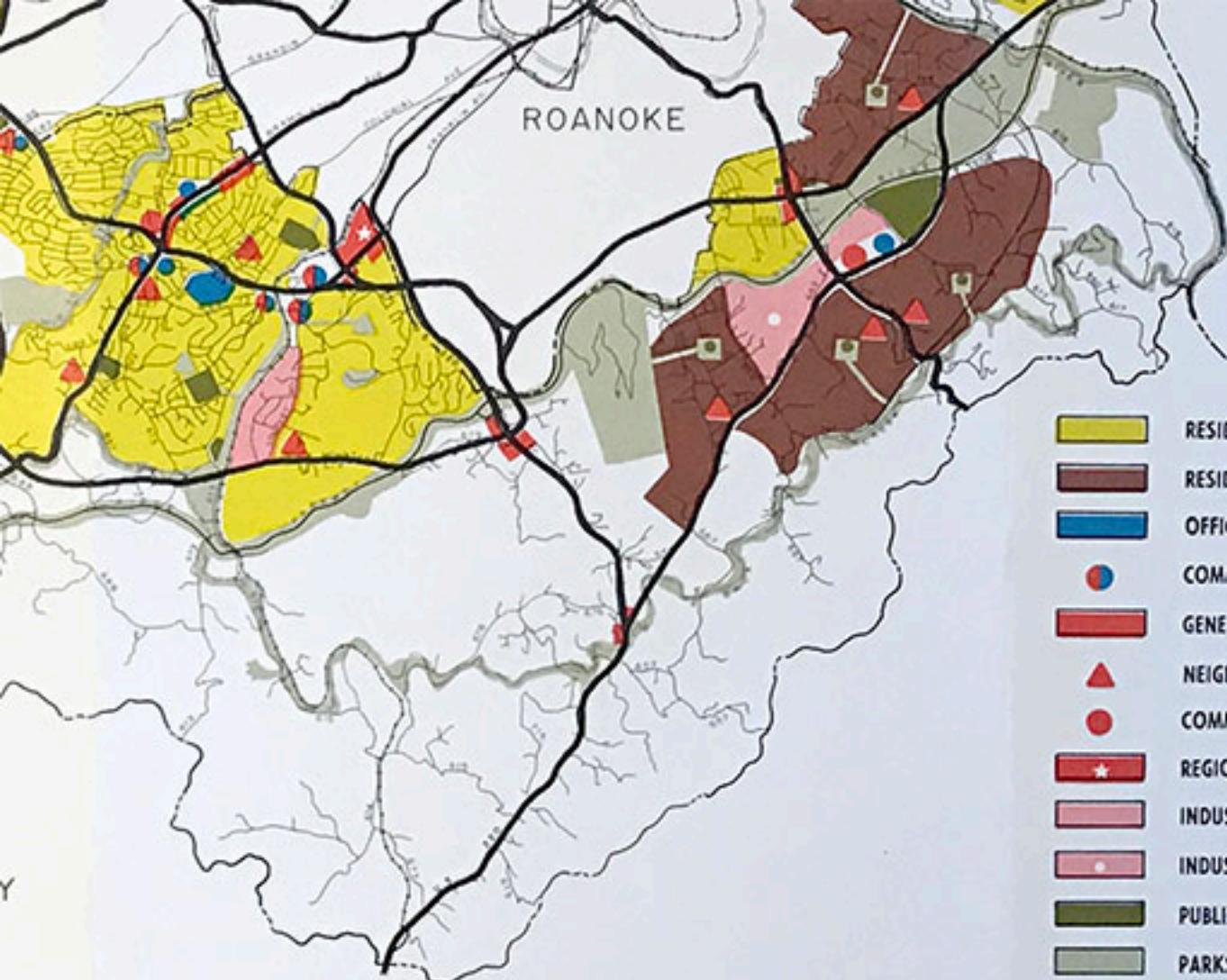
AMENDED ON SEPTEMBER 28, 1976

BOTETOURT COUNTY

BEDFORD
COUNTY

VINTON



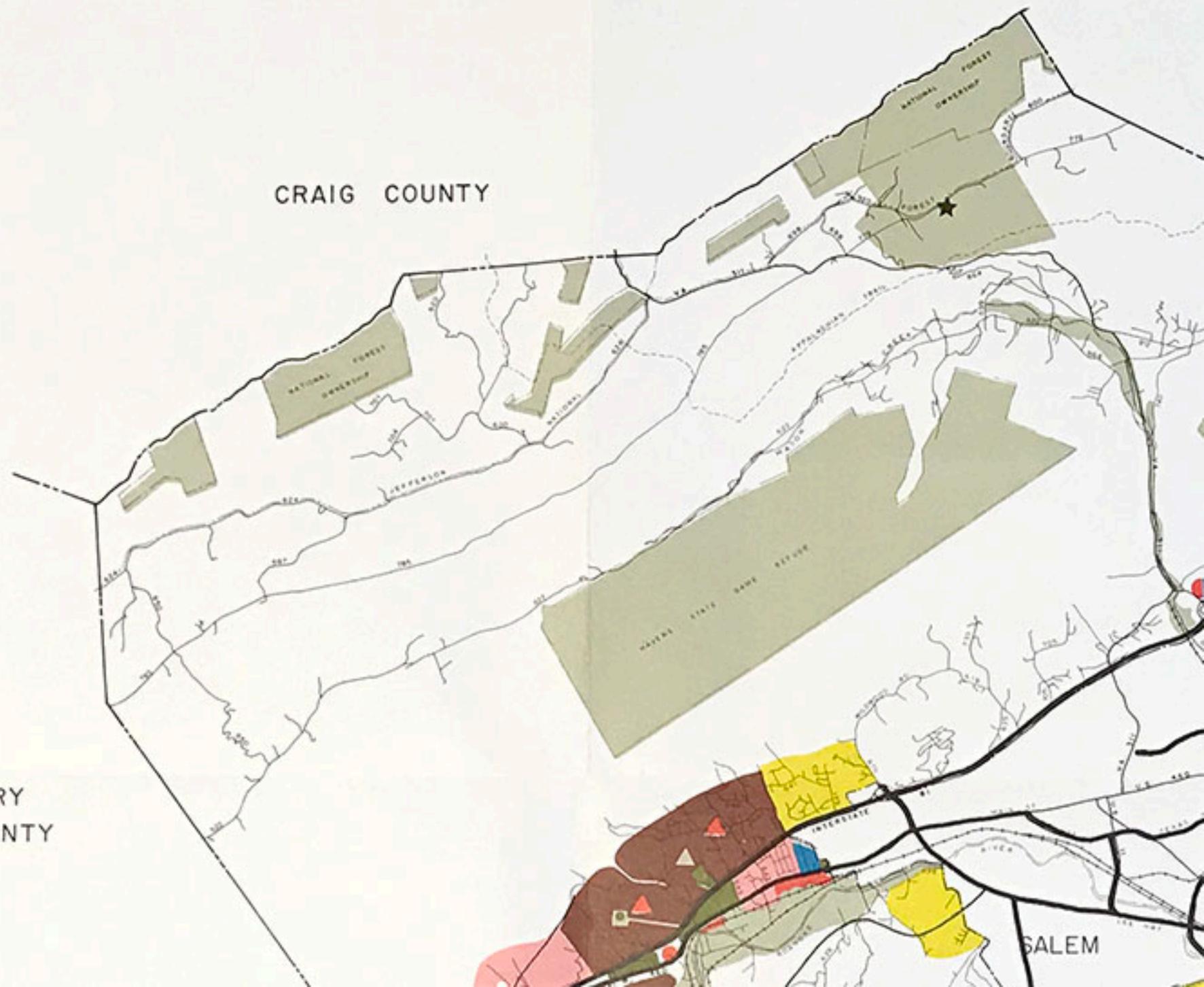


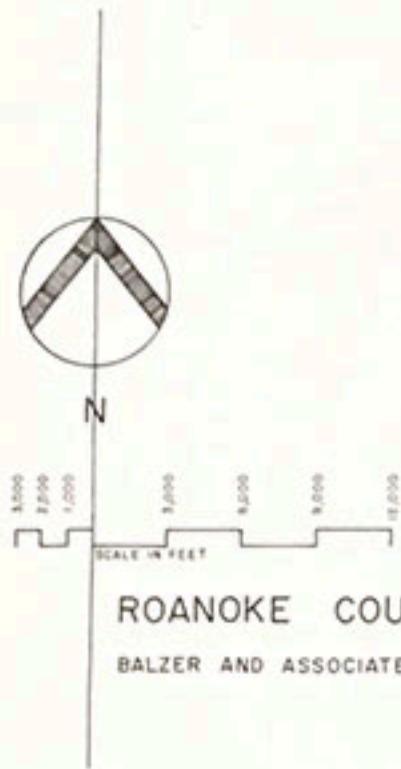
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- RESIDENTIAL: NEIGHBORHOOD UNIT
- OFFICE and INSTITUTIONAL
- COMMERCIAL – OFFICE AREA
- GENERAL COMMERCIAL
- NEIGHBORHOOD SHOPPING CENTER
- COMMUNITY SHOPPING CENTER
- REGIONAL SHOPPING CENTER
- INDUSTRIAL
- INDUSTRIAL RESERVE
- PUBLIC COMMUNITY FACILITY
- PARKS and OPEN SPACE
- NEIGHBORHOOD PARK
- ELEMENTARY SCHOOL – NEIGHBORHOOD PARK
- REGIONAL PARK
- AGRICULTURAL, CONSERVATION and RURAL RESIDENTIAL
- MAJOR ROADS

CRAIG COUNTY

MONTGOMERY
COUNTY

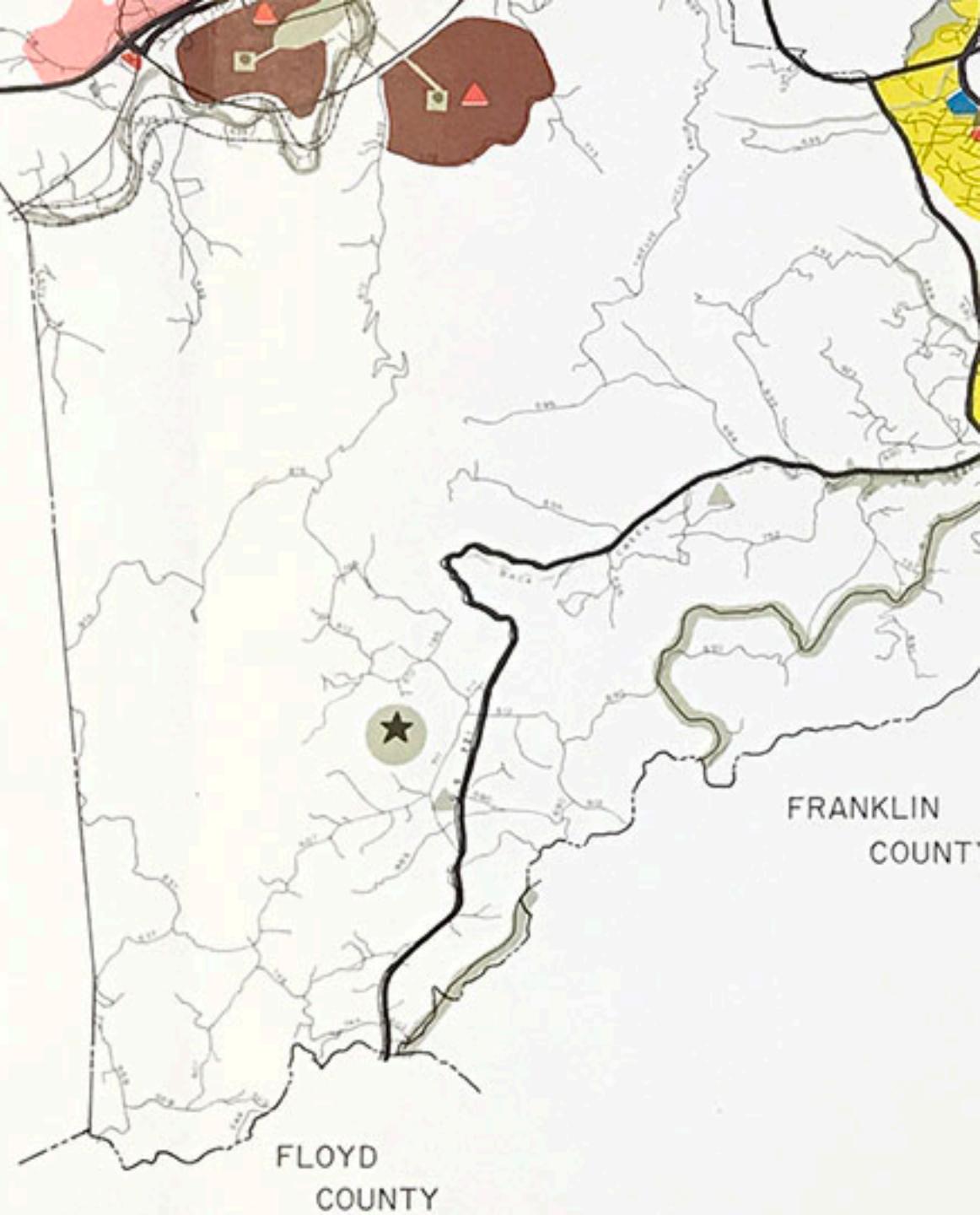
SALEM





ROANOKE COUNTY, VIRGINIA

BALZER AND ASSOCIATES, CONSULTANTS



C O M M U N I T Y F A C I L I T I E S

P L A N

A portion of the Roanoke County
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Roanoke, Virginia

October, 1974

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COMMUNITY FACILITIES PLAN

Public facilities provided by the community perform extremely important and useful services for the residents of any area. Superior community facilities in the form of schools, developed recreation, fire and police protection and public libraries will result in a superior living environment and greater community identification.

The Community Facilities Plan consists of the Community Facilities Improvements: 1975-2000 Map and the written policies for community facilities adopted by the Board of Supervisors on September 20, 1974. This statement is to provide further elaboration and clarification as well as to assist with the interpretation of the Map.

Education Facilities

The school system is probably the most important and controversial facility provided by public agencies. Roanoke County is presently experiencing considerable population growth. As was pointed out in the inventory and analysis, a fast growing segment of the population is the pre-school and school aged children. It is important that the school demands be projected and that adequate preparation be made for the construction and staffing of the required number of educational facilities. The school sites should be selected in advance of actual need in order to insure that the ideal locations can be utilized. The selection should be based on planned population distribution, as a poorly located school site may result in high enough pupil transportation cost to equal the cost of construction of an additional building.

The Community Facilities Plan contains provision for nine new elementary, two junior high, and one high schools. These educational

facilities have been ideally spaced throughout the County on the basis of future population densities and proposed circulation as is possible in view of the existing economic and land use patterns.

It is intended that all new schools will be designed as "Community Schools" to accommodate a wide variety of community activities. Some of those activities which might be appropriate are the following:

Adult Education
Big Brother - Big Sister Programs
Community Forums
Community Health Services (Well Baby Clinics, Immunization Programs, etc.)
Community Service Programs
Day Care Facilities
4-H Club Activities
Library Services
Meetings of Community Organizations
Pre-School Programs
Recreation (Family, Adult, and Young People)
Scouting Programs
Social Services
Student Enrichment Programs
Vocational Training

Parks and Recreation Facilities

Parks and developed recreational areas are among the most important facilities serving any community. The population density proposed in the development plan for Roanoke County is such that the responsibility for the provision of adequate public open space may no

longer be ignored. Although a great deal of land in the County may be categorized as vacant, it is not generally open to the public and is not developed for active recreation; therefore, it is necessary that park areas be provided for the use of the citizens.

Although it is difficult to express the value of such services in economic terms, it cannot be denied that recreational areas contribute to the health and welfare of the residents they serve. Well equipped playgrounds provide areas in which the small children of the community may play safely, and may prove an important factor in their development into good citizens. Neighborhood parks make fields available for organized activities such as baseball, football, soccer, etc., that teach teamwork and sportsmanship. Picnic facilities, camping areas, bridle trails, and boating are just a few of the activities provided by the community parks for the use of the entire family. The end result of the availability of such facilities is to raise the environmental standards of the community and to make it a more desirable place in which to live.

The facilities presently available to the residents of Roanoke County are inadequate to satisfy the sharply rising demand. If the County is to provide sufficient recreational areas, steps toward preliminary site acquisition must begin immediately, before rising land values place a prohibitive cost on the most desirable locations.

By considering the recreational standards set forth in the inventory and analysis and the adopted physical development policies, it is recommended that the facilities shown on the Community Facilities Improvements Map be provided for the use of the residents of Roanoke County. Rather than one large park containing many facilities, the proposal includes a large variety of smaller recreational areas in order to make the facilities more accessible and convenient to the public.

Many of the proposed park areas are located on land containing critical slopes; these areas are not well suited to support intensive development, therefore, making them ideal sites for recreational facilities. All flood plains are recommended for parkland and these would be used to achieve an interconnected network of facilities. These proposals are only a rough sketch; actual development of facilities deserve more detailed study.

Fire Protection

The existing fire protection services are operated on a volunteer basis. Although this system may be adequate to serve low density development, it will become necessary for the system to be expanded in order to provide sufficient service for the future population. To insure that the existing population receives the necessary fire protection in the immediate future, it is recommended that several full time employees be hired; this will result in better maintenance of equipment and faster, more efficient protection service.

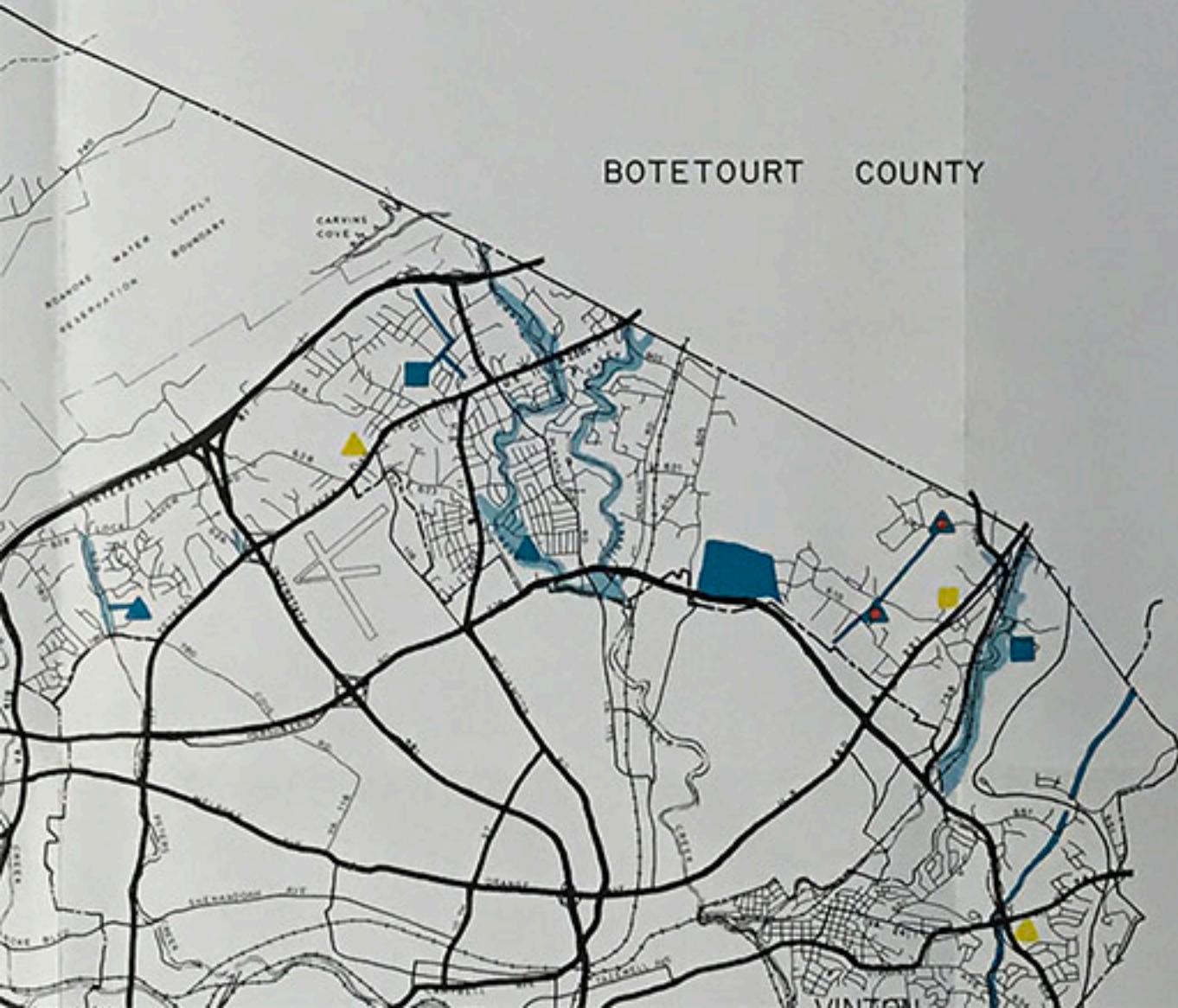
As the population increases to the level projected by the plan, the County will be forced to operate the system on a full time basis to maintain high standards of service. It is obvious that at least one new fire station will be needed to meet those standards adopted by the Board of Supervisors on September 20, 1974. That station is proposed to be located on U. S. 460 East. It is further recommended that a fire protection plan for the County be prepared subsequent to adoption of this plan. This would afford the opportunity to identify those needs which are not obvious as well as the preparation of an implementation strategy.

COMMUNITY FACILITIES IMPROVEMENTS 1975-2000

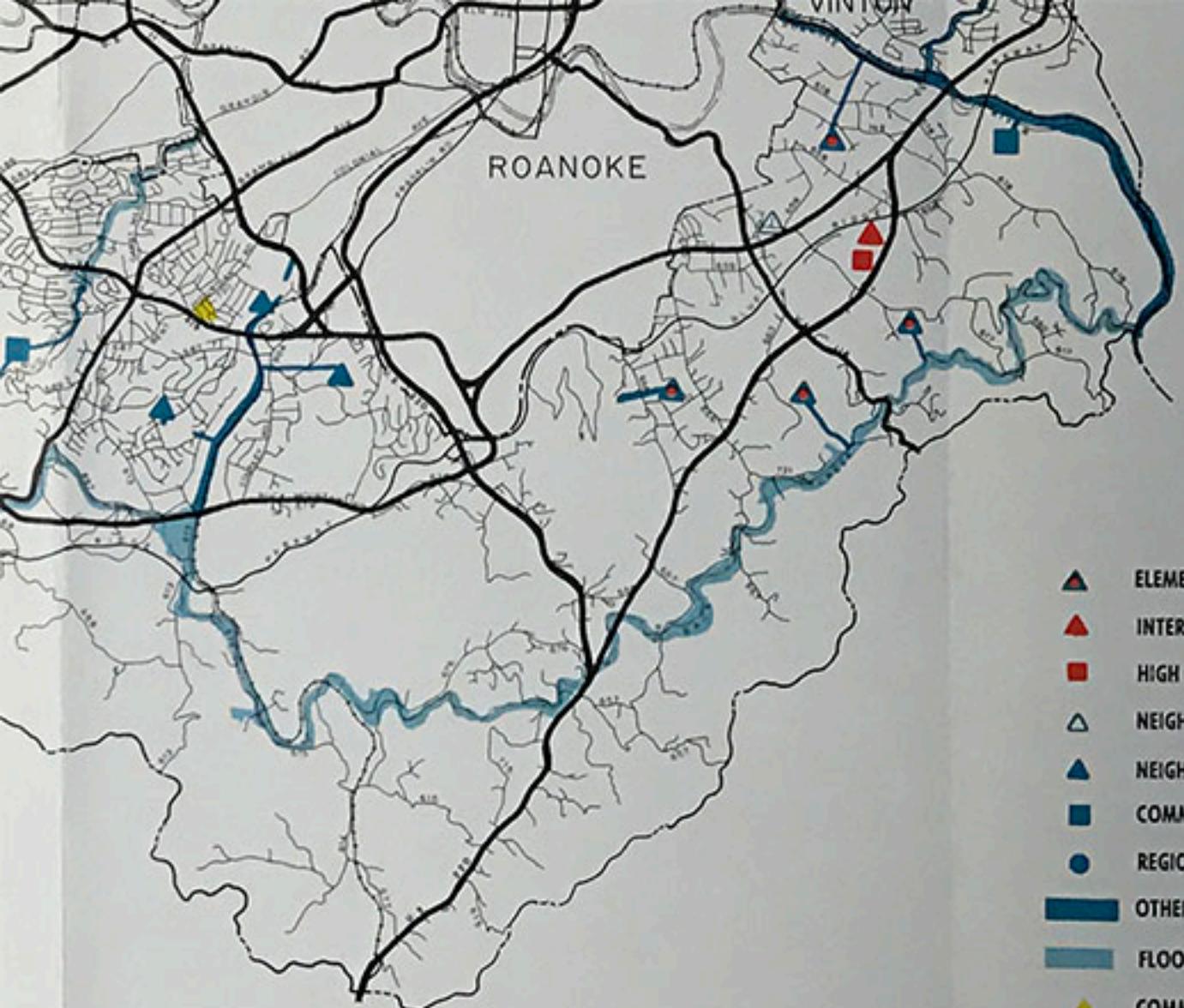
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BOTETOURT COUNTY



BEDFORD
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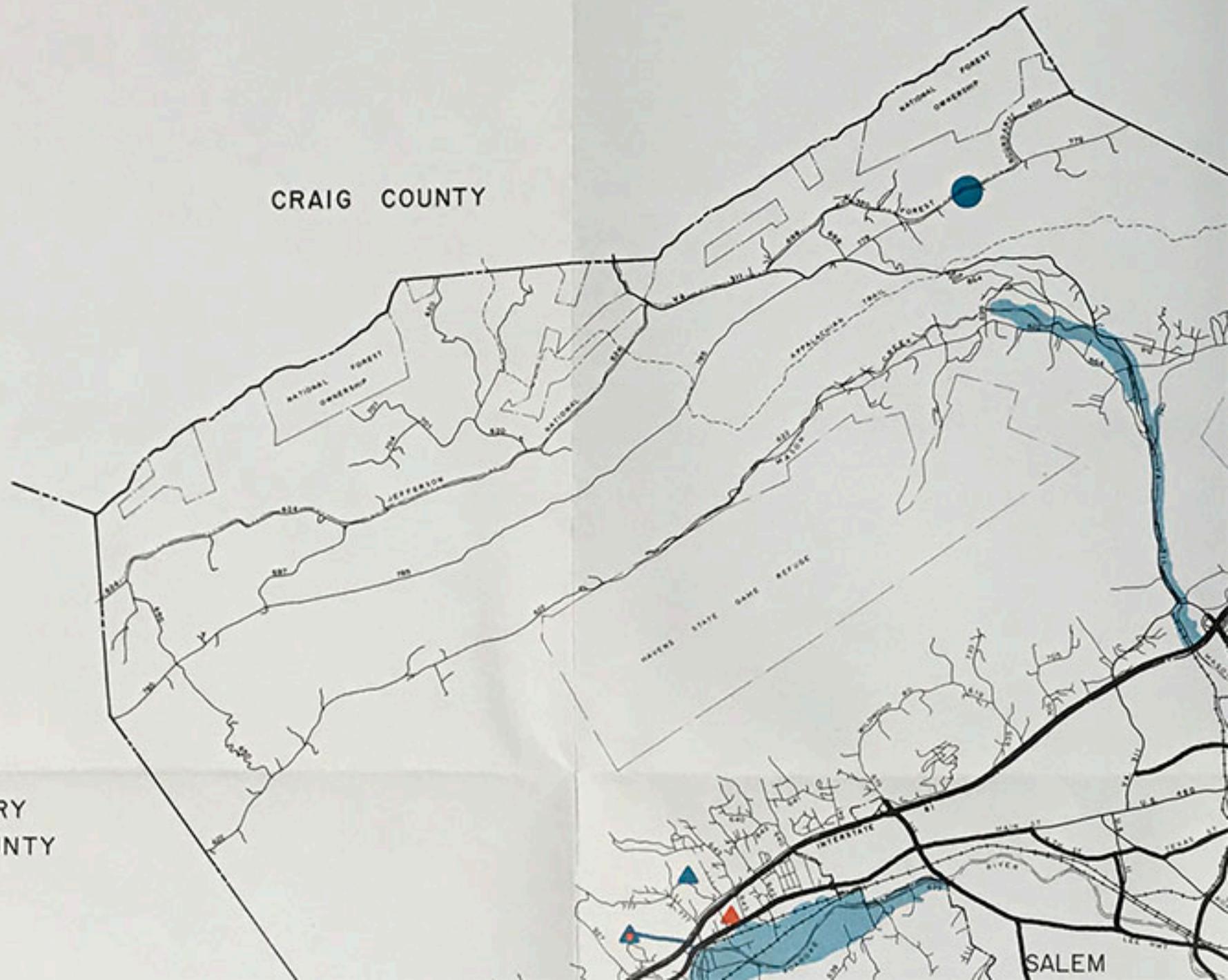


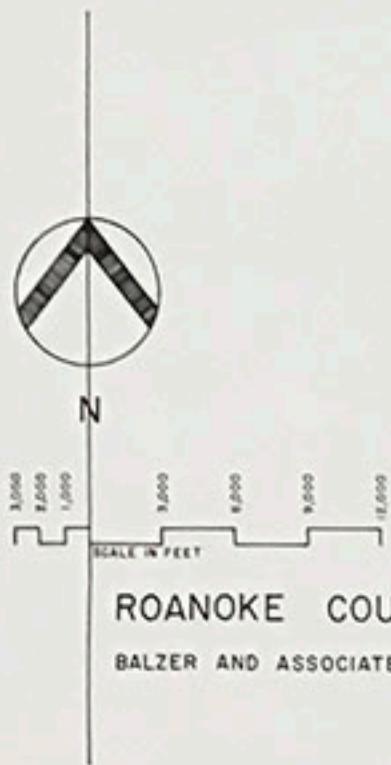
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- ▲ INTERMEDIATE - JR. HIGH SCHOOL
- HIGH SCHOOL
- △ NEIGHBORHOOD PARK (Expansion of existing park)
- ▲ NEIGHBORHOOD PARK (New)
- COMMUNITY PARK
- REGIONAL PARK
- OTHER PARKS
- FLOOD PLAIN PARK
- ▲ COMMUNITY CENTER
- FIRE STATION

CRAIG COUNTY

MONTGOMERY
COUNTY

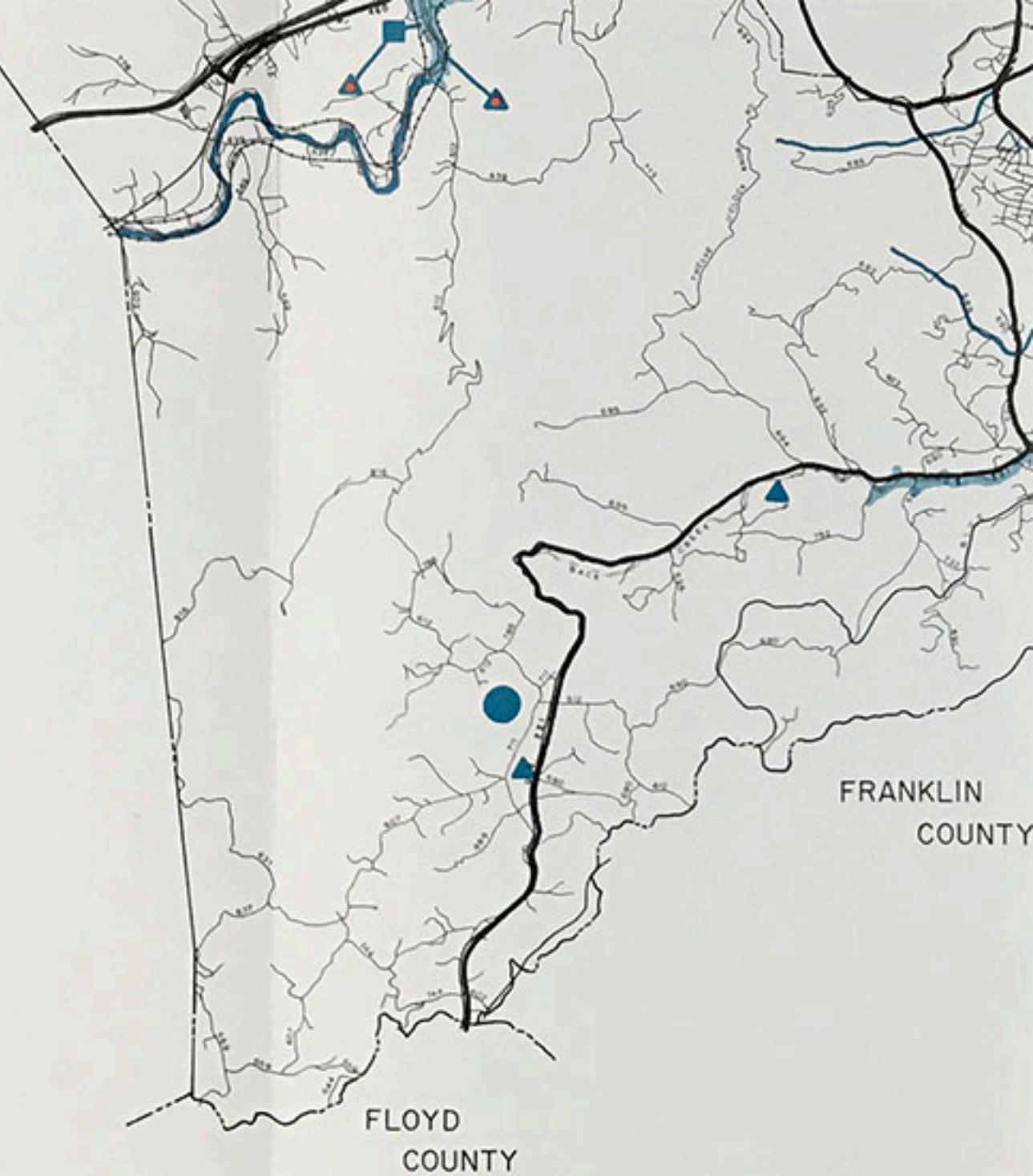
SALEM





ROANOKE COUNTY, VIRGINIA

BALZER AND ASSOCIATES, CONSULTANTS



M A J O R T H O R O U G H F A R E

P L A N

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MAJOR THOROUGHFARE PLAN

Purpose

This plan for major thoroughfares is intended to promote the orderly development and use of land within the existing and future urban area; to eliminate existing traffic congestion and facilitate the rapid, safe, and efficient movement of people and commodities; to make provision for anticipated future transportation purposes that will effect maximum economy balanced with optimum convenience and utility for the citizens of the County; to create a system of transportation which clearly reflects the social objectives of the County, as evidenced in land use patterns, by providing a full range of transportation facilities for use by pedestrian, cyclist, and auto traffic, with due attention to aesthetic, recreational, and utilitarian needs; and finally, to provide a local system that is fully integrated with the metropolitan, state, and national transportation systems.

Title, Elements, and Relationship to the Comprehensive General Plan

This Major Thoroughfare Plan shall be designated as an element of The Transportation Plan which in turn shall be an element of the Comprehensive General Plan for Roanoke County. The Transportation Plan shall consist of this Major Thoroughfare Plan, the Plan for Pedestrian Ways, the Plan for Mass Transportation, and the Plan for Cycle and Bridle Paths.

Definitions and Functional Classification

For the purpose of function, the streets and roads of Roanoke County shall be classified and defined as follows:

Freeway: A divided multi-lane arterial street designed for rapid unimpeded movement of large volumes of traffic with full control

of access and grade separations at intersections.

Primary Arterial: A multi-lane arterial street designed primarily for traffic movement and secondarily for providing access to abutting properties, and with a minimum number of at-grade intersections.

Secondary Arterial: A multi-lane facility for traffic movement and for giving access to abutting property which provides connections between the local and collector streets and the Primary Arterials and Freeways, and which provides for movement of relatively large volumes of traffic for short distances within the community.

Collector: A street located within a neighborhood or other integrated use area which collects and distributes traffic from local streets and connects with arterial streets or community or neighborhood facilities, with intersections at grade and with the functions of low-speed traffic movement and access equally important in the design of the facility.

Local Street: A street which collects and distributes traffic between parcels of land and collector or arterial streets, with the principal purpose to provide access to abutting property.

Purpose of the Street System

Streets in Roanoke County have the purpose of providing for the movement and parking of vehicles and providing land service (giving access to adjacent properties); however it is intended that each facility serve only those purposes for which it is functionally designed. Freeways are designed to serve only for traffic movement. Primary arterials shall be designed principally

for traffic movement, and the land service function, including the design of ingress and egress structures, shall be consistent with this primary purpose. Secondary arterials shall be designed both for traffic movement and for land service, but all ingress and egress structures and adjacent land uses shall be designed so that movement will not be significantly impeded. Collector streets shall be for traffic movement, for land service and for the parking of vehicles; however, the design of the facility should provide that the parking of vehicles will not interfere with the movement and land service functions. Local streets shall provide equally for land service, parking, and low-speed traffic movement. It is intended that the design of the total street system reflect these purposes, in the horizontal and vertical alignment, cross sectional elements, intersection design, materials for construction, and design of ingress and egress structures.

As specified in the adopted Roanoke County planning policies, there shall be a minimum spacing of 1200 feet between access points on primary arterials, and a minimum spacing of 600 feet between access points on secondary arterials.

Major Thoroughfares Defined

Major Thoroughfares in Roanoke County shall be all freeways and primary and secondary arterial streets so designated on the Major Thoroughfare Plan Map of Roanoke County. This map and all the explanatory material thereon, and herein contained, as well as the pertinent policies adopted by the Roanoke County Board of Supervisors on September 20, 1974, is hereby made a part of this Plan.

Minor streets shall be all collector streets, local roads, and streets not otherwise designated as Major Thoroughfares in Roanoke

County.

Resonsibilities for Right-of-Way Dedications

Cost Allocation Policies: It is the policy of Roanoke County that the cost of right-of-way and construction of facilities to serve and benefit individual land parcels, neighborhoods, and integrated use areas, shall be borne by the properties and areas benefitted, with costs allocated in proportion to the benefits received; and where the improvements primarily benefit larger areas, or the community as a whole, such costs shall be so allocated; and where benefits accrue both to the community and to smaller units it is intended that costs shall be proportionally allocated in accordance with the benefits respectively received. This policy is intended to be implemented through enforcement of applicable state laws relating to cost apportionment and through the policies herein established.

Abutting Properties to be Governed Hereby: All property abutting major or minor streets in Roanoke County shall comply with the provisions contained in this Major Thoroughfare Plan, and no subdivision of land including lot splits, or change of use of land or buildings shall be permitted until the terms hereof have been complied with except as provided herein.

Right-of-Way Dedication Required: The minimum right-of-way for which the developer is responsible is set forth below. Whenever the arterial street lies wholly within the proposed subdivision the total width of the right-of-way shall be dedicated; and whenever the arterial street is located adjacent to the outer edge of the subdivision, one-half of the right-of-way shall be dedicated if it is determined by the Planning Commission that it is equitable and feasible from an engineering design standpoint

for the other half of the right-of-way to be dedicated from adjacent property.

Freeway	none (public responsible)
Primary arterial	120 feet
Secondary arterial	100 feet

Setback Requirements

Setback Lines Established: No building or structure shall be located within the setback lines herein established, except as otherwise designated in these regulations. Setback lines are hereby established parallel to and on both sides of the right-of-way of all major streets in accordance with the following schedule, except as otherwise designated in this section.

Freeway: On all freeways setback lines are hereby established parallel to and distant one hundred seventy-five feet (175) from the center line of the easement, but not less than twenty-five feet (25) from the outside edge of the right-of-way.

Primary Arterials: On all primary arterials, setback lines are hereby established parallel to and distant eight-five feet (85) from the center line thereof, but not less than twenty-five (25) from the outside edge of the right-of-way.

Secondary Arterials: On all secondary arterials, setback lines are hereby established parallel to and distant seventy-five feet (75) from the center line thereof, but not less than twenty-five feet (25) from the outside edge of the right-of-way.

General Exceptions to Setback Lines: No building or structure shall be erected or located within the setback lines herein

established, except as follows:

Advertising structures may be located within the setback lines herein established; provided, however, that no sign or portion thereof shall be located on or extend into the street right-of-way, and further provided that such structures and signs shall be located so as not to interfere with traffic sight distances subject to the determination of the building inspector.

Service station gasoline pumps including open canopies and roofs covering said pumps and islands may be located within the setback lines herein established for primary and secondary thoroughfares but shall not be located closer than twenty-five feet (25) to the right-of-way line.

If fifty percent (50%) or more of the building sites between street intersections on one side of a major street or highway are improved with buildings, all of which have observed an average setback line greater than herein established, and no building varies more than five feet (5) from this average setback line, then no building shall be erected closer to this right-of-way line than the minimum setback so established by existing buildings.

Structures and facilities required for ingress and egress to private property may be located within the setback line herein established subject to the conditions and limitations contained herein.

Specific Exceptions to Setback Lines on Certain Designated Major Streets

Because certain streets, which have been designated as major streets, are located in areas where properties adjacent to the right-of-way

are partially or fully developed with buildings and the pattern of land use is largely determined, the regulations, as set forth in this section could not reasonably be applied.

Major New Facilities

1. Proposed U. S. 220 Bypass: A new major facility of limited access is proposed traversing the eastern portions of the County. It would connect with existing State Route 604 at its intersection with U. S. 460 and would join with existing U. S. 220 at Back Creek in the south portion of the County. It is recommended that this be designed as a U. S. 220 Bypass and that Route 604, currently programmed for four-laning be also so designated to Interstate 81 in Botetourt County. This facility would serve three basic purposes. First, it would allow through traffic on 220 to avoid travelling through heavily built-up areas. Secondly, it would make certain desirable areas of the County accessible for urbanizing development. And thirdly, it would relieve abuses of the Blue Ridge Parkway and reserve that facility for its intended purpose.
2. Hershberger Road Extension: It is recommended that Hershberger Road be extended in a generally southeastern manner as a primary arterial to cross U. S. 460 and intersect with the proposed 220 Bypass. This would obviate the need for the Tenth Street Extension currently in the Regional Plan.
3. Alternate 419 Extension: It is recommended that Virginia 419 be extended in an easterly direction to cross U. S. 220 and be further routed as shown on the Major Thoroughfare Map to join with the proposed 220 Bypass. The main purposes of this proposal would be to separate through traffic from service traffic in the Tanglewood area and to facilitate movements

between the existing and future developments of Southwest County with the new Mount Pleasant Community as proposed.

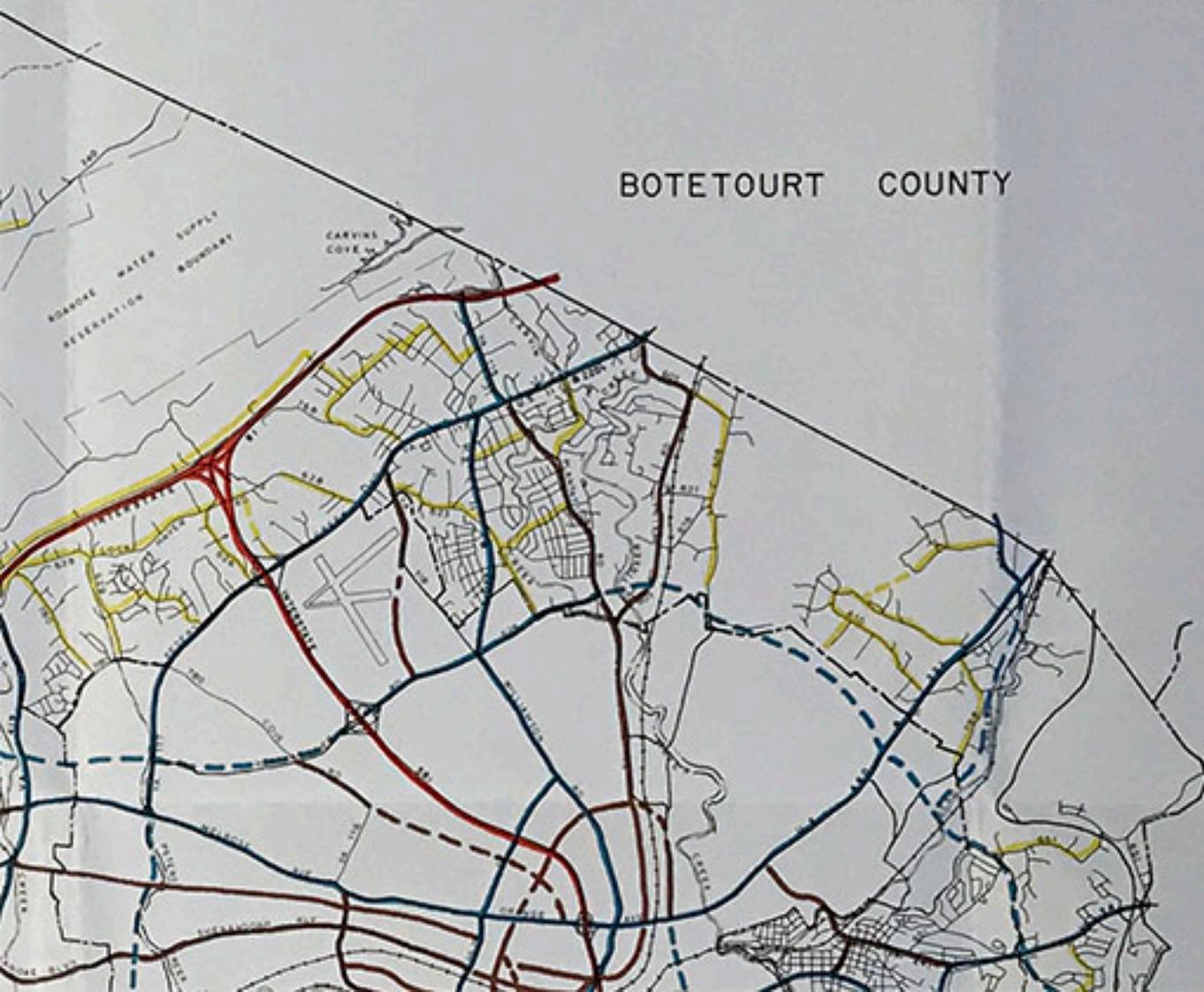
4. Peters Creek Extension - Inner Loop: The previously proposed Peters Creek Extension should be regarded as a high priority project. It is recommended that rather than terminate at existing 419 and Ogden Road, this facility should terminate at the new alternate east-west extension of 419. The result will be circumferential of primary arterials as shown. Most of this would be entirely new highways.
5. U. S. 221 Bypass - Western Loop: It is recommended that Buck Mountain Road be improved and extended along the western periphery of the urbanized portion of the County to join with the South Salem Circumferential. One function of this highway would be to permit a U. S. 221 Bypass of the heavily urbanized areas by connecting with the new 220 Bypass.
6. Dixie Caverns Connector: This would be an alternate route connecting the new growth community with the South Salem Circumferential. This is a particularly useful facility since more than 10,000 people are projected to reside on the south side of Route 460.

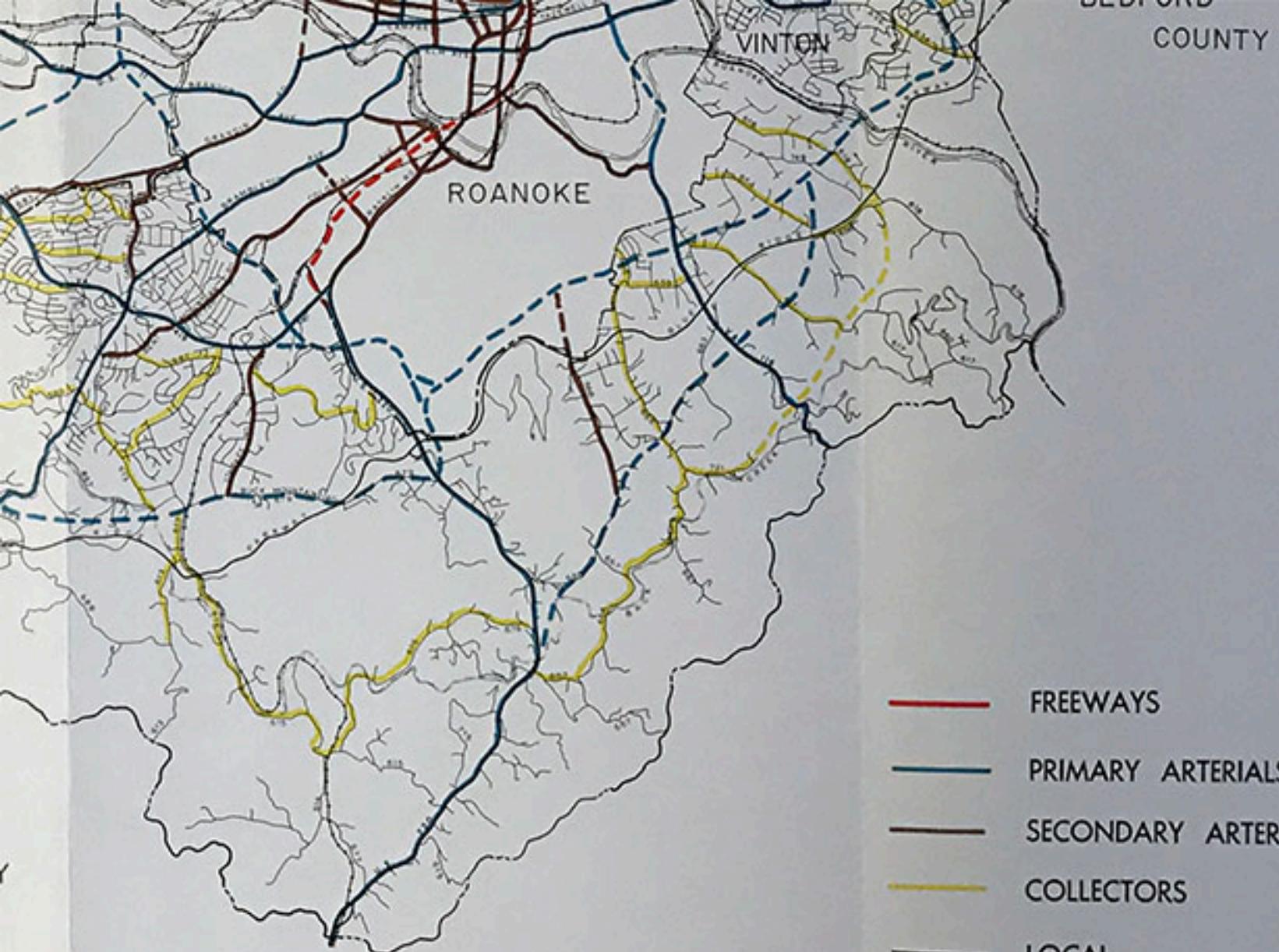
MAJOR THOROUGHFARE PLAN YEAR 2000

ADOPTED BY ROANOKE COUNTY BOARD
OF SUPERVISORS ON DECEMBER 18, 1974

BOTETOURT COUNTY

AMENDED ON SEPTEMBER 28, 1976



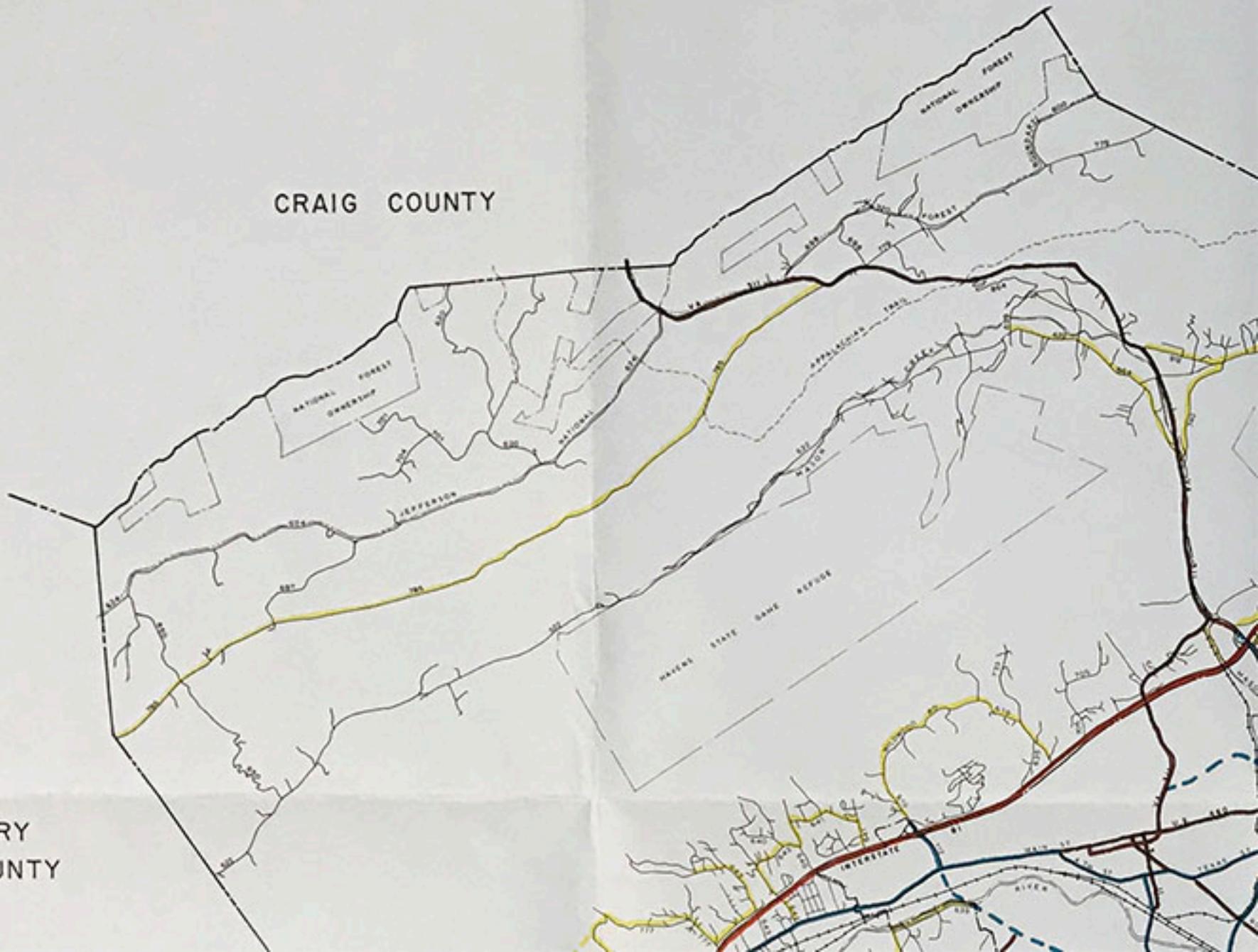


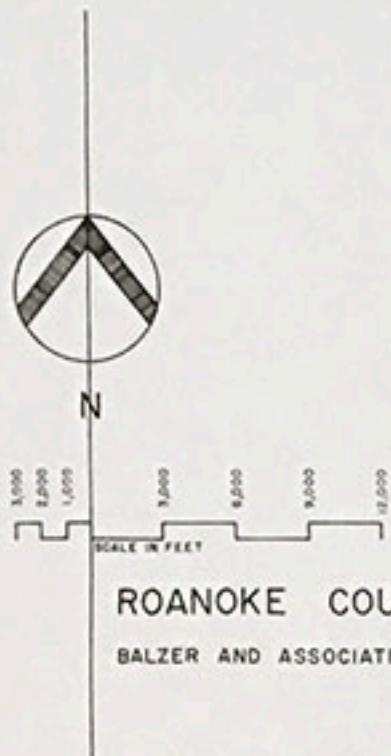
- FREEWAYS
- PRIMARY ARTERIALS
- SECONDARY ARTERIALS
- COLLECTORS
- LOCAL

NOTE: PROPOSED THOROUGHFARES
ARE SHOWN BY DASHED
LINE.

CRAIG COUNTY

MONTGOMERY
COUNTY





ROANOKE COUNTY, VIRGINIA

BALZER AND ASSOCIATES, CONSULTANTS

FLOYD
COUNTY

FRANKLIN
COUNTY

SALEM

I N T E R I M L A N D U S E P L A N

A portion of the Roanoke County
Comprehensive Plan.

Prepared by:
BALZER AND ASSOCIATES, INC.
Consulting Planners
Roanoke, Virginia
March, 1976

Adopted by:
Roanoke County Board of Supervisors
September 28, 1976

INTERIM LAND USE PLAN

Introduction

The Interim Land Use Plan for Roanoke County, consisting of the Interim Land Use Plan Maps and these narrative statements, is provided to supplement the Land Use Guide Plan: Year 2000.

This interim plan is a part of the Comprehensive Plan for Roanoke County and to be fully understood must be considered in conjunction with those other interrelated planning elements adopted by the Board of Supervisors on September 20, 1974 and on December 18, 1974, as amended to date.

Purpose

The Interim Land Use Plan is the official statement of policies and programs, in written and graphic form, for providing specific guidance and direction of the physical development of the urbanizing areas of the County during the next five to eight years, in accordance with the Long Range Land Use Guide Plan. It is intended to provide greater information to facilitate more careful deliberation and consistent decision making on the part of the Planning Commission and the Board of Supervisors. The Interim Land Use Plan will also provide useful indications of public reactions which might be expected to private development proposals.

Nature

The Interim Land Use Plan is intended to be a positive statement indicating that pattern of short term future land uses which would minimize costs of providing needed public services while at the same time achieving the greatest economy, comfort, convenience, safety, health, and general well being, and the preservation and enhancement of property values.

This Interim Land Use Plan is not a statement of negatives. The fact that a particular area which was not in development at the time of plan preparation has not been suggested for development during the five to eight year period does not mean that development should not take place thereon during the next several years. In fact, no statement has been made for such areas. Rather, the Plan indicates all of the new land uses which are reasonably projected to be needed during the next five to eight years in that pattern which would most likely achieve the above stated objectives. Therefore, the Interim Land Use Plan is intended to be an official expression by the Roanoke County public of the manner in which it would like to see future development occur. Utilized as intended, the Plan should not be restrictive of development but rather should guide, encourage, and enhance the market forces to adequately serve the needs of all Roanoke Countians. It should, however, discourage haphazard or wasteful development which will result in higher tax burdens for services.

The Interim Land Use Plan denotes sufficient new land development to accommodate five to eight years of projected growth. It is suggested that Roanoke County continuously monitor development taking place (especially utilizing building permit and occupancy certification data) and that sufficient areas be indicated as amendments to the Interim Land Use Plan each year so that it always reflects five to eight years future growth. This could

be done effectively during the annual plan review process as established by Roanoke County in its adopted physical development goals and policies.

Allocation of Land Uses

Current County policy encourages a more complete development within presently urbanizing areas, filling in wherever appropriate. Sufficient lands are available within such areas to accommodate anticipated development needs during the next eight years. For purposes of scale and ease of analysis and presentation, the Interim Land Uses are displayed on three separate maps covering the North, South, and East portions of the County.

Land Use Determinants

Consistency with the Long Range Plan

The Interim Land Use Plan represents the earliest phase of the growth and development portrayed in the Long Range Plan. Thus all proposals in the Interim Land Use Plan are in accord with the Land Use Guide Plan: Year 2000 map as well as the narrative planning policies which have been adopted by Roanoke County.

Existing Zoning

The existing zoning pattern in Roanoke County reflects considerable surpluses in most categories when contrasted to anticipated land development needs. This was discussed in the inventory section. Because the existing zoning pattern has not evolved based upon an official set of long range policies which provide for consistency, there are instances where such existing zoning does not serve adopted public objectives. However, the proposals set forth in the Interim Land Use Plan were related to existing zoning to the maximum extent possible and desirable.

Land Availability

The availability of land in any particular area is a factor in its desirability for additional development. Areas with more nearly complete development at the present time have more constrained opportunities for future land uses.

Vicinity Land Use

The existing land uses within the vicinity of each vacant tract were analyzed to indicate new land use opportunities which would be most harmonious. This factor is closely related to the avail-

ability of land as well as the existing zoning.

Project Planning

Special attention was given to those instances where investments have already been made in project planning for new development. Three sources of information were available for this aspect: (1) the consultant's first hand knowledge through its normal channels as an on going consulting firm in Roanoke County; (2) development site plans which have been approved by Roanoke County; and (3) input from all sources was encouraged throughout the preparation of this comprehensive plan.

Slope

Special attention was given to the physiography of the County in order that land uses proposals reflect the major site characteristics required for each usage.

Schools

According to data submitted by the Superintendent of Schools, Roanoke County elementary schools have been designed to accommodate 2,097 more students than were enrolled during the 1973-74 academic year. Even though considerable population growth is expected in Roanoke County during the future, a changing age composition will result in school enrollment not increasing at the same rate. Thus, at the end of the interim period, it is anticipated that existing elementary schools will still have about 1500 unused seats. As was noted in the analysis of existing County schools, "very significant increases of economy and efficiency resulting in savings to the taxpayers can be realized in the future if residential development is guided through public policy" to be more closely coordinated with school locations. One of the most prominent costs of the public school system is transportation. In Roanoke County, this

amounted to 4.6 percent of total disbursements for the 1972-73 year. In addition, during that same year, Roanoke County reported the value of its public school buses as being \$637,743.

In view of the above, it is suggested that Roanoke County utilize its developmental regulations and incentives to encourage residential development to take place in proximity to existing schools which can readily accommodate the new students generated thereby. The Interim Land Use Plan suggests a pattern which is reflective of this; thus new residential growth is not recommended west of Salem for the near future. While changes in State standards may periodically affect the capacities of schools, this factor should remain a significant land use determinant.

Utilities

Presently Roanoke County does not possess a water and sewer system which can service new growth. In fact, extensive new facilities need to be constructed to serve the present activities. The bond referenda approved by the citizens of Roanoke County in 1974 set the machinery in motion for the implementation of the needed improvements. Therefore, this Interim Land Use Plan suggests an arrangement of growth in harmony with programmed extensions.

Traffic

The design capacities of existing major highways were evaluated with recent traffic volume counts. The Interim Land Use Plan reflects efforts to minimize contributions to traffic congestion. It is further patterned to implement energy conservation policies through discouraging unmanaged sprawl.

Environmental Effects

The Interim Land Use Plan suggests a physical development pattern designed to minimize disruption of existing natural ecological relationships, particularly where environmental effects were thought to be critical. Of course, all developments affect the environment and each should be based upon careful design with a recognition of such effects.

Proximity to Employment Centers

Principally for the dual purposes of fuel conservation and convenience, the residential areas were selected in proximity to major employment centers.

Noise Zone

The United States Department of Housing and Urban Development has adopted certain standards and policies in recognition of the deleterious effects of certain noise levels. These are set forth in Departmental Circular 1390.2, Noise Abatement and Control: Department Policy, Implementation Responsibilities, and Standards. Contained in that circular is the statement that "HUD discourages the construction of new dwelling units on sites which have, or are projected to have, unacceptable noise exposures, by withholding all forms of HUD's assistance for such dwelling units." Unacceptable noise exposures are further defined as essentially those areas having a composite noise rating (CNR) greater than 100. Such areas as related to Roanoke Municipal Airport were delineated several years ago by Talbert, Cox and Associates. These are shown on the Interim Land Use Plan Map.

Some of the adverse consequences, as noted by HUD, which might

occur within this zone are general hearing loss or damage, impaired hearing for speech communication, speech interference, sleep interference, nervousness and tension. As a land use consequence, these effects could eventually lead to a high rate of ownership transfers and an accompanying general decline in real estate values, property neglect, delinquent taxes, and finally an area of general blight.

The following kinds of land uses have been found to be acceptable within the delineated noise zone, but only near the edge in most cases.

1. Transient lodging
2. Golf courses, riding stables, water recreation, cemeteries
3. Office buildings
4. Commercial - retail, movie theaters, restaurants
5. Commercial - wholesale, utilities
6. Manufacturing
7. Agriculture - all kinds
8. Public rights-of-way
9. Natural recreation areas.

The Long Range Land Use Guide Plan set forth recommendations in anticipation that by the year 2000, jet aircraft would no longer be using Woodrum Field. It is hoped that those responsible for the future of jet air traffic in Southwest Virginia will be so farsighted as to alleviate this blighting influence. However, in the interim, it is strongly urged that Roanoke County utilize as guidelines the noise level standards which guide HUD and encourage residential development (and other uses as appropriate) to take place outside the noise zones. Being essentially a positive statement, the Interim Land Use Plan does not encourage new residential development in the noise zones.

The extent, if any, to which property owners so adversely affected may be eligible for compensation is unknown.

Balance

To maximize diversity of choice, the Interim Land Use Plan suggests a pattern which assigns new development to as many areas of the County as is practical and in accordance with adopted planning policies.

Market Demand

Anticipated population growth and associated activities demands set parameters which determine overall land use needs.

Major Recommendations

Residential

Based upon population projections previously made by Balzer and Associates and taking into account certain assumptions concerning changing family sizes, the current housing stock, and a portion of the new residences occurring in rural areas, it was projected that a maximum of 7,000 new dwelling units would be needed to accommodate all of the anticipated urban growth in Roanoke County. during the next five to eight years.

After a determination of the 7,000 new dwelling units was made, these were related to the average density of four units per acre which is the County's planning policy. This results in a need for 1750 additional acres of residential area.

No attempt was made to determine the housing type mix which could or would or should be achieved. In fact, it was not within the scope of this study to make any attempt to analyze or evaluate apartments, townhouses, mobile homes, single family unattached houses, etc.

The new residential land uses are categorized by three groupings. Lower Intensity Residential (L.I.R.) are those areas suitable for

accommodating less than three dwelling units per gross acre. Medium Intensity Residential (M.I.R.) are those areas suitable for accommodating between three and ten dwelling units per gross acre. Areas designated as Higher Intensity Residential (H.I.R.) are those suitable for accommodating more than ten dwelling units per gross acre. A summary of the proportionate distribution of the new residential uses is presented below. It is important to note that any housing type may occur in any category.

<u>Category</u>	<u>Acres</u>	<u>Percent</u>	<u>Dwelling Units</u>	<u>Percent</u>
L.I.R.	1,220	69.7	2,436	34.8
M.I.R.	318	18.2	2,016	28.8
H.I.R.	<u>212</u>	<u>12.1</u>	<u>2,548</u>	<u>36.4</u>
	1,750	100.0	7,000	100.0

Commercial

New commercial land uses are recommended in the categories as recognized in the Long Range Land Use Guide Plan. Between 160 and 200 acres of new commercial land development are expected to be needed during the time frame of this Interim Plan.

North: The North County has an abundance of commercial land use. In 1974 this area had 41.4 percent of all commercial land use in Roanoke County. The 1974 survey found 265 acres of undeveloped land zoned B-2. Thirty-eight percent of the 185 acres of new commercial land use is proposed for North County. These include two new neighborhood shopping centers, the expansion of Kroger Shopping Plaza to a Community Shopping Center, and ten acres of general commercial which are for those commercial activities not suited for inclusion in a shopping center.

South: In 1974 this area had 30.5 percent of total commercial land use in Roanoke County. Further, in mid 1974 there were 284 acres of undeveloped land zoned B-2 in these

areas. A total of ninety acres -- nearly half of the total -- is recommended for new commercial land use in the Interim Land Use Plan. This is comprised of three neighborhood shopping centers, ten acres for highway service and tourist uses, and an additional twenty acres for general commercial.

East: According to the 1974 survey, the East area had 9.3 percent of all commercial land uses in Roanoke County. There were seventy-nine acres of undeveloped lands zoned B-2. Because only moderate new residential development is proposed for the near future in the East area, a more limited amount of commercial land development is necessary and desirable. One new neighborhood shopping center and five acres of highway and tourist commercial use are recommended in this plan.

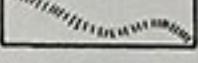
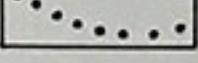
Industrial

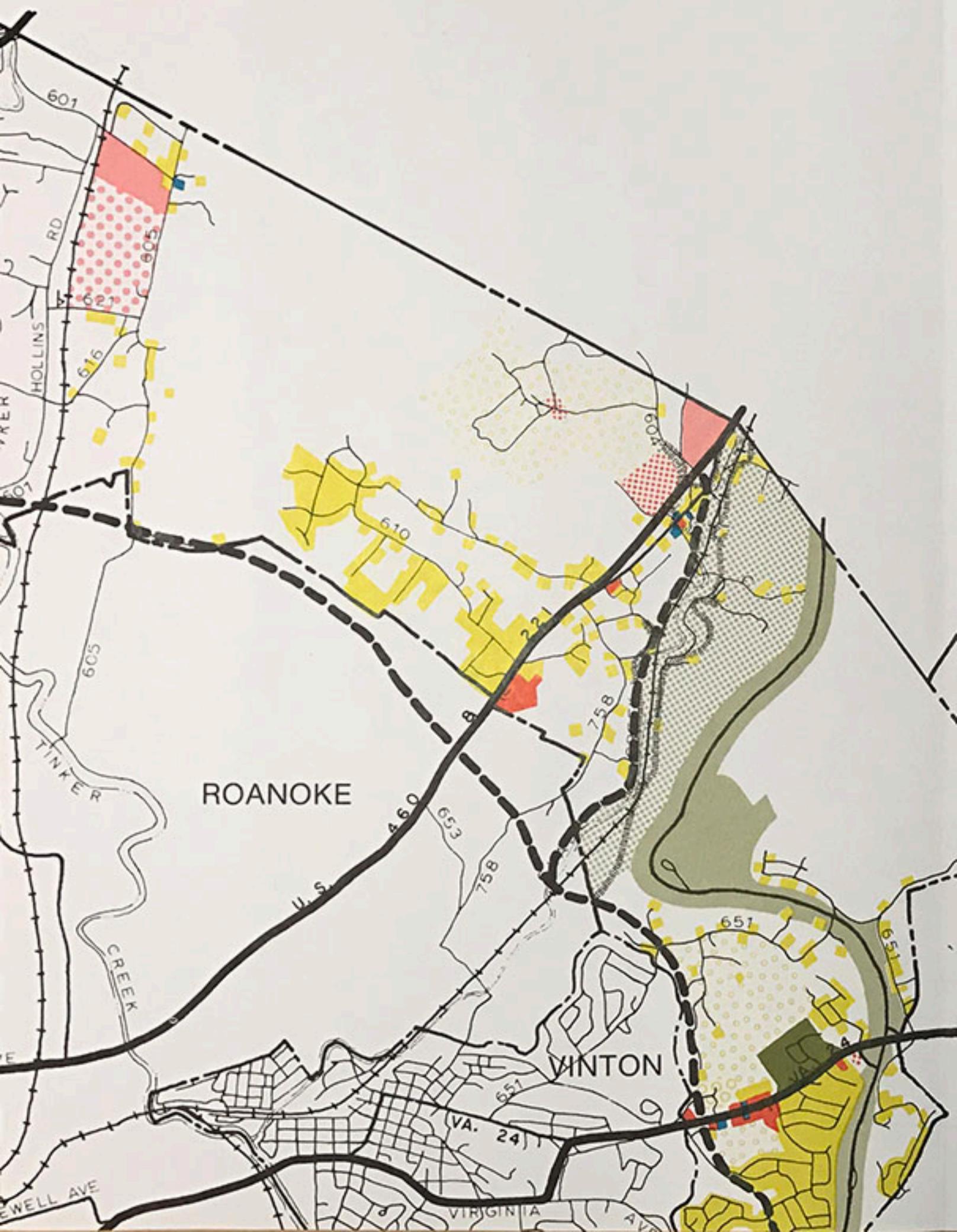
The Long Range Land Use Guide Plan states "It is recommended that County public policy assign priority to industrial development in the Plantation Road tracts". It is projected that between 100 and 300 acres of land will be needed for new industrial development in Roanoke County during the next five to eight years. Due to this projected demand, it was necessary to select additional and alternative areas after consideration of the land use determinant factors outlined above. The recommended areas are shown on the Interim Land Use Plan Map.

ROANOKE COUNTY INTERIM LAND USE PLAN

ADOPTED BY ROANOKE COUNTY BOARD
OF SUPERVISORS ON SEPTEMBER 28, 1976

PREPARED BY BALZER AND ASSOCIATES
CONSULTING PLANNERS ROANOKE, VA.

EXISTING	PROPOSED	
		RESIDENTIAL
		LOWER INTENSITY RESIDENTIAL
		MEDIUM INTENSITY RESIDENTIAL
		HIGHER INTENSITY RESIDENTIAL
		OFFICE AND INSTITUTIONAL
		COMMERCIAL
		INDUSTRIAL
		LIGHT INDUSTRIAL
		HEAVY INDUSTRIAL
		PUBLIC (COMMUNITY FACILITIES)
		PARKS AND OPEN SPACE
		FLOOD PLAIN LIMIT
		AIRPORT NOISE ZONE
		ROADS





SALEM

ROANOKE

ELM AVE

U.S.

631

BRANDON

RD

AVE

GRANDIN

AVE

ARAMBLETON

AVE

COLONIAL

FRANKLIN RD

ROANOKE

686

683

692

GARST

MOUNTAIN

RD

720

419

BENT

RD

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