

SITE & ZONING SUMMARY:

SITE ADDRESS: 3645 ORANGE AVE NE  
ROANOKE, VA 24012

OWNER: PARKWAY WESLEYAN CHURCH INC

OWNER ADDRESS: 3645 ORANGE AVE NE  
ROANOKE, VA 24012

APPLICANT: ROANOKE COUNTY BOARD OF  
SUPERVISORS

TAX MAP NUMBER: 7110105

EXISTING LOT SIZE: ± 70.7850 AC.

PROPOSED LOT SIZE: ± 2.25 AC.

EXISTING ZONING DISTRICT: INPUD

PROPOSED ZONING DISTRICT: INPUD

ZONING AMENDMENT REQUEST SUMMARY:

1. AMENDMENT TO THE EXISTING INPUD ZONING STANDARDS FOR 2.25 ACRES OF OVERALL ± 70.78 AC TRACT
2. AMENDMENT TO REPEAL THE SIGN OVERLAY DISTRICT FOR 2.25 ACRES OF THE OVERALL ± 70.78 AC TRACT

ZONING REQUIREMENTS:

MINIMUM SIZE OF DISTRICT: NONE

MINIMUM LOT AREA PER DWELLING UNIT (SQUARE FEET) NONE

LOT FRONTAGE MINIMUM (FEET) 25'

SETBACKS:

FRONT YARD MINIMUM: 0'

SIDE YARD MINIMUM: 0'

REAR YARD MINIMUM: 0'

HEIGHT MAXIMUM: 45'

USEABLE OPEN SPACE (PERCENTAGE OF LOT) 5%

ACCESSORY STRUCTURE MINIMUM SETBACK FROM REAR AND SIDE LOT LINES (FEET) 0'

MINIMUM PARKING REQUIREMENT NONE

IMPERVIOUS SURFACE RATIO MAXIMUM (PERCENTAGE OF LOT AREA) 80%

MINIMUM TREE CANOPY (PERCENTAGE OF LOT AREA) 15%

ALLOWABLE USES: FIRE, POLICE, OR EMERGENCY SERVICES

SIGNAGE:

ANY NEW SIGNAGE ON THE INPUD ZONED PROPERTY WILL CONFORM TO THE REQUIREMENTS OF THE CITY OF ROANOKE ZONING ORDINANCE, TABLE 668-1, FOR THE IN, INSTITUTIONAL DISTRICT.

BUILDING SUMMARY:

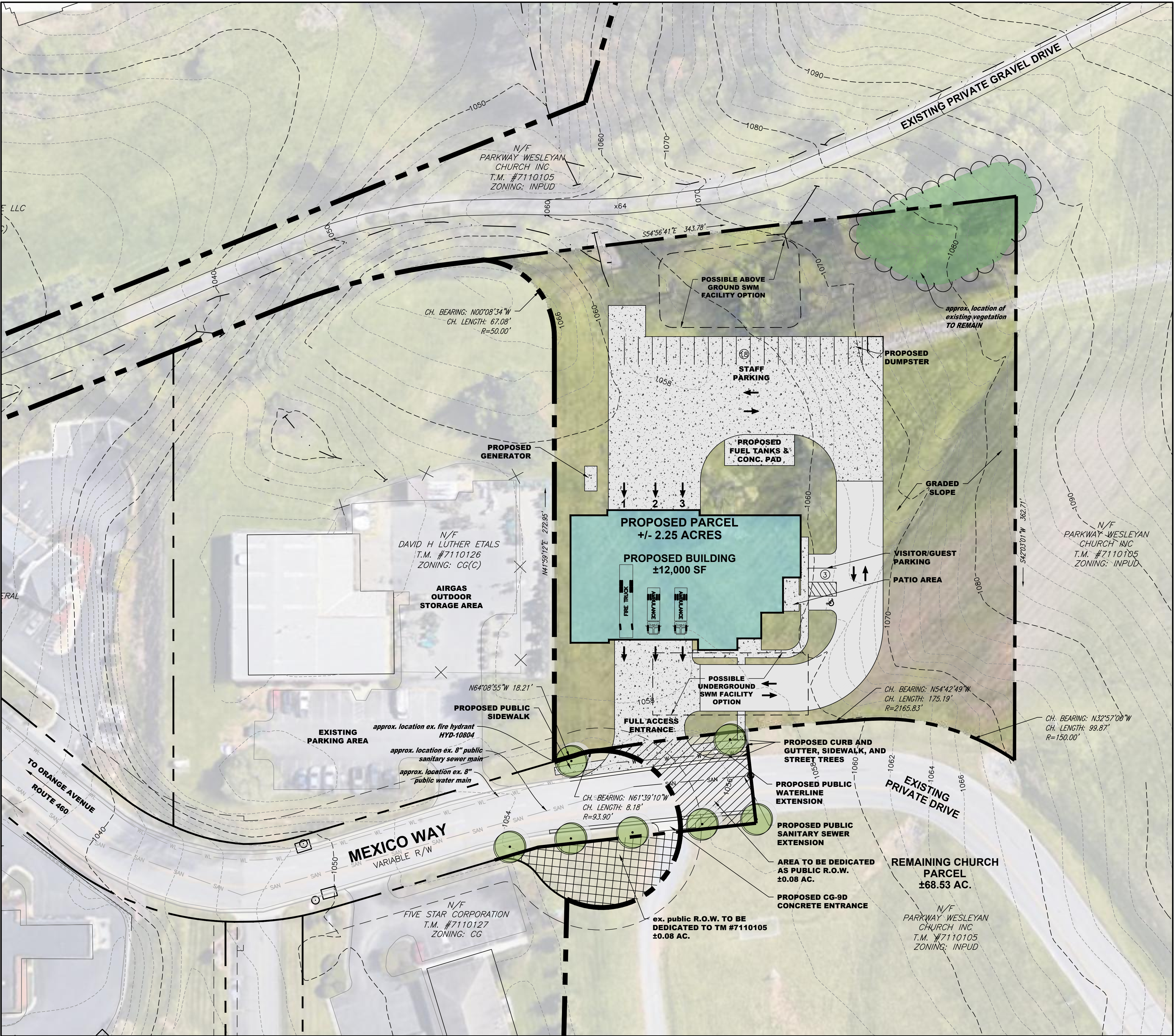
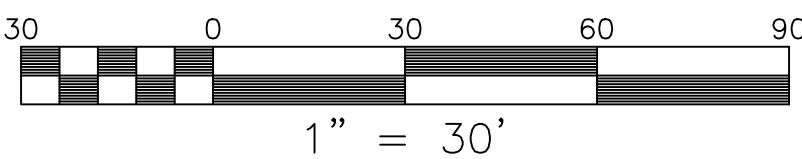
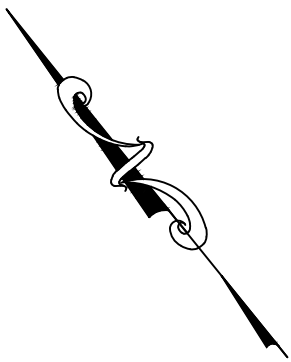
THE PROPOSED BUILDING SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE PROVIDED RENDERING INDICATED AS PUBLIC SERVICE CENTER #12 - EXHIBIT B ARCHITECTURAL PERSPECTIVE PREPARED BY BALZER & ASSOCIATES, INC. UNDER THE DATE OF 2/28/2022.

PREEMPTION DETECTION DEVICE:

A PREEMPTION DETECTION DEVICE SHALL BE DESIGNED AND INSTALLED BY THE DEVELOPER AT THE TIME OF COMPREHENSIVE SITE PLAN. PREEMPTION DETECTION DEVICE SHALL BE LOCATED WITHIN THE CITY OF ROANOKE RIGHT-OF-WAY AND POSITIONED ALONG MEXICO WAY BASED ON CONSIDERATION OF THE REQUIRED CLEARANCE TIMES FOR THE TRAFFIC SIGNAL LOCATED AT THE INTERSECTION OF MEXICO WAY AND ORANGE AVENUE. FUTURE SIGNAL PHASES PER THE VDOT FUNDED STARS INTERSECTION IMPROVEMENT PROJECT FOR THIS INTERSECTION, INCLUDING THE PEDESTRIAN CROSSING, SHALL BE CONSIDERED.

CONCEPT PLAN NOTE:

1. THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION. A CURRENT FIELD SURVEY HAS NOT BEEN PERFORMED TO VERIFY ALL EXISTING CONDITIONS ON-SITE.
2. AERIAL IMAGERY SOURCED FROM GOOGLE EARTH IMAGE, DATED NOVEMBER 2019



**BALZER & ASSOCIATES**  
PLANNERS / ARCHITECTS  
ENGINEERS / SURVEYORS

Roanoke / Richmond  
New River Valley / Staunton  
Harrisonburg / Lynchburg  
[www.balzer.cc](http://www.balzer.cc)

1208 Corporate Circle  
Roanoke, VA 24018  
540.772.9580

PRELIMINARY



PUBLIC SERVICE CENTER #12 - FIRE STATION

INPUD DEVELOPMENT PLAN

DRAWN BY: KAM  
DESIGNED BY: BTC  
CHECKED BY: BTC  
DATE: 3/18/2022  
SCALE: 1" = 30'  
REVISIONS:

**EX-A**  
PROJECT NO. 04200086.01