

**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

30 0 30 60 90  
 1" = 30'

