

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:	

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:

SIDE YARD MINIMUM:

REAR YARD MINIMUM:

HEIGHT MAXIMUM: 45'

USEABLE OPEN SPACE  
(PERCENTAGE OF LOT)

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

MINIMUM PARKING REQUIREMENT	NONE
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IMPERVIOUS SURFACE RATIO MAXIMUM  
(PERCENTAGE OF LOT AREA)

MINIMUM TREE CANOPY (PERCENTAGE OF LOT AREA)	15%
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ALLOWABLE USES:	FIRE, POLICE, OR EMERGENCY SERVICES
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SIGNAGE:

ANY NEW SIGNAGE ON THE INPUT 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.

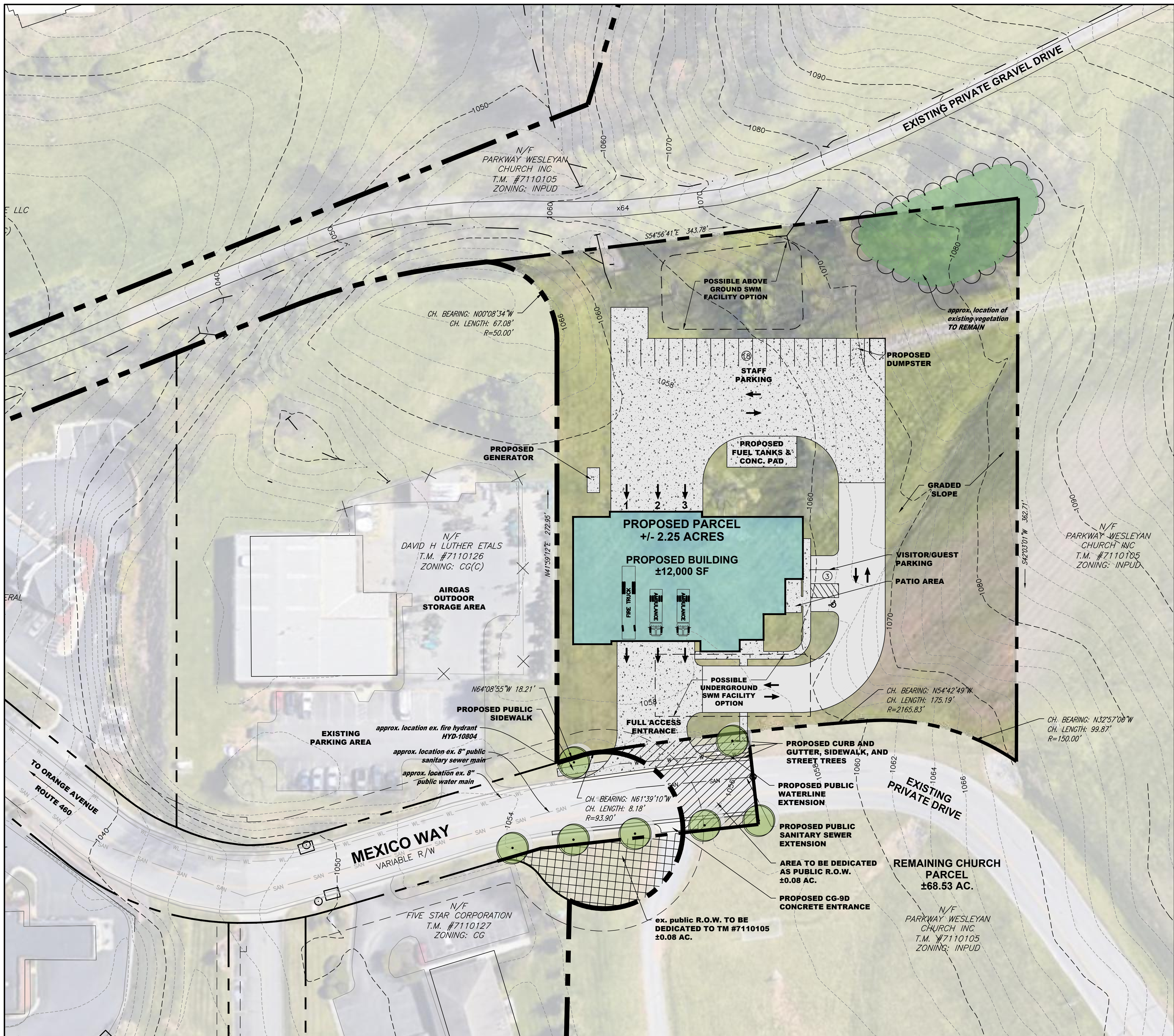
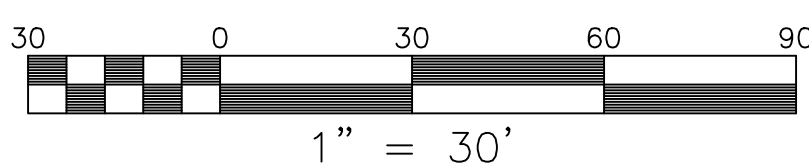
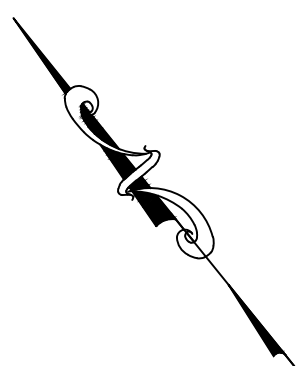
PREEMPTION DETECTION DEVICE:

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 AND THE ORANGE SIGNAL LOCATED AT THE INTERSECTION OF MEXICO WAY AND ORANGE AVENUE. FUTURE SIGNAL PHASES AT THE INTERSECTION OF MEXICO WAY AND ORANGE AVENUE SHALL BE CONSIDERED 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**

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Roanoke, VA 24018  
540.772.9580

PRELIMINARY



PUBLIC SERVICE CENTER #12 - FIRE STATION

## INPUT DEVELOPMENT PLAN

3645 ORANGE AVENUE  
ROANOKE, VA 24012

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

**EX-A**  
PROJECT NO. 04200086.01