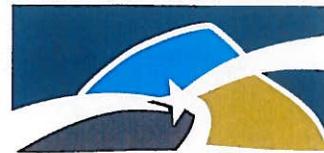


Special Exception Application



ROANOKE

BZAS16-0036

Planning Building and Development
Room 166, Noel C. Taylor Municipal Building
215 Church Avenue, S.W.
Roanoke, Virginia 24011
Phone: (540) 853-1730 Fax: (540) 853-1230

- Application Checklist:
- Application Form
 - Written Narrative
 - Development Plan
 - Elevation
 - Filing Fee

RECEIVED

DEC 06 2016

Date: 12/5/2016

CITY OF ROANOKE
PLANNING BUILDING &
DEVELOPMENT

Property Information:

Street Address: 0 Sleepy Drive N.E.

Official Tax No(s): 7140108

Size of Property (acres or square feet): 1 ACRE

Base Zoning District: I-1, Light Industrial Overlay Zoning District:

Request for a special exception as set forth in Section 36.2-322, Zoning, Code of the City of Roanoke (1979), as amended.

Briefly describe the special exception request:

Outdoor storage lot on site.

Applicant Information:

Name: Terry L. St.Clair Phone Number: 5403441657

Address: P.O. Box 12961 Roanoke, Va. 24030 E-Mail: terry@jackstclairinc.com

Applicant's Signature:

Owner Information:

Name: Terry L. St.Clair Phone Number: 5403441657

Address: P.O. Box 12961 Roanoke, Va. 24030 E-Mail: terry@jackstclairinc.com

Owner's Signature:

Application accepted as submitted in accordance with the provisions of Chapter 36.2, Zoning, Code of the City of Roanoke (1979), as amended.

Secretary to the Board's Signature:

Intake Date: 12/6/16

Public Hearing Date: January 11, 2017

**BOARD OF ZONING APPEALS
APPLICATION FOR SPECIAL EXCEPTION**

**PROPERTY ADDRESS: 0 SLEEPY DRIVE N.E., ROANOKE, VA;
TOTAL ACREAGE: 1.0000 acres
ALL OF TAX PARCEL 7140108
WITHIN "STATESMEN INDUSTRIAL PARK"
APPLICANT: TERRY L. ST. CLAIR**

Description of Special Exception Request

Terry L. St. Clair, President of Jack St. Clair Inc., seeks a special exception for the above referenced property (the "Property") to allow for the creation of an outdoor storage lot. Jack St. Clair Inc. is a utilities installation company which has served the Roanoke Valley and southwestern Virginia since 1946. Mr. St. Clair has the main office of Jack St. Clair Inc. located at 2774 Nicholas Avenue, N.E. which is approximately 0.8 miles from the Property. The proposed use of the Property will be an outdoor storage lot to supplement the operations of Jack St. Clair Inc.

As more fully described in the following sections of this application, Mr. St. Clair believes that the Property is well-suited for the needs of Jack St. Clair Inc., and that its proposed use of the Property as an outdoor storage lot is compatible with existing neighborhood uses.

SPECIAL EXCEPTION STANDARDS

(Section 36.2-560(c) of the Code of the City of Roanoke (1979), as amended)

- (1) The use is compatible with the character and appearance of the surrounding neighborhood by virtue of its height, bulk, location and on**

the lot, and the design and location of parking, signage, landscaping, and other outside activities or structures.

The Property's proposed use is compatible with the industrial neighborhood in which it is located. The property is zoned I-1. It is completely surrounded by properties also zoned I-1. The Property is located within "Statemen Industrial Park" which is nearly entirely zoned I-1.

Additionally, adjoining properties also contain areas of outdoor storage as well. This leads the proposed use of the Property to be compatible with the industrial neighborhood. Old Dominion Auto Salvage, Inc. located immediately south of Sleepy Drive has an outdoor storage area containing hundreds of cars for salvage. Magic City Sprinkler, adjoining parcel, to the west of the Property also has an outdoor storage area for vehicles and equipment which immediately abuts the Property.

As shown on the attached Development Plan, the existing use of the Property is vacant and has a relatively level pad area which lays approximately 16 feet above Sleepy Drive. The proposed Development Plan shows the required paved drive for access from Sleepy Drive to the pad area which is proposed to be graveled for outdoor storage.

- (2) The use does not create a demand on public water or sanitary sewer services that exceeds the design capacity of these systems or that would in any way decrease the quality of service to the surrounding neighborhood.**

The owner does not intend on supplying the site with water or sewer connection since the use is that of outdoor storage.

- (3) The use does not generate traffic on public streets that exceeds the design capacity of such streets and does not create a dangerous traffic problem by virtue of driveway location, sight clearance, driveway slope, or other factor.**

As shown on the attached Development Plan, access to and from the Property will be via Sleep Drive, a public street which already accommodates industrial traffic for "Statesmen Industrial Park". A new paved drive is proposed to provide access from Sleep Drive to the outdoor storage area. Traffic generated from the proposed outdoor storage lot will be very light and will be on a by-needs basis depending on the work by Jack St. Clair Inc.

- (4) The use does not increase the flood potential in the surrounding neighborhood.**

As noted on the attached Development Plan, no part of the Property is in the flood plain, and as currently conceived, the initial phase of the project does not meet the threshold for stormwater management and will not increase the flood potential in the surrounding neighborhood. Mr. St. Clair acknowledges that a stormwater management plan and construction of a stormwater management facility may be required at a future date based on the City's Stormwater Management Ordinance and Erosion & Sediment Control Ordinance. Mr. St. Clair is proposing the outdoor storage lot be phased based on his available access to gravel material which will be required as the surface material prior to outdoor storage. Mr. St. Clair has spoken with City Development Review Officials and acknowledges a Comprehensive

Development Plan review and approval may be required based on the scope of phasing of development for the graveled area.

- (5) The use is in conformance with the setback, yard, frontage, lot area, parking, signage, screening, shading, and other applicable requirements of the zoning ordinance as they pertain to the district in which the use is located or to the specific use, whichever the case may be.**

The attached Development Plan sets out the setback, yard, frontage, lot area, parking, signage, screening, shading and other Code requirements applicable to the proposed use and confirms its conformity thereto.

- (6) The use furthers the intent of the City's Comprehensive Plan.**

The proposed use is consistent with the approved uses in the I-1 Light Industrial District, and is consistent with the City of Roanoke's Comprehensive Plan.

16142-special exemption-01-pl 11x17.plt

SITE AND ZONING TABULATIONS

CURRENT ZONING: I-1
PROPOSED ZONING: I-1
CURRENT USE: VACANT
PROPOSED USE: OUTDOOR STORAGE LOT
SITE ACREAGE: 1.0000 AC. (43,560 SF)
MINIMUM LOT AREA REQUIRED (I-1): 10,000 S.F.
MINIMUM FRONTAGE REQUIRED (I-1): 100'
FRONTAGE PROVIDED: 143'
MINIMUM REQUIRED SETBACKS (I-1):
FRONT: 0' MINIMUM, NO MAXIMUM
SIDE: 0'
REAR YARD: 0'
MAXIMUM HEIGHT ALLOWED (I-1): NO MAXIMUM
WHEN NO RESIDENTIAL IS ADJACENT.
MAXIMUM FLOOR AREA RATIO (I-1): 2.0

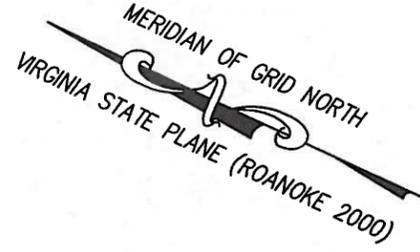
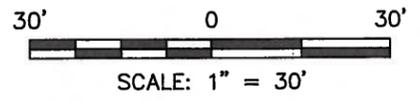
MAXIMUM LOT COVERAGE (I-1): 90%
PROPOSED LOT COVERAGE: 72%
PARKING SPACE REQUIREMENTS (BASED ON BUILDING AREA):
 1 PER 1,000 SF UP TO 10,000 SF
 1 PER 2,000 SF BEYOND 10,000 SF
TOTAL BUILDING SPACE (EXIST. & PROPOSED): NONE
PARKING SPACES REQUIRED: 0 SPACES
REQUIRED TREE CANOPY COVERAGE: 10%
SITE AREA: 43,560 SF (1.0000 AC)
CANOPY COVERAGE REQUIRED: 4,356 SF
LANDSCAPING SHALL BE INSTALLED IN COMPLIANCE WITH SECTION 36.2-644.
SCREENING REQUIREMENT: PER TABLE 647-1, SCREENING IS REQUIRED "ALONG STREET FRONTAGE WHEN NOT ABUTTING A RESIDENTIAL, MULTIPLE PURPOSE, OR PUD DISTRICT ACROSS A STREET", SCREENING SHALL BE WITH A SOLID FENCE OR WALL 6' IN HEIGHT OR AN EVERGREEN TREE SCREEN.

DEVELOPMENT PLAN

FOR SPECIAL EXCEPTION PERMIT

CITY TAX PARCEL #7140108

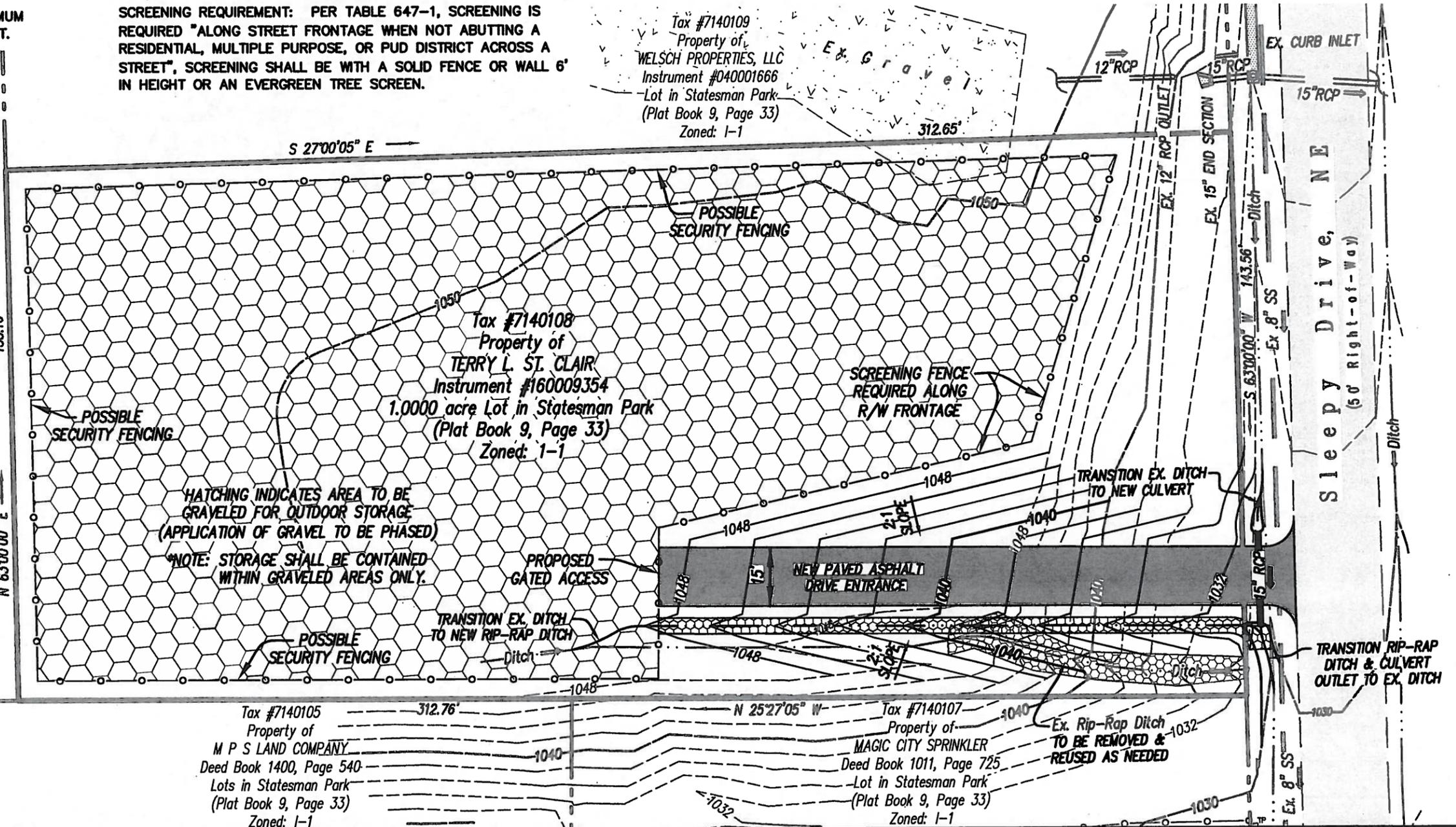
LOCATED ALONG
 SLEEPY DRIVE, N.E.
 CITY OF ROANOKE, VIRGINIA



Tax #7190101
 Lot in Statesman Park (Plat Book 9, Page 33)
 Property of PRECISION COMMERCIAL HOLDINGS, LLC
 Instrument #120013722
 Tax #7190101
 Zoned: I-1

FLOODPLAIN NOTE:
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA. THIS DETERMINATION IS MADE BASED UPON AN EXAMINATION OF FLOOD INSURANCE RATE MAP 51161C0167G, DATED SEPTEMBER 28, 2007, AND HAS NOT BEEN FIELD VERIFIED.

SITE LIGHTING NOTE:
 1. NO EXTERIOR LIGHTING IS PROPOSED WITH THIS PLAN.



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LA LUMSDEN ASSOCIATES, P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 ROANOKE, VIRGINIA

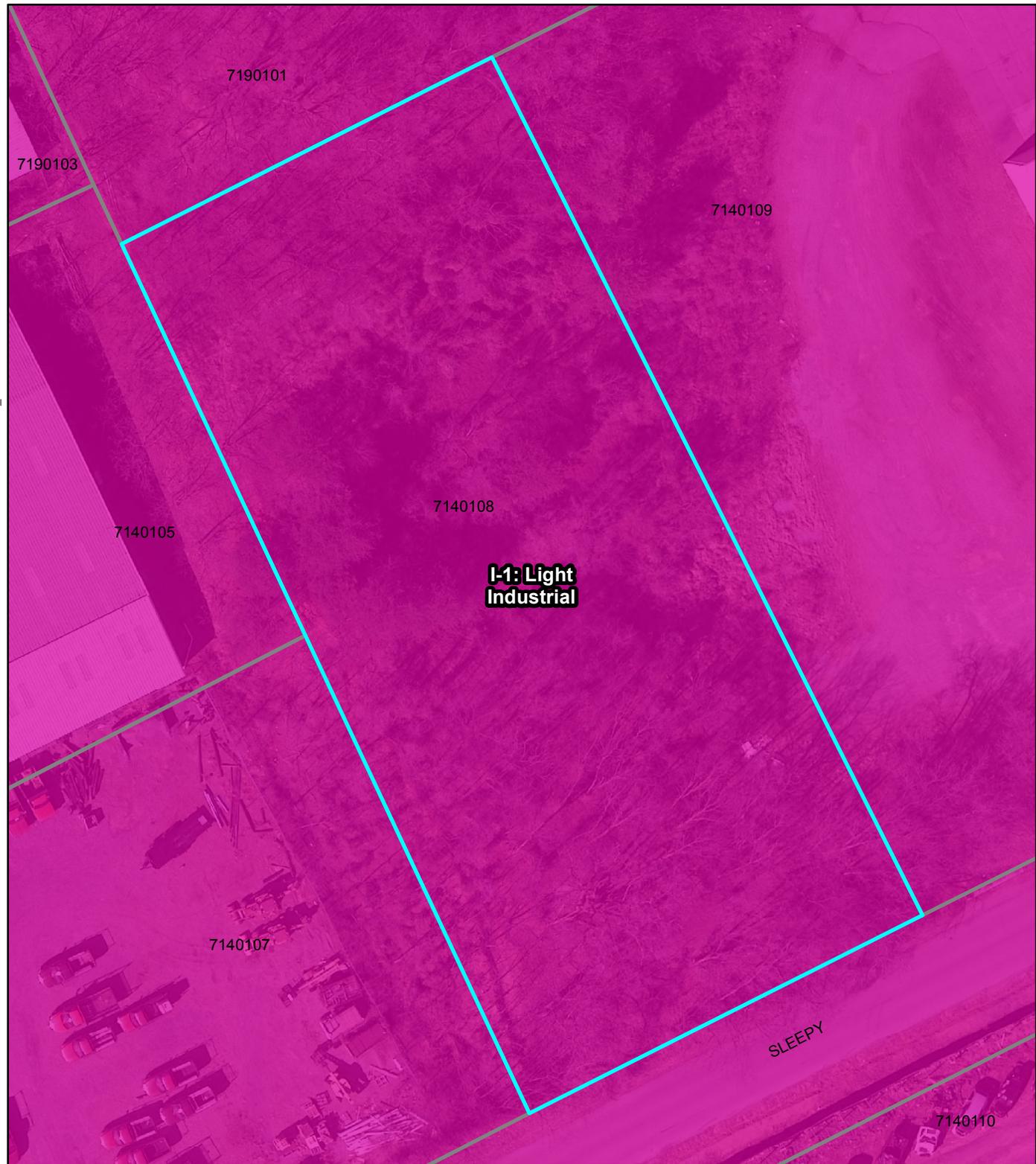
4664 BRAMBLETON AVENUE
 P.O. BOX 20669
 ROANOKE, VIRGINIA 24018

PHONE: (540) 774-4411
 FAX: (540) 772-9445
 E-MAIL: MAIL@LUMSDENPC.COM

DATE:	December 5, 2016
COMM. NO.:	16-142
SCALE:	1" = 30'

SHEET 1 OF 1

ATTACHMENT A ZONING MAP EXCERPT 0 SLEEPY DR, NW



Legend

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

0 10 20 40 Feet

1 inch = 46 feet

