



**CITY OF ROANOKE  
PLANNING BUILDING AND DEVELOPMENT**

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Roanoke, Virginia 24011  
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Architectural Review Board  
Board of Zoning Appeals  
Planning Commission

April 19, 2004

Honorable Ralph K. Smith, Mayor  
Honorable C. Nelson Harris, Vice Mayor  
Honorable William D. Bestpitch, Council Member  
Honorable M. Rupert Cutler, Council Member  
Honorable Alfred T. Dowe, Jr., Council Member  
Honorable Beverly T. Fitzpatrick, Jr., Council Member  
Honorable Linda F. Wyatt, Council Member

Dear Mayor Smith and Members of City Council:

Subject: Request from Echo Sentinel, LLC, to repeal conditions approved under Ordinance No. 35070-100200 and replace with new proffered conditions on property located at 3509 Peters Creek Road, N.W., bearing Official Tax No. 6421133.

**Planning Commission Action:**

Planning Commission public hearing was held on Thursday, March 18, 2004. By a vote of 7-0, the Commission recommended that City Council approve the new proffered conditions set forth in the petition dated March 3, 2004.

**Background:**

A Petition to Amend Proffers was filed on February 5, 2004. A First Amended Petition was filed on March 5, 2004.

In January, 1989, by Ordinance No. 29414, the subject property was conditionally rezoned from RS-1, Single-Family Residential, to C-1, Office District, subject to a proffered site plan. In October, 2000, by Ordinance No. 35070-100200, the proffer enacted in 1989 as it applied to Tax Map No. 6421133 was repealed and replaced with the following conditions which are presently binding upon the subject property:

- (a) That the property will be developed in substantial conformity with the Preliminary Plan for Proposed Professional Office Building, prepared by

Lumsden Associates, under date of June 20, 2000, attached hereto as Exhibit 4 and made a part hereof subject to any changes that may be required by the City during development plan review.

- (b) That the property will be developed in substantial conformity with the Front Elevation Plan dated June 21, 2000, attached hereto as Exhibit 5 and made part of the Petition subject to such changes that may be required by the City during development plan review.

The petitioner requests that the proffers enacted by Ordinance No. 35070-100200 be repealed and replaced with the following proffered conditions:

- (a) That the property will be developed in substantial conformity with the Schematic Site Plan for Echo Sentinel Group, prepared by ACS DESIGN, under date of March 1, 2004, attached hereto as Exhibit "3" and made a part hereof subject to any changes that may be required by the City during comprehensive site development plan review;
- (b) That the property will be developed in substantial conformity with the Front Elevation Plan dated January 8, 2004, prepared by Alam Design Group, attached hereto as Exhibit "4" and made a part hereof subject to any changes that may be required by the City during comprehensive building plan review.
- (c) If a freestanding sign is erected on site, it shall be limited to a monument style sign with a maximum height of 10 feet and a maximum signage surface area of 50 square feet. The sign shall have an appearance similar to and use materials like those proposed for the building elevation indicated on Exhibit "4."

#### Considerations:

The subject property is zoned C-1, Office District, subject to a proffered site plan and front elevation building plan, approved in 2000 as an amendment of proffered conditions for construction of a dentist's office. The dentist's office was never built, and the property remains vacant. With the current petition to amend proffers, Echo Sentinel Group, LLC, the owner of the property, proposes to build an office building for its publication, "Thrifty Nickel," as conditioned by new proffers.

The 0.40-acre subject property is located at the southeast corner of the intersection of Peters Creek Road, N.W., and Lewiston Street. The property has 102 feet of frontage on Peters Creek Road and 160 feet on Lewiston Street.

Surrounding zoning and land uses are as follows:

- The tract abutting the subject property to the east, fronting on Peters Creek Road, is zoned C-1, Office District, Conditional. A beauty salon is currently established in that location by special exception.
- The abutting property to the south on Lewiston Street is zoned RS-1, Residential Single-Family District, and contains a single-family residential structure.
- The adjacent property to the west, on the opposite side of Lewiston Street, is zoned C-1, Office District, and contains an office use oriented to Lewiston.
- The tract on the north side of Peters Creek Road, directly opposite the subject property, is located within the jurisdiction of Roanoke County and is the site of Melrose Baptist Church.

The petitioner requests that a new site plan and front building elevation be substituted for the existing plans binding on the subject property as enacted in 2000. The newly proffered site plan delineates and notes the following:

- A building with a footprint of 2,500 square feet, oriented to Lewiston Street and sited with its front corner situated 33 feet from the right-of-way of Peters Creek Road (minimum front yard on Peters Creek Road is 30 feet; secondary front yard requirement on Lewiston is 15 feet);
- A thirty foot (30-foot) curb cut on Lewiston Street;
- Eighteen (18) off-street parking spaces, three (3) of which are in a covered parking area, plus two (2) handicap accessible spaces;
- Street trees, as required by Code; and
- A ten-foot (10-foot) wide evergreen screening buffer along the southern property line adjacent to a residentially-zoned property, as required by Code.

The petitioner further proffers a front elevation that delineates a brick façade, two-story building, with an attached covered parking area. This attached “canopy” has a brick façade and brick columns.

Although the use of the property is not proffered, the zoning designation of the property is C-1, Office District, with a limited list of permitted uses, none of which include retail. Furthermore, the functional use of the site is further defined by the proffered site plan and the front building plan.

The newly proffered site plan is very similar to the site plan binding on the property today in regard to the following:

- Location of the building on the site;
- Orientation of the building to Lewiston Street;

- Property's point of access on Lewiston Street; and
- The total number of off-street parking spaces.

Differences between the conditions binding on the property today and the proffered conditions of this petition include the following:

- The site plan and front building plan binding on the property today delineate a 2,800-square foot, one-story building, while the current petition proffers a two-story, 5,000-square foot building (with a footprint of 2,500 square feet).
- The front building plan currently binding on the subject property has a siding exterior with limited windows, while this petition proffers a front elevation depicting a brick façade with generous amounts of glass (windows).
- The conditions that apply to the property today include no proffers on signage, while this petition proffers that any freestanding signage erected on the property will be limited to a monument sign, limited in height and sign surface area, and constructed of materials similar to the exterior of the proffered building elevation.

As a part of comprehensive development review, the City Engineer advises that, pursuant to Section 36.1-583(a) of City Code, curb, gutter, and sidewalk improvements will be required along Lewiston Street, leading into the residential area. In addition, comprehensive development plan review will require calculations for storm water runoff anticipated from a ten-year frequency storm and calculations of pre- and post-development and pond routing of storm water runoff, in compliance with City Code. The proffered site plan delineates an on-site storm water management area.

The request to amend proffered conditions is consistent with *Vision 2001-2020's* policies of encouraging commercial development in appropriate areas (p. 59, ED P6) and utilizing more fully the City's commercial sites. Furthermore, development of the site as proffered is consistent with the following policies and design principles set forth in *Vision 2001-2000*:

- "Curb cuts should be minimized..." (p. 92)
  - Access to the property is limited to one curb cut, which is located on Lewiston Street.
- "...discourage excessive surface parking lots." (p. 72, IN P4)
  - Fourteen (14) off-street parking spaces is the minimum required for a 5,000 square foot office building, and the proffered site plan provides for eighteen (18), plus two handicap accessible spaces.

- “Signs should be limited in number and scaled in size to minimize visual clutter.” (p. 95, Trees, Signs, and Lighting)
  - The signage proffer restricts both the height and sign surface area of a freestanding sign to less than that permitted by Code.
- “Building location and design should be considered as important elements of the streetscape...” (p. 95, Buildings)
  - No off-street parking is located between the building and Peters Creek Road.
- “Building height and location should create a feeling of enclosure along a street.” (p. 95)
  - The proposed two-story structure provides height and bulk near the minimum depth of the required front yard on Peters Creek Road helping to better define the streetscape.

During the Planning Commission public hearing, Joseph Lohkamp, representing Echo Sentinel Group, and Mr. Dan Early, ACS Design, presented the request. Nancy Snodgrass, City Planner, presented the staff report, recommending approval of the request.

Mr. Michael Ballantyne spoke at the hearing, on behalf of Mr. Robert McNichols, the owner of property at 3333 Peters Creek Road, which is adjacent to the subject property on the opposite side of Lewiston Street. Concerns included storm water management and additional run-off from the paved parking area, screening of the dumpster pad, and the direction of outdoor lighting in the parking lot.

Planning Commission discussion included the following:

- Storm water management issues will be addressed at comprehensive development plan review;
- Since no pole lights are delineated on the proffered site plan, the installation of any such lights would require an amendment of the proffered conditions; and
- Code requires screening of the dumpster, and the location of the dumpster has been moved on the proffered site plan from its original location to which Mr. McNichols had expressed concern.

**Recommendation:**

Given the proffered conditions’ appropriateness in terms of the scale and density of the development, minimizing access to the site, off-street parking and signage, and developing a two-story building, the Planning Commission recommends approval of the requested amendment of proffers.

Respectfully submitted,

A handwritten signature in black ink that reads "Robert B. Manetta". The signature is written in a cursive style with a long horizontal stroke at the end. Below the signature, the letters "PBT" are written in a smaller, simpler font.

Robert B. Manetta, Chairman  
City of Roanoke Planning Commission

cc: Darlene L. Burcham, City Manager  
Rolanda Russell, Assistant City Manager for Community Development  
William M. Hackworth, City Attorney  
Steven J. Talevi, Assistant City Attorney  
Joseph Lohkamp, Echo Sentinel Group, LLC, Petitioner

ROANOKE  
COUNTY

PETERS CREEK RD

LEWISTON ST

RM-2

6491100

6421134

6421133

6421132

RS-1

C-1

Conditional

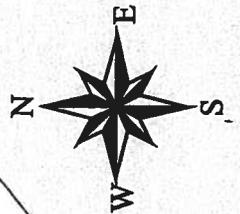
C-1

6421135

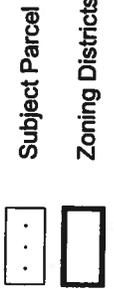
C-2

Conditional

6421206



3509 Peters Creek Road NW



**FIRST AMENDMENT TO  
PETITION TO AMEND PROFFERS**

**IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA**

IN RE:

**Amendment of Proffered Conditions of a tract of land containing 0.40 acres, more or less, lying at the southeast corner of the intersection of Peters Creek Road and Lewiston Street (Tax Map No. 6421133), further identified as 3509 Peters Creek Road, Roanoke, Virginia.**

TO THE HONORABLE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY OF ROANOKE:

The Petitioner, ECHO SENTINEL GROUP, LLC, is the owner of land in the City of Roanoke containing 0.40 acres, more or less, situate at the southeast corner of Peters Creek Road and Lewiston Street (Tax Map No. 6421133), further identified as 3509 Peters Creek Road, Roanoke, Virginia, said tract being currently zoned C-1, Office District, Conditional. A map of the property is attached as Exhibit "1".

The certain conditions enacted by Ordinance No. 35070-100200 as set forth by the Council of the City of Roanoke are as follows:

- (a) That the property will be developed in substantial conformity with the Preliminary Plan for Proposed Professional Office Building, prepared by Lumsden Associates, under date of June 20, 2000, attached hereto as Exhibit 4 and made a part hereof subject to any changes that may be required by the City during development plan review.
- (b) That the property will be developed in substantial conformity with the Front Elevation Plan dated June 21, 2000, attached hereto as Exhibit 5 and made part of the Petition subject to such changes that may be required by the City during development plan review.

Pursuant to Section 36.1-690, Code of the City of Roanoke (1979), as amended, the Petitioner requests that the aforementioned conditions relating to said property be repealed in their entirety and that new conditions relating to said property be set out for the purpose of construction of a professional office building on the subject property.

The Petitioner believes the requested amendment of proffers for said tract of land will further the intent and purposes of the City's Zoning Ordinance and its comprehensive plan, in that it will enable a parcel of land located at 3509 Peters Creek Road to be used for a professional office building.

Attached as Exhibit "2" are the names, addresses and tax map numbers of the owners or owners of all lots or property directly adjacent to or directly across a street or road from the subject property.

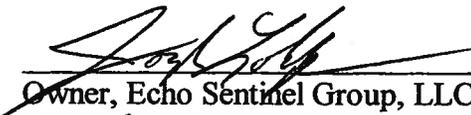
The Petitioner voluntarily submits and agrees to abide by the following new proffers to be included as a part of this amendment of proffered conditions:

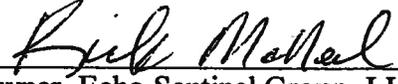
- (a) That the property will be developed in substantial conformity with the Schematic Site Plan for Echo Sentinel Group, prepared by ACS DESIGN, under date of March 1, 2004, attached hereto as Exhibit "3" and made a part hereof subject to any changes that may be required by the City during comprehensive site development plan review;
- (b) That the property will be developed in substantial conformity with the Front Elevation Plan dated January 8, 2004, prepared by Alam Design Group, attached hereto as Exhibit "4" and made a part hereof subject to any changes that may be required by the City during comprehensive building plan review.

- (c) If a freestanding sign is erected on site, it shall be limited to a monument style sign with a maximum height of 10 feet and a maximum signage surface area of 50 square feet. The sign shall have an appearance similar to and use materials like those proposed for the building elevation indicated on "Exhibit 4".

WHEREFORE, the Petitioner requests that the above-described proffers be repealed and amended in accordance with the provisions of the Zoning Ordinance of the City of Roanoke.

Respectfully submitted this 3<sup>RD</sup> day of MARCH, 2004.

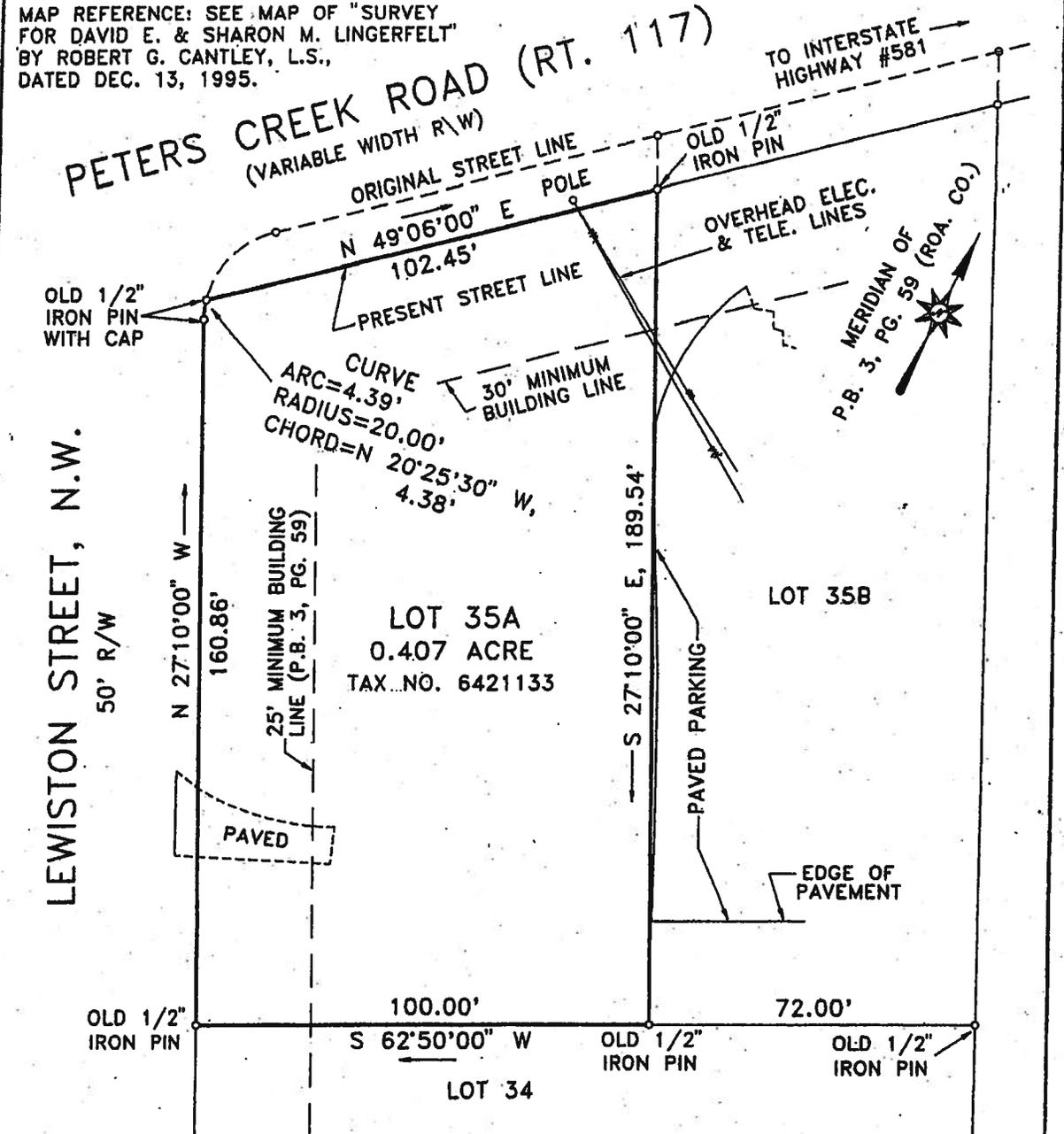
  
\_\_\_\_\_  
Owner, Echo Sentinel Group, LLC

  
\_\_\_\_\_  
Owner, Echo Sentinel Group, LLC

Echo Sentinel Group, LLC  
P.O. Box 6319  
Roanoke, Virginia 24017  
Contact Person: Mr. Joseph Lohkamp  
Phone: 540 265 9191

# EXHIBIT "1"

MAP REFERENCE: SEE MAP OF "SURVEY FOR DAVID E. & SHARON M. LINGERFELT" BY ROBERT G. CANTLEY, L.S., DATED DEC. 13, 1995.



LEGAL REFERENCE:  
 P.B. 3, PG. 59 (ROA. CO.)  
 INST. NO. 990014608  
 TAX NO. 6421133

NOTE: THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.  
 NOTE: THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE "X" AS DESIGNATED BY F.E.M.A.

SURVEY FOR  
**ECHO SENTINEL, L.L.C.**

OF THE MAJOR PORTION OF LOT 35A,  
 MAP OF SOUTHVIEW ADDITION

**ROANOKE, VIRGINIA**

SCALE 1" = 30'

SEPTEMBER 2, 2003



DAVID A. BESS, L.L.C.  
 LAND SURVEYING  
 3100A PETERS CREEK RD  
 ROANOKE, VA 24019

|          |         |
|----------|---------|
| N.B. 127 | D-03210 |
|----------|---------|

# EXHIBIT "2"



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## Adjoining Property Information

| <u>Name of Adjoiner</u>                                | <u>Tax Map Number</u> | <u>Address</u>  |
|--|-----------------------|---|
| <i>Properties located in City of Roanoke, Virginia</i> |                       |   |
| Robert W. & Christie Garrett                           | #6421132              | 4561 Lewiston St, NW<br>Roanoke, Virginia 24017       |
| A Shear Experience                                     | #6421134              | 3515 Peters Creek Rd., NW<br>Roanoke, Virginia 24019  |
| PWC, LLC   | #6421135              | 3333 Peters Creek Road, NW<br>Roanoke, Virginia 24019 |

### *Properties located in Roanoke County, Virginia*

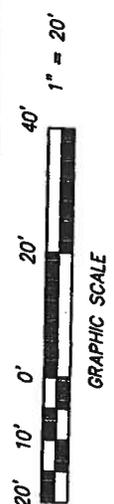
|                        |             |   |
|------------------------|-------------|---|
| Melrose Baptist Church | #37.10-1-22 | 3520 Peters Creek Road, NW<br>Roanoke, Virginia 24019 |
|------------------------|-------------|---|

**ECHO SENTINEL GROUP, LLC  
 SCHEMATIC SITE PLAN  
 CITY OF ROANOKE, VIRGINIA**

DRAWN BY: M.L.L.  
 DESIGNED BY: M.L.L.  
 CHECKED BY:  
 DATE: March 1, 2004  
 SCALE: 1"=20'  
 REVISIONS  
 SHEET No.

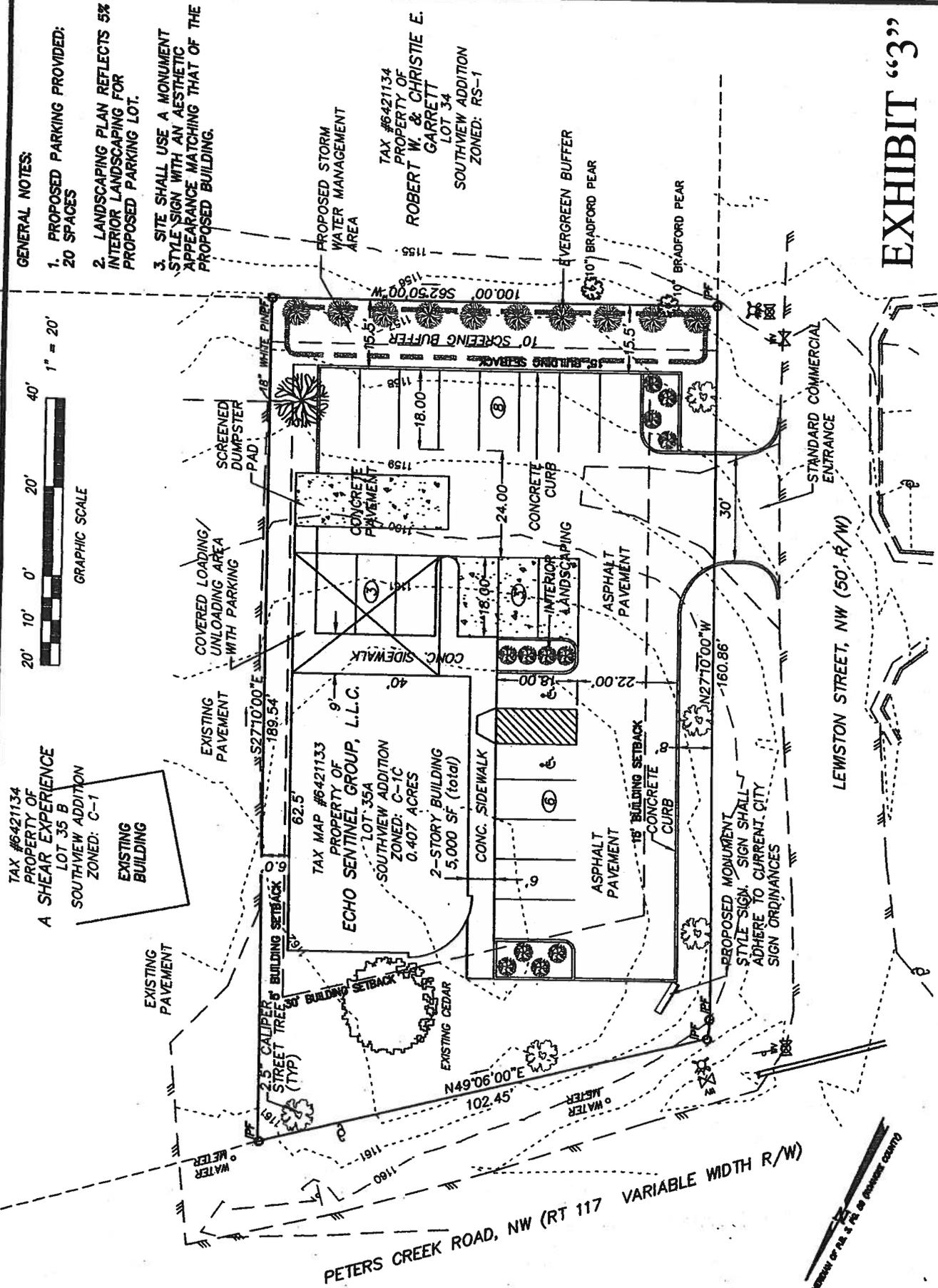
**C1.0**  
 JOB No. 03070

- GENERAL NOTES:**
1. PROPOSED PARKING PROVIDED: 20 SPACES
  2. LANDSCAPING PLAN REFLECTS 5% INTERIOR LANDSCAPING FOR PROPOSED PARKING LOT.
  3. SITE SHALL USE A MONUMENT STYLE SIGN WITH AN AESTHETIC APPEARANCE MATCHING THAT OF THE PROPOSED BUILDING.



TAX #6421134  
 PROPERTY OF  
 A SHEAR EXPERIENCE  
 LOT 35 B  
 SOUTHWAY ADDITION  
 ZONED: C-1  
 EXISTING  
 BUILDING

TAX #6421134  
 PROPERTY OF  
 ROBERT W. & CHRISTIE E.  
 GARRETT  
 LOT 34  
 SOUTHWAY ADDITION  
 ZONED: RS-1



**EXHIBIT "3"**

PETERS CREEK ROAD, NW (RT 117 VARIABLE WIDTH R/W)

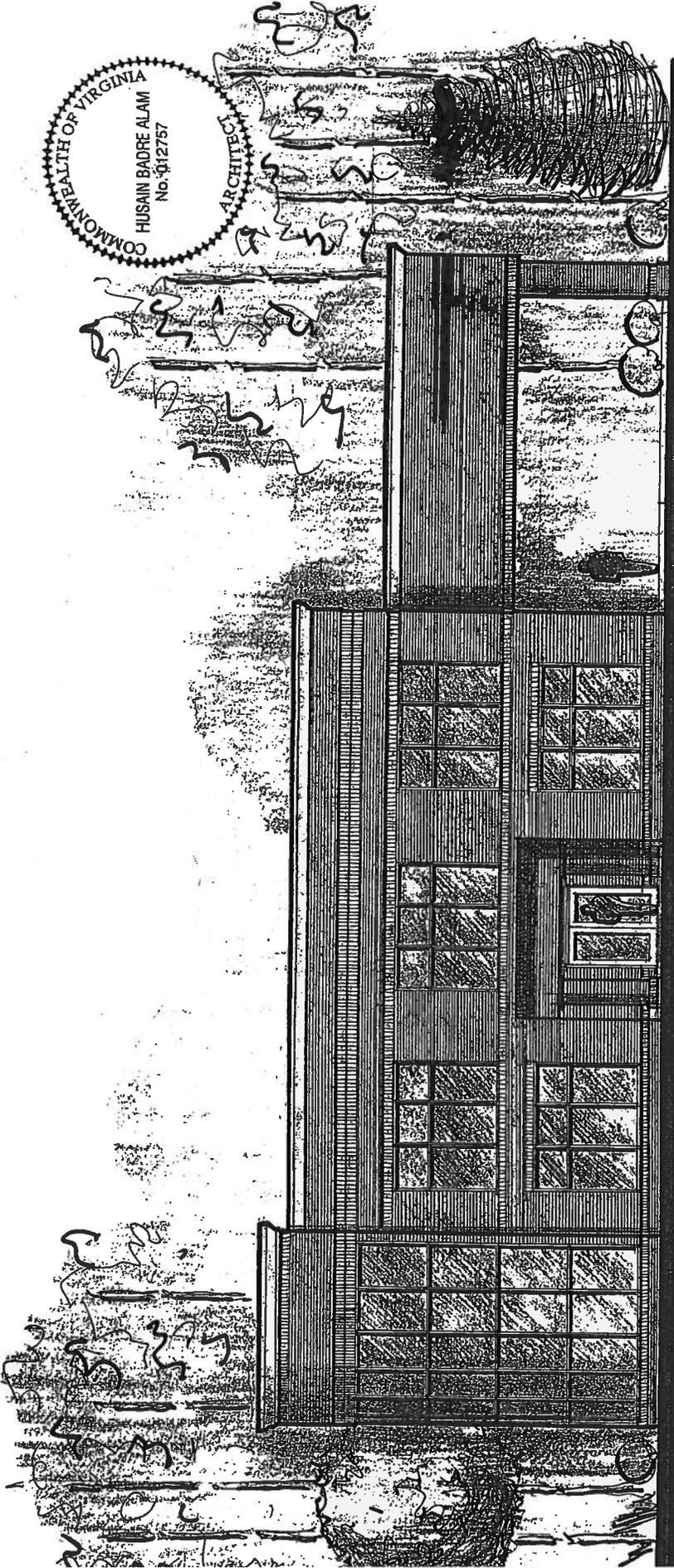
MADE BY: M.L.L. & P.L.L. FOR PROJECT COUNTY

AD  
Alam Design Group

Note: The design and concept indicated by this print and accompanying documents/drawings are sole property of Alam Design Group, LLC. They may not be copied, altered, or reproduced in any form or manner. They may be assigned to any third party without written permission of Architect. Prints not bearing the sign and seal of Architect shall be schematic or design development only, not for construction.

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Planners • Architects • Construction Managers

COMMONWEALTH OF VIRGINIA  
HUSAIN BADRE ALAM  
No. 012757  
ARCHITECT



# FRONT ELEVATION

THIRTY NICKEL - PEIERS CREEK ROAD - I.S. 04

## EXHIBIT "4"