Zoning Amendment Application

Department of Planning, Building and Development
Room 170, Noel C. Taylor Municipal Building
215 Church Avenue, S.W.
Roanoke, Virginia 24011
Phone: (540) 853-1730

Filing Date: Oct 26, 2020
Submittal Number: Original Application

Request (select all that apply):
- Rezoning, Not Otherwise Listed
- Amendment of Proffered Conditions
- Rezoning, Conditional
- Amendment of Planned Unit Development Plan
- Rezoning to Planned Unit Development
- Amendment of Comprehensive Sign Overlay District
- Establishment of Comprehensive Sign Overlay District

Property Information:
Address: 631 Campbell Ave, SE
Official Tax No(s.): 4011116

Existing Zoning:
- D, Downtown
- Without Conditions
- With Conditions
- Planned Unit Development

Requested Zoning:
- D, Downtown & MX - Mixed Use
- Without Conditions
- With Conditions
- Planned Unit Development

Ordinance No(s. (If applicable):
38203-081808
38317-121508

Proposed Land Use: MIXED USE BUILDING

Property Owner Information:
Name: Lawson Building, LLC c/o Lucas Thornton
Address: 631 Campbell Avenue - Suite 1
Phone Number: +1 (540) 529-2191
E-mail: Lucas.LThornton@Gmail.com

Applicant Information (If different from owner):
Name: Lawson Building, LLC c/o Lucas Thornton
Address: 631 Campbell Avenue - Suite 1
Phone Number: +1 (540) 529-2191
E-mail: Lucas.LThornton@Gmail.com

Authorized Agent Information (if applicable):
Name: Balzer & Associates, Inc. c/o Ben Crew
Address: 1208 Corporate Circle Roanoke, VA 24018
Phone Number: +1 (540) 772-9580
E-mail: Bcrew@Balzer.cc
# Zoning Amendment Application

**Department of Planning, Building and Development**  
Room 170, Noel C. Taylor Municipal Building  
215 Church Avenue, S.W.  
Roanoke, Virginia 24011  
Phone: (540) 853-1730

<table>
<thead>
<tr>
<th>Filing Date:</th>
<th>Oct 26, 2020</th>
<th>Submittal Number:</th>
<th>Original Application</th>
</tr>
</thead>
</table>

**Request (select all that apply):**

- [x] Rezoning, Not Otherwise Listed  
- [ ] Rezoning, Conditional  
- [ ] Rezoning to Planned Unit Development  
- [ ] Establishment of Comprehensive Sign Overlay District  
- [ ] Amendment of Proffered Conditions  
- [ ] Amendment of Planned Unit Development Plan  
- [ ] Amendment of Comprehensive Sign Overlay District

**Property Information:**

- **Address:** 605 Campbell Ave. SE  
- **Official Tax No(s):** 4011116

<table>
<thead>
<tr>
<th>Existing Zoning:</th>
<th>I-1, Light Industrial</th>
<th>Without Conditions</th>
<th>Ordinance No(s). (If applicable):</th>
<th>Proposed Land Use:</th>
<th>MIXED USE BUILDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Requested Zoning:</td>
<td>D, Downtown &amp; MX - Mixed Use</td>
<td>Without Conditions</td>
<td>Planned Unit Development</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Property Owner Information:**

- **Name:** Square 1, Inc. c/o Chad Brown  
- **Phone Number:** +1 (540) 353-4050  
- **Address:** 4808 Northridge Lane Roanoke, VA 24019  
- **E-mail:** Cbrown@sqaure1inc.com

**Applicant Information (if different from owner):**

- **Name:** Lawson Building, LLC c/o Lucas Thornton  
- **Phone Number:** +1 (540) 529-2191  
- **Address:** 631 Campbell Avenue - Suite 1  
- **E-mail:** Lucas.L.Thornton@Gmail.com

**Authorized Agent Information (if applicable):**

- **Name:** Balzer & Associates, Inc. c/o Ben Crew  
- **Phone Number:** +1 (540) 772-9580  
- **Address:** 1208 Corporate Circle Roanoke, VA 24018  
- **E-mail:** Bcrew@Balzer.cc
Zoning Amendment Application

Department of Planning, Building and Development
Room 170, Noel C. Taylor Municipal Building
215 Church Avenue, S.W.
Roanoke, Virginia 24011
Phone: (540) 853-1730

Filing Date: Oct 26, 2020
Submittal Number: Original Application

Request (select all that apply):

- ✔ Rezoning, Not Otherwise Listed
- □ Rezoning, Conditional
- □ Rezoning to Planned Unit Development
- □ Establishment of Comprehensive Sign Overlay District

Amendment of Proffered Conditions
Amendment of Planned Unit Development Plan
Amendment of Comprehensive Sign Overlay District

Property Information:

Address: 0 CHAM Ave. SE - (5 parcels, No addresses assigned)

Official Tax No(s.): 4011131, 4011132, 4011133, 4011134, 4011135

Existing Zoning: MX, Mixed Use
Requested Zoning: D, Downtown & MX - Mixed Use

Without Conditions
With Conditions
Planned Unit Development

Ordinance No(s), (If applicable):

Proposed Land Use: MIXED USE BUILDING

Property Owner Information:

Name: H.L. Lawson & Son Incorporated c/o Lucas Thornton
Phone Number: +1 (540) 529-2191

Address: 631 Campbell Avenue - Suite 1
E-mail: Lucas.L.Thornton@Gmail.com

Applicant Information (if different from owner):

Name: Lawson Building, LLC c/o Lucas Thornton
Phone Number: +1 (540) 529-2191

Address: 631 Campbell Avenue - Suite 1
E-mail: Lucas.L.Thornton@Gmail.com

Authorized Agent Information (if applicable):

Name: Balzer & Associates, Inc. c/o Ben Crew
Phone Number: +1 (540) 772-9580

Address: 1208 Corporate Circle Roanoke, VA 24018
E-mail: Bcrew@Balzer.cc

Authorized Agent's Signature:
PROJECT NARRATIVE:

Lawson Building West is being proposed as a new Mixed Use Building located along Campbell Avenue. This new building will create a live/work community that will complement the existing and adjacent Lawson Building. In an effort to clarify the current and future developability of the subject property and to align with the current comprehensive plan, several zoning actions are being requested:

1. Rezone Tax Parcel 4011111 from I-1 Industrial district to D-Downtown district
2. Rezone a portion of Tax Parcels 4011131, 4011132, 4011133, 4011134, and 4011135 from MX-Mixed Use district to D-Downtown district.
3. Rezone a portion of Tax Parcel 4011116 from D-Downtown district with conditions to D-Downtown district without conditions.
4. Rezone a portion of Tax Parcel 4011116 from D-Downtown district to MX-Mixed Use District district

Item 1: Rezone Tax Parcel 4011111 from I-1 Industrial district to D-Downtown district

This tax parcel is being requested to be rezoned from I-1 to D to allow for the proposed uses of live/work and multi-family with the proposed development.

Item 2: Rezone a portion of Tax Parcels 4011131, 4011132, 4011133, 4011134, and 4011135 from MX-Mixed Use district to D-Downtown district.

These tax parcels are being requested to be rezoned from MX to D to allow for the proposed parking and site improvements which will serve the primary use listed above.

Item 3: Rezone a portion of Tax Parcel 4011116 from D-Downtown district with conditions to D-Downtown district without conditions.

Removal of existing conditions to allow for parking connections and share amenities for the new community. (i.e. cross access for vehicles, common areas, refuse, guest and tenant parking)

Item 4: Rezone a portion of Tax Parcel 4011116 from D-Downtown district to MX-Mixed Use District district

With the removal of the existing conditions on existing tax parcel 4011116 and to be more in keeping with the general zoning patterns with this site and the proposed development, an appropriately zoned area of MX adjacent to Church Avenue is being requested.
The overall development is anticipated to be located on a single parcel with a portion of the future property being proposed as proposed zoning lot A. (1.40 +/- acres) and indicated as D-Downtown district (Includes the Vacated Alley). The remainder indicated as proposed zoning lot B (0.54 +/- acres) is to be zoned Mx-Mixed Use district. The portion of the alley being vacated is undeveloped and contains 0.1375 +/- acres. See attached exhibits for legal descriptions and additional parcel information.

In addition to the above-mentioned tax parcels and zoning updates, a portion of the existing alley being known as Kirk Avenue is being vacated and rezoned to D- Downtown zoning. This request is being made under separate application, but in parallel to this zoning amendment request.

The request to rezone the property is being made with the intent to provide live/workspace on the first floor of the building and the remaining three floors will contain multi-family apartment style units. The proposed improvements will build upon the previously installed improvements including parking lot connections, community amenity space, combined refuse and guest parking areas. A concept plan has been provided indicated as (Exhibit ‘A’) for the proposed improvements. A conceptual rendering has been provided for the building within the zoning amendment package. (Exhibit ‘B’) Extensive landscaping will be provided within the site along with sidewalk improvements and streetscape plantings along the frontage of Campbell Avenue.

The architectural styling of the proposed building will be complimented with modern amenities that will be incorporated into the overall apartment community. The first-floor live/work units will reflect a traditional, historical style to the building, while including glazing for the street level. Pedestrian sidewalks will be located along Campbell Avenue to connect this development to the surrounding community. The additional residential living in the floors above will contain modern ‘loft’ type units. A portion of the top floor is planned to be reserved for a roof top terrace for residents and guests.

The site is located within the neighborhood planning district of Belmont-Fallon. The proposed Lawson Building project exemplifies qualities and attributes expressed within the neighborhood plan. The proposed development accounts for numerous high priority initiatives as defined in the neighborhood plan such as housing development and revitalization with physical improvements of corridors and gateways. High qualities of design are being implemented in the architectural character of the proposed building as shown in Exhibit B. Additional attributes include attractive streetscapes, a mixed-use building, and limited parking impacts. These attributes contribute to many of the design policies outlined within the neighborhood plan.

This project will be served by public water and sewer located in Campbell Avenue and will be developed in accordance with all applicable regulations including, but not limited to, the Roanoke City Zoning Ordinance and Roanoke City Stormwater Management Design Manual.
The applicant/property owner hereby requests that the following proffered condition enacted by Ordinance No. 38203-081808 be repealed as they pertain to Official Tax Number 4011116:

1. The proposed development of the subject property shall substantially conform with the development plan entitled “Lawson Building LLC” dated October 1, 2008, prepared by Balzer & Associates, Inc. attached as Exhibit A.
LEGAL DESCRIPTION EXISTING PARCELS:

Portion of Kirk Avenue to be Vacated Legal Description

COMMENCING AT A POINT, WHICH POINT IS 590 FEET MORE OR LESS TO THE INTERSECTION OF CAMPBELL AVENUE, S.E. AND 8TH STREET, S.E.; THENCE WITH THE WESTERLY LINE OF TAX MAP #4011116 S15°58'00"E 80.00' TO THE ACTUAL POINT OF BEGINNING; THENCE WITH THE SAME S15°58'00"E 30.00' TO A POINT ON THE NORTHERLY LINE OF TAX MAP #4011135; THENCE WITH THE SOUTHERLY RIGHT OF WAY LINE KIRK AVENUE, S.E. (30' WIDE, UNDEVELOPED) S74°02’00”W 200.00’ TO A POINT AT THE NORTHEAST CORNER OF TAX MAP #4011130; THENCE WITH A NEW LINE THROUGH THE KIRK AVENUE RIGHT OF WAY N15°58'00"W 30.00’ TO A POINT AT THE SOUTHWEST CORNER OF TAX MAP #4011111; THENCE WITH THE NORTHERLY RIGHT OF WAY LINE OF KIRK AVENUE N74°02'00"E 200.00’ TO THE POINT AND PLACE OF BEGINNING; CONTAINING 0.1377 ACRES LYING AND BEING IN THE CITY OF ROANOKE, VIRGINIA; AND BEING A PORTION OF KIRK AVENUE, S.E.

Tax Parcel 4011111 Legal Description

BEGINNING AT A POINT, WHICH POINT IS 590 FEET MORE OR LESS TO THE INTERSECTION OF CAMPBELL AVENUE, S.E. AND 8TH STREET, S.E.; THENCE WITH THE WESTERLY LINE OF TAX MAP #4011116 S15°58'00"E 80.00' TO A POINT; THENCE WITH THE NORTHERLY RIGHT OF WAY LINE OF KIRK AVENUE (30’ WIDE, UNDEVELOPED) S74°02’00”W 200.00’ TO A POINT; THENCE LEAVING SAID UNDEVELOPED KIRK AVENUE AND WITH THE EASTERLY LINE OF TAX MAP #40111103 N15°58'00”W 80.00’ TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF CAMPBELL AVENUE (60’ WIDE) N74°02’00”E 200.00’ TO THE POINT AND PLACE OF BEGINNING; CONTAINING 0.3672 ACRES LYING AND BEING IN THE CITY OF ROANOKE, VIRGINIA; AND BEING ALL OF LOTS 21 THROUGH 28, BLOCK 1, WOODLAND PARK AS SHOWN ON PLAT RECORDED IN THE CLERK’S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT #180008603.
**Tax Parcel 4011131 Legal Description**

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CHURCH AVENUE, S.E., WHICH POINT IS 750 FEET MORE OR LESS TO THE INTERSECTION OF CHURCH AVENUE, S.E. AND 8TH STREET, S.E.; THENCE WITH THE EASTERLY LINE OF TAX MAP #4011130 N15°58′00″W 100.00′ TO A POINT; THENCE WITH THE SOUTHERLY RIGHT OF WAY LINE OF KIRK AVENUE (30′ WIDE, UNDEVELOPED) N74°02′00″E 40.00′ TO A POINT; THENCE LEAVING SAID UNDEVELOPED KIRK AVENUE AND WITH THE WESTERLY LINE OF TAX MAP #4011132 S15°58′00″E 100.00′ TO A POINT ON THE NORTHERLY RIGHT OF WAY OF CHURCH AVENUE, S.E. (60′ WIDE); THENCE WITH THE SAME S74°02′00″W 40.00′ TO THE POINT AND PLACE OF BEGINNING; CONTAINING 0.0918 ACRES LYING AND BEING IN THE CITY OF ROANOKE, VIRGINIA; AND BEING ALL OF LOT 46, BLOCK 1, WOODLAND PARK AS SHOWN ON PLAT RECORDED IN THE CLERK’S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 195, PAGE 3.

**Tax Parcel 4011132 Legal Description**

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CHURCH AVENUE, S.E., WHICH POINT IS 710 FEET MORE OR LESS TO THE INTERSECTION OF CHURCH AVENUE, S.E. AND 8TH STREET, S.E.; THENCE WITH THE EASTERLY LINE OF TAX MAP #4011131 N15°58′00″W 100.00′ TO A POINT; THENCE WITH THE SOUTHERLY RIGHT OF WAY LINE OF KIRK AVENUE (30′ WIDE, UNDEVELOPED) N74°02′00″E 40.00′ TO A POINT; THENCE LEAVING SAID UNDEVELOPED KIRK AVENUE AND WITH THE WESTERLY LINE OF TAX MAP #4011133 S15°58′00″E 100.00′ TO A POINT ON THE NORTHERLY RIGHT OF WAY OF CHURCH AVENUE, S.E. (60′ WIDE); THENCE WITH THE SAME S74°02′00″W 40.00′ TO THE POINT AND PLACE OF BEGINNING; CONTAINING 0.0918 ACRES LYING AND BEING IN THE CITY OF ROANOKE, VIRGINIA; AND BEING ALL OF LOT 45, BLOCK 1, WOODLAND PARK AS SHOWN ON PLAT RECORDED IN THE CLERK’S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 195, PAGE 3.
Tax Parcel 4011133 Legal Description

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CHURCH AVENUE, S.E., WHICH POINT IS 670 FEET MORE OR LESS TO THE INTERSECTION OF CHURCH AVENUE, S.E. AND 8TH STREET, S.E.; THENCE WITH THE EASTERLY LINE OF TAX MAP #4011132 N15°58'00"W 100.00' TO A POINT; THENCE WITH THE SOUTHERLY RIGHT OF WAY LINE OF KIRK AVENUE (30' WIDE, UNDEVELOPED) N74°02'00"E 40.00' TO A POINT; THENCE LEAVING SAID UNDEVELOPED KIRK AVENUE AND WITH THE WESTERLY LINE OF TAX MAP #4011133 S15°58'00"E 100.00' TO A POINT ON THE NORTHERLY RIGHT OF WAY OF CHURCH AVENUE, S.E. (60' WIDE); THENCE WITH THE SAME S74°02'00"W 40.00' TO THE POINT AND PLACE OF BEGINNING; CONTAINING 0.0918 ACRES LYING AND BEING IN THE CITY OF ROANOKE, VIRGINIA; AND BEING ALL OF LOT 44, BLOCK 1, WOODLAND PARK AS SHOWN ON PLAT RECORDED IN THE CLERK’S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 195, PAGE 3.

Tax Parcel 4011134 Legal Description

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CHURCH AVENUE, S.E., WHICH POINT IS 630 FEET MORE OR LESS TO THE INTERSECTION OF CHURCH AVENUE, S.E. AND 8TH STREET, S.E.; THENCE WITH THE EASTERLY LINE OF TAX MAP #4011133 N15°58'00"W 100.00' TO A POINT; THENCE WITH THE SOUTHERLY RIGHT OF WAY LINE OF KIRK AVENUE (30' WIDE, UNDEVELOPED) N74°02'00"E 40.00' TO A POINT; THENCE LEAVING SAID UNDEVELOPED KIRK AVENUE AND WITH THE WESTERLY LINE OF TAX MAP #4011133 S15°58'00"E 100.00' TO A POINT ON THE NORTHERLY RIGHT OF WAY OF CHURCH AVENUE, S.E. (60' WIDE); THENCE WITH THE SAME S74°02'00"W 40.00' TO THE POINT AND PLACE OF BEGINNING; CONTAINING 0.0918 ACRES LYING AND BEING IN THE CITY OF ROANOKE, VIRGINIA; AND BEING ALL OF LOT 43, BLOCK 1, WOODLAND PARK AS SHOWN ON PLAT RECORDED IN THE CLERK’S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 195, PAGE 3.
**Tax Parcel 4011135 Legal Description**

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CHURCH AVENUE, S.E., WHICH POINT IS 590 FEET MORE OR LESS TO THE INTERSECTION OF CHURCH AVENUE, S.E. AND 8TH STREET, S.E.; THENCE WITH THE EASTERLY LINE OF TAX MAP #4011134 N15°58'00"W 100.00' TO A POINT; THENCE WITH THE SOUTHERLY RIGHT OF WAY LINE OF KIRK AVENUE (30' WIDE, UNDEVELOPED) N74°02'00"E 40.00' TO A POINT; THENCE LEAVING SAID UNDEVELOPED KIRK AVENUE AND WITH THE WESTERLY LINE OF TAX MAP #4011116 S15°58'00"E 100.00' TO A POINT ON THE NORTHERLY RIGHT OF WAY OF CHURCH AVENUE, S.E. (60' WIDE); THENCE WITH THE SAME S74°02'00"W 40.00' TO THE POINT AND PLACE OF BEGINNING; CONTAINING 0.0918 ACRES LYING AND BEING IN THE CITY OF ROANOKE, VIRGINIA; AND BEING ALL OF LOT 42, BLOCK 1, WOODLAND PARK AS SHOWN ON PLAT RECORDED IN THE CLERK’S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 195, PAGE 3.

**Tax Parcel 4011116 Legal Description**

BEGINNING AT A POINT AT THE NORTHWESTERLY INTERSECTION OF THE RIGHT-OF-WAY LINE FOR 7TH STREET, S.E. (PLATTED 4 STREET) AND CHURCH AVENUE, S.E. (PLATTED WOODLAND AVENUE) BEING THE SOUTHEASTERLY CORNER OF LOT 37, SECTION 1, WOODLAND PARK (DEED BOOK 195, PAGE 3); THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CHURCH AVENUE, S.E. S74°02'00"W, 200.00 FEET TO A POINT BEING THE SOUTHWESTERLY CORNER OF LOT 41, SECTION 1 OF SAID WOODLAND PARK; THENCE LEAVING THE RIGHT-OF-WAY LINE FOR CHURCH AVENUE, S.E. AND CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 41, N15°58'00"W, PASSING THE RIGHT-OF-WAY LINES FOR KIRK AVENUE, S.E. (PLATTED AS A 30’ ALLEY) AT 99.85 FEET AND 129.85 FEET, AND CONTINUING ALONG THE WESTERLY LINE OF LOT 29, SECTION 1 OF SAID WOODLAND PARK FOR A TOTAL OF 209.85 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE FOR CAMPBELL AVENUE, S.E. (PLATTED NORFOLK AVENUE); THENCE CONTINUING ALONG THE RIGHT-OF-WAY LINE OF CAMPBELL AVENUE, S.E. N74°02'00"W, 199.57 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF LOT 36, SECTION 1 OF SAID WOODLAND PARK AND BEING THE SOUTHWESTERLY INTERSECTION OF THE RIGHT-OF-WAY LINE FOR CAMPBELL AVENUE, S.E. AND THE RIGHT-OF-WAY LINE FOR 7TH STREET, S.E.; THENCE LEAVING THE RIGHT-OF-WAY LINE OF CAMPBELL AVENUE, S.E. AND CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE FOR 7TH STREET, S.E. S16°05'00"W, PASSING THE RIGHT-OF-WAY LINES FOR KIRK AVENUE, S.E. AT 80.00 FEET AND 110.00 FEET, AND CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 37 FOR A TOTAL OF 209.85 FEET TO THE POINT OF BEGINNING, CONTAINING 0.96 ACRE MORE OR LESS AND BEING A PORTION OF KIRK AVENUE, S.E. AND LOTS 29
THROUGH 41, SECTION 1, WOODLAND PARK AS RECORDED IN THE CLERK’S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA IN DEED BOOK 195, PAGE 3.

PROPOSED ZONING LOT A:

BEGINNING AT A POINT AT THE INTERSECTION OF CAMPBELL AVENUE, S.E. AND 7TH STREET, S.E. (UNDEVELOPED); THENCE WITH THE WESTERLY LINE OF 7TH STREET S15°58’00”E 151.16’ TO A POINT; THENCE WITH THE NORTHERLY LINE OF PROPOSED LOT B S74°02’00”W 400.00’ TO A POINT; THENCE LEAVING LOT B AND WITH THE EASTERLY LINE OF TAX MAP #4011130, THEN WITH KIRK AVENUE, S.E., THEN WITH T.M.#4011103 N15°58’00”W 151.16’ TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF CAMPBELL AVENUE (60’ WIDE); THENCE WITH THE SAME N74°02’00”E 400.00’ TO THE POINT AND PLACE OF BEGINNING; CONTAINING 1.3881 ACRES (60,465 Sq. Ft.), LYING AND BEING IN THE CITY OF ROANOKE, VIRGINIA.

PROPOSED ZONING LOT B:

BEGINNING AT A POINT AT THE INTERSECTION OF CHURCH AVENUE, S.E. AND 7TH STREET, S.E. (UNDEVELOPED); THENCE WITH THE NORTHERLY RIGHT OF WAY LINE OF CHURCH AVENUE, S.E. S74°02’00”W 400.00’ TO A POINT ON THE EASTERLY LINE OF T.M.#4011130; THENCE WITH THE SAME N15°58’00”W 58.84’ TO A POINT ON THE SOUTHERLY LINE OF PROPOSED LOT A; THENCE WITH THE SAME N74°02’00”E 400.00’ TO A POINT; THENCE LEAVING LOT A AND WITH THE WESTERLY LINE OF 7TH STREET S15°58’00”E 58.84’ TO THE POINT AND PLACE OF BEGINNING; CONTAINING 0.5403 ACRES (23,535 Sq. Ft.), LYING AND BEING IN THE CITY OF ROANOKE, VIRGINIA.
ZONING DISTRICT MAP

631 and 605 Campbell Avenue SE
& 0, 0, 0, 0, 0 Church Avenue SE
Official Tax Parcels: 4011116, 4011111, 4011131, 4011132, 4011133, 4011134, and 4011135, respectively

Area to be Rezoned

Zoning

- AD: Airport Dev
- CG: Commercial-General
- CLS: Commercial-Large Site
- CN: Commercial-Neighborhood
- D: Downtown
- I-1: Light Industrial
- I-2: Heavy Industrial
- IN: Institutional
- INPUD: Institutional Planned Unit Dev
- IPUD: Industrial Planned Unit Dev
- MX: Mixed Use
- MXPUD: Mixed Use Planned Unit Dev
- R-12: Res Single-Family
- R-3: Res Single-Family
- R-5: Res Single-Family
- R-7: Res Single-Family
- RA: Res-Agricultural
- RM-1: Res Mixed Density
- RM-2: Res Mixed Density
- RMF: Res Multifamily
- ROS: Recreation and Open Space
- UF: Urban Flex
- Conditional Zoning

0 100 200 Feet