# Zoning Amendment Application

**Department of Planning, Building and Development**  
Room 170, Noel C. Taylor Municipal Building  
215 Church Avenue, S.W.  
Roanoke, Virginia 24011  
Phone: (540) 853-1730

**Filing Date:** Mar 30, 2020  
**Submittal Number:** Original Application

### Request (select all that apply):

- [x] Rezoning, Not Otherwise Listed  
- [ ] Rezoning, Conditional  
- [ ] Rezoning to Planned Unit Development  
- [ ] Establishment of Comprehensive Sign Overlay District  
- [ ] Amendment of Proffered Conditions  
- [ ] Amendment of Planned Unit Development Plan  
- [ ] Amendment of Comprehensive Sign Overlay District

### Property Information:

**Address:** 2618 Colonial Avenue, SW

**Official Tax No(s).:** 1280401

<table>
<thead>
<tr>
<th>Existing Zoning</th>
<th>Requested Zoning</th>
<th>Without Conditions</th>
<th>With Conditions</th>
<th>Planned Unit Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>CG, Commercial-General</td>
<td>MX, Mixed Use</td>
<td>[x] Without Conditions</td>
<td>[ ] With Conditions</td>
<td>[ ] Planned Unit Development</td>
</tr>
</tbody>
</table>

**Ordinance No(s). (If applicable):**

**Proposed Land Use:**

### Property Owner Information:

**Name:** Fox Run Properties, LLC  
**Phone Number:** +1 (540) 761-9291

**Address:** 140 Fox Run Road, Boones Mill, VA  
**E-mail:** jschweitzer@millerlong.com

**Property Owner's Signature:**

### Applicant Information (if different from owner):

**Name:**  
**Phone Number:**

**Address:**  
**E-mail:**

**Applicant's Signature:**

### Authorized Agent Information (if applicable):

**Name:**  
**Phone Number:**

**Address:**  
**E-mail:**

**Authorized Agent's Signature:**
Zoning Amendment

Application Checklist

The following must be submitted for all applications:

☒ Completed application form and checklist.
☒ Written narrative explaining the reason for the request.
☐ Metes and bounds description, if applicable.
☒ Filing fee.

For a rezoning not otherwise listed, the following must also be submitted:

☒ Concept plan meeting the Application Requirements of Item '2(c)' in Zoning Amendment Procedures.

For a conditional rezoning, the following must also be submitted:

☐ Written proffers. See the City's Guide to Proffered Conditions.
☐ Concept plan meeting the Application Requirements of Item '2(c)' in Zoning Amendment Procedures. Please label as 'development plan' if proffered.

For a planned unit development, the following must also be submitted:

☐ Development plan meeting the requirements of Section 36.2-326 of the City's Zoning Ordinance.

For a comprehensive sign overlay district, the following must be submitted:

☐ Comprehensive signage plan meeting the requirements of Section 36.2-336(d)(2) of the City's Zoning Ordinance.

For an amendment of proffered conditions, the following must also be submitted:

☐ Amended development or concept plan meeting the Application Requirements of Item '2(c)' in Zoning Amendment Procedures, if applicable.
☐ Written proffers to be amended. See the City's Guide to Proffered Conditions.
☐ Copy of previously adopted Ordinance.

For a planned unit development amendment, the following must also be submitted:

☐ Amended development plan meeting the requirements of Section 36.2-326 of the City's Zoning Ordinance.
☐ Copy of previously adopted Ordinance.

For a comprehensive sign overlay amendment, the following must also be submitted:

☐ Amended comprehensive signage plan meeting the requirements of Section 36.2-336(d) of the City's Zoning Ordinance.
☐ Copy of previously adopted Ordinance.

For a proposal that requires a traffic impact study be submitted to the City, the following must also be submitted:

☐ A Traffic Impact Study in compliance with Appendix B-2(e) of the City's Zoning Ordinance.

For a proposal that requires a traffic impact analysis be submitted to VDOT, the following must also be submitted:

☐ Cover sheet.
☐ Traffic impact analysis.
☐ Concept plan.
☐ Proffered conditions, if applicable.
☐ Required fee.

*An electronic copy of this application and checklist can be found at www.roanokeva.gov/planningcommission. A complete packet must be submitted each time an application is amended, unless otherwise specified by staff.
I am seeking a rezoning of the property located at 2618 Colonial Avenue in the City of Roanoke. The current zoning is CG, Commercial General District and I requesting a change to MX, Mixed Use District. The parcel is identified by the City of Roanoke as Tax Map Number 1280401.

The property was most recently, prior to my purchase in July 2017, used collectively as the offices and broadcast studio for Fox 21/27.

After a complete renovation, I moved my company, Miller, Long & Associates, Inc., into the office building, which serves as our main office. The houses have received updates and maintenance.

The reason for this request is so that the existing former residential dwellings (2608 and 2610 Colonial Avenue) can be used for residential rentals. The office at the corner of Colonial Avenue and Broadway Avenue would continue to be used as a professional office building.

Currently, the property adjoins an MX zoning district to the south that is being used mostly as residential rental property, with one office in a converted dwelling noted. Towards Wonju Street and on the eastern boundary of the property, The Roanoker Restaurant is zoned CG. Across Colonial Avenue from the houses and to the north, the property is zoned RM-2; across from the office and across Broadway Avenue, the zoning is CN, Commercial Neighborhood.

Any impact on the neighborhood is expected to be minimal. The houses were designed as such and will be in an area with mixed uses between destination-oriented offices and residential rental uses.

As you know, the MX district allows for both commercial and residential uses and the properties adjoining my property to the rear are also zoned MX.

Furthermore, there is adequate parking on site and access is from a public alley off of Broadway Avenue.

I do acknowledge that the Neighborhood Plan (dated June 2004) shows a Future Land Use of General Commercial for the property. However, market demand factors have not presented this demand and the neighborhood plan is getting some age on it at this time.

In short, the request is compatible with the existing neighborhood and will allow the property to be used to its current Highest & Best Use.
KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT GRANT BROADCASTING SYSTEMS II, INC. IS THE LEGAL OWNER OF THE PARCEL OF LAND SHOWN HEREBIN BOUNDED BY CORNERS 1 THRU 4 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAD OWNED BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1983, PAGE 1385.


IN WITNESS WHEREOF THESE PRESENTS ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

GRANT BROADCASTING SYSTEMS II, INC.

ITS: Steven Marks

STATE OF VIRGINIA
COMMUNITY AT LARGE

A NOTARY PUBLIC IN
AND FOR THE ENCLOSED STATE DO HEREBY CERTIFY THAT

THE ABOVE NOTARY PUBLIC IN WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS \10\ DAY OF Colorado, 2004.

APPROVED

BY: Brian Townsend

AGENT, CITY OF ROANOKE PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE, VIRGINIA THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THEREOF, WAS RECEIVED AT 2:50 P.M. ON THE 4TH DAY OF April, 2004, IN MAP BOOK 2, PAGE 2201.

TESTE: Brenda Hamilton

CLERK

M.B. PG. 2800

THE RECORDED OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOTS, PARCEL OR TRACT OF LAND SHOWN HEREIN THAT IS INTENDED FOR SALE AND/or CONVEYANCE MUST BE CONVEYED BY DEED AND SAD MUST BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF ROANOKE.

GRAPHIC SCALE

1 inch = 20 ft

COORDINATE LIST

<table>
<thead>
<tr>
<th>CORNER</th>
<th>NORTHING</th>
<th>EASTING</th>
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</thead>
<tbody>
<tr>
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<tr>
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<td>1481.4185</td>
</tr>
</tbody>
</table>

EDGE OF PAVEMENT

COLONIAL AVENUE, S.W. 60' R/W

COMBINATION PLAT FOR

GRANT BROADCASTING SYSTEMS II, INC.

COMBINING LOTS 1 THRU 4 AND THE MAJORITY OF 5

C.M. TURNER MAP

PLAT BOOK 1, PAGE 273 (ROA. CO.)

CREATING HEREDITY

LOT 1A (0.793 ACRES TOTAL)

SITUATED AT THE SOUTHEASTLY INTERSECTION OF BROADWAY AVENUE, S.W. & COLONIAL AVENUE, S.W. CITY OF ROANOKE, VIRGINIA SURVEYED AUGUST 23, 2004

JOB #041049-00

SCALE: 1"=20' SHEET 1 OF 1

PLANNERS ARCHITECTS ENGINEERS SURVEYORS

Bolster & Associates, Inc. 100 Corporate Center Roanoke Va. 24018

NOTES:

1. OWNER OF RECORD: GRANT BROADCASTING SYSTEMS II, INC.
2. LEGAL REFERENCE: DEED BOOK 1693, PAGE 1385
3. ADDITIONAL REFERENCES:
   1. PLAN BY C.B. MAULE & SON ENTITLED "SITUATION PLAT SHOWING LOCATION, LOTS 1 THRU 9 BLOCK 1 - SURVEY FOR C.M. TURNER AS OCCUPIED VS MAP LOT 1A" DATED JUNE 26, 1961, REVISED OCTOBER 2, 1961. (D.B. FILE EXHIBIT #1225)
   2. D.B. 1515, PAGE 273
4. ORIGINAL TAX MAP NUMBERS 1280401, 1280406 & 1280405
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST INCUMBRANCES WHICH AFFECT THE PROPERTY NOT ShOWN HEREIN.
6. UNDERROUND UTILITIES SERVICE LINES.