Rezoning and Special Use Permit – 290, 294, 298 Lucy Drive

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2099 Deyerle Ave
Exit Street View
FOR SALE
© 2025 Google
Google Earth

Summarized Proffers

1. No parking lot between public streets and closest building to either public street.
2. All dwellings adjacent to a public street shall have their front facades face the public street.
3. One vehicular access along Deyerle Avenue.
4. No more than one vehicular access on Lucy Drive. If there is access, it shall be right in-right out or right-out only.
5. Minimum of 6 small/ornamental deciduous trees planted along each public street.

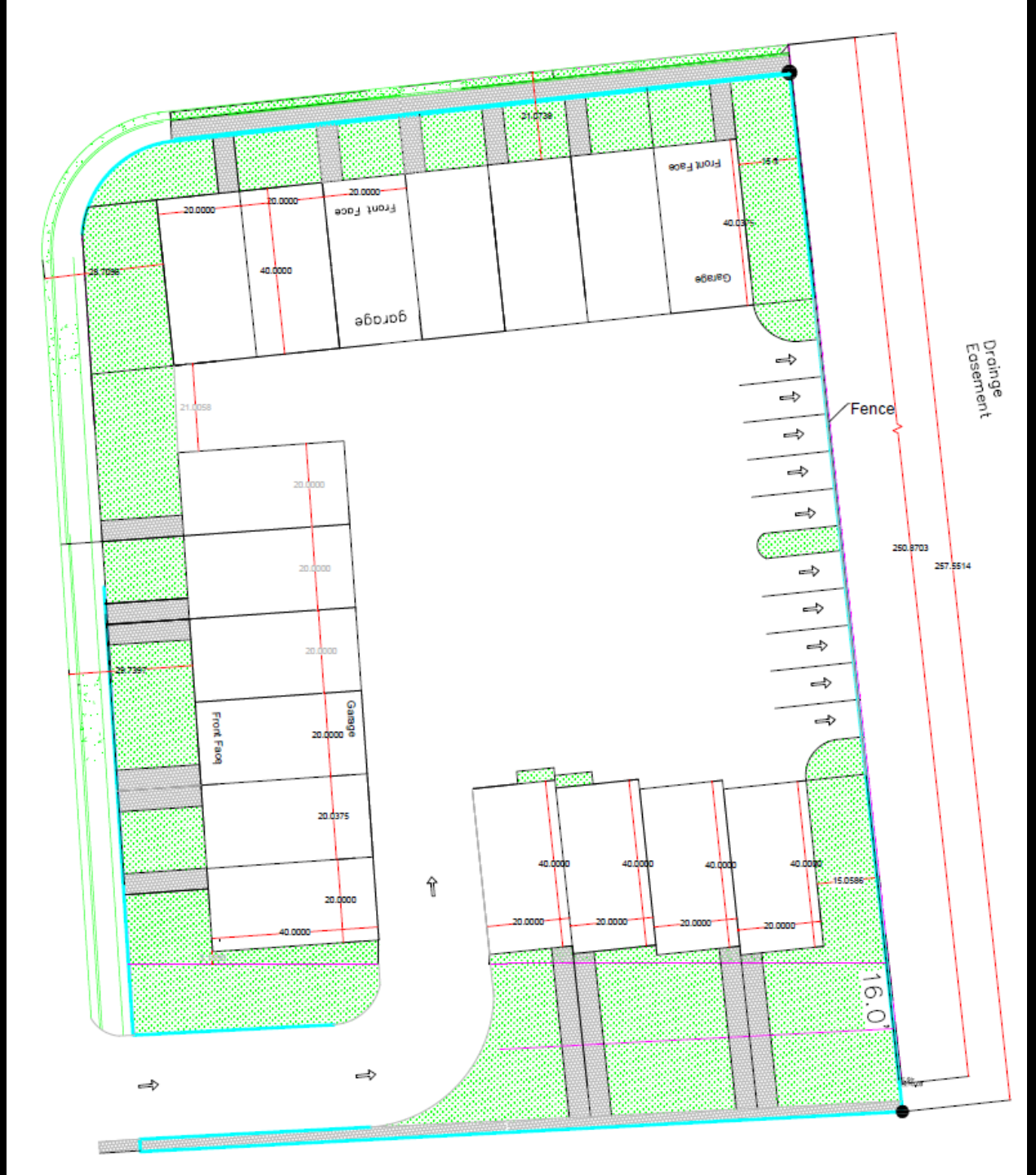
May 2024 Conceptual Layout

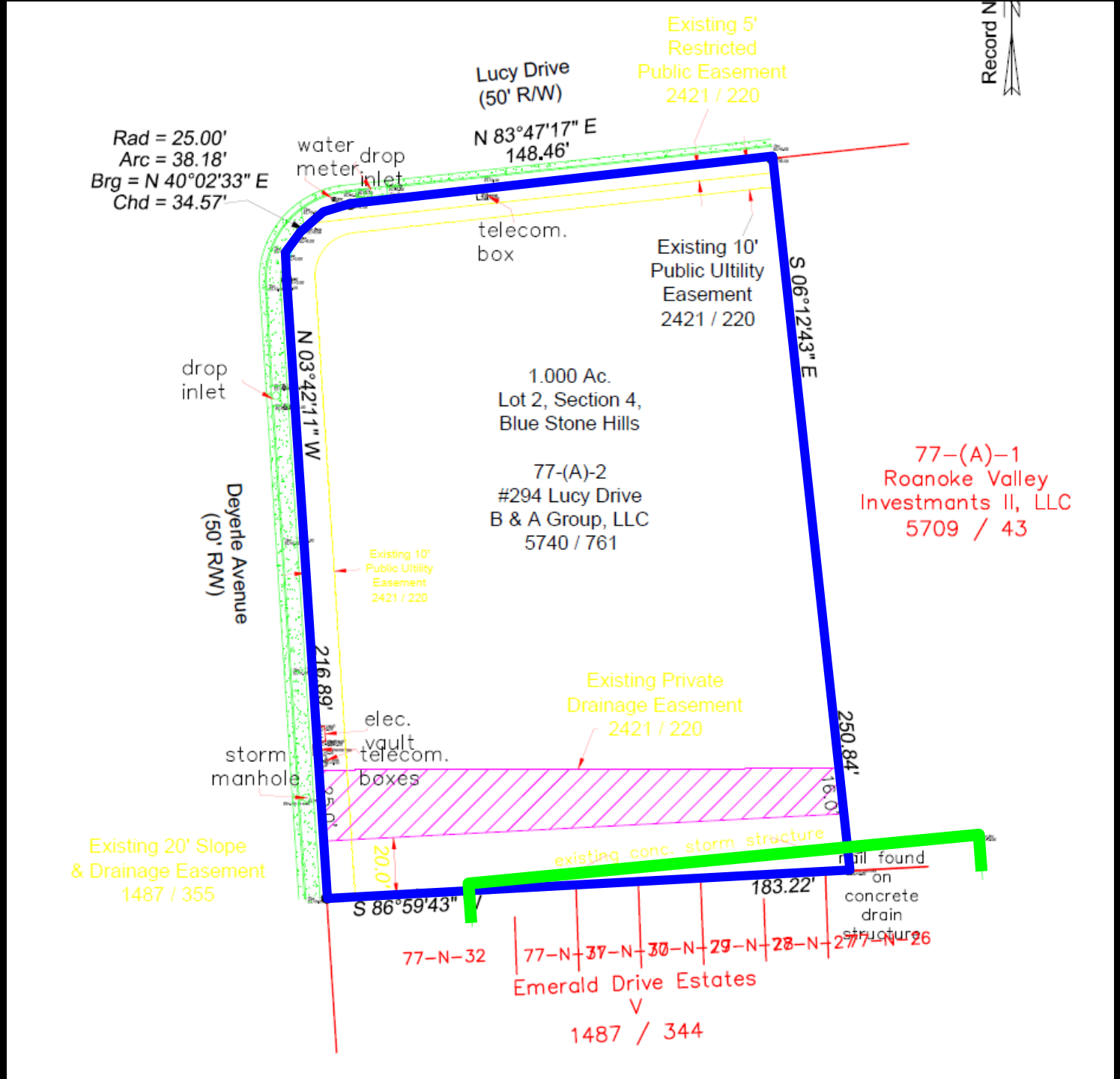
- May 2024 City Council unanimously approved the request to rezone the site from R-3 to R-8C.

- City Council tabled the SUP and asked for staff to work with the applicant on a condition to provide landscaping along the rear property line abutting the existing townhomes.

- After the meeting, the applicant post-posted both the rezoning and SUP applications.

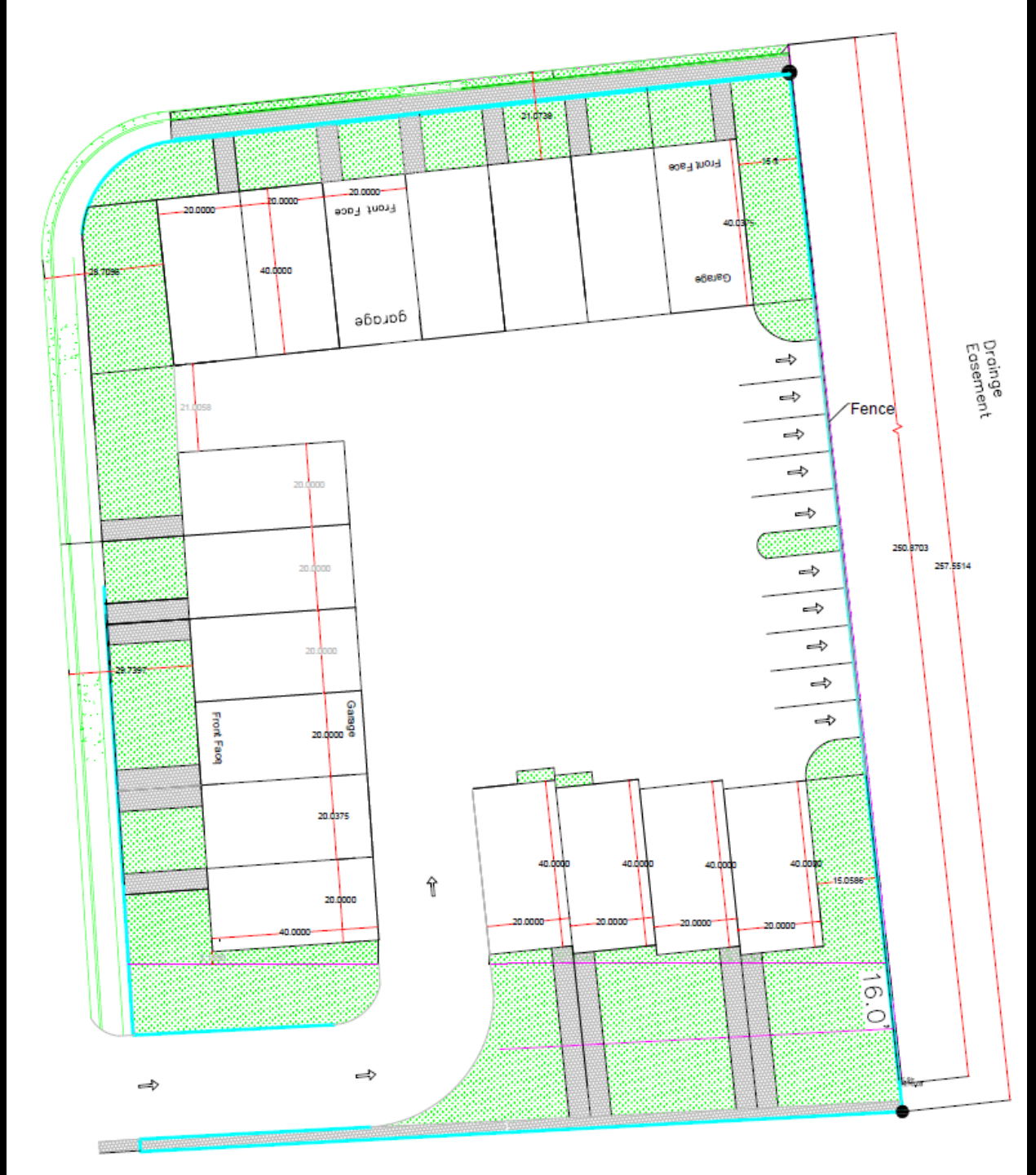
Current Conceptual Layout




Record N
Lucy Drive
(50' R/W)
Existing 5'
Restricted
Public Easement
2421 / 220
N 83°47'17" E
148.46'
Rad = 25.00'
Arc = 38.18'
Brg = N 40°02'33" E
Chd = 34.57'
water
meter
drop
inlet
telecom.
box
Existing 10'
Public Ultility
Easement
2421 / 220
S 06°12'43" E
drop
inlet
N 03°42'11" W
1.000 Ac.
Lot 2, Section 4,
Blue Stone Hills
77-(A)-2
#294 Lucy Drive
B & A Group, LLC
5740 / 761
77-(A)-1
Roanoke Valley
Investmants II, LLC
5709 / 43
Deyerle Avenue
(50' R/W)
Existing 10'
Public Ultility
Easement
2421 / 220
216.89'
Existing Private
Drainage Easement
2421 / 220
elec.
vault
storm
manhole
telecom.
boxes
250.84'
16.0'
20.0'
existing conc. storm structure
Existing 20' Slope
& Drainage Easement
1487 / 355
S 86°59'43" W
183.22'
nail found
on
concrete
drain
structure
77-N-32
77-N-31
77-N-30
77-N-29
77-N-28
77-N-27
77-N-26
Emerald Drive Estates
V
1487 / 344

Create and maintain a landscape buffer of at least 10 feet in width along the rear property line adjacent to tax map parcels 77-N-26 through 31. The landscape buffer shall include at least eight large deciduous trees (as defined by the Zoning Ordinance) located within 20 feet of the same property line. Existing trees may be maintained and counted to meet the intent of this condition. The required trees shall be positioned along the entire length of the rear property line, rather than grouped together. Locations of such trees shall be permitted as approved by the Zoning Administrator.

Current Conceptual Layout



Recommendation

Staff and Planning Commission (5-0) recommends approval of the rezoning from R-3 to R-8C and approval of the special use permit (without conditions) to allow townhomes in the R-8 district.