

Rezoning (R-2 to R-2C/I-1) and Amend Existing Master Plan – VMRC



1. Rezone two parcels totaling 0.67 acres, located at 1543 Park Road and 1550/1552 College Avenue, from R-2 to R-2C
2. Amend the existing VMRC Institutional Overlay Master Plan by adding the two subject parcels to the master plan.



SPRUCE CT

VILLA DR

PINE CT

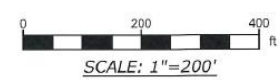
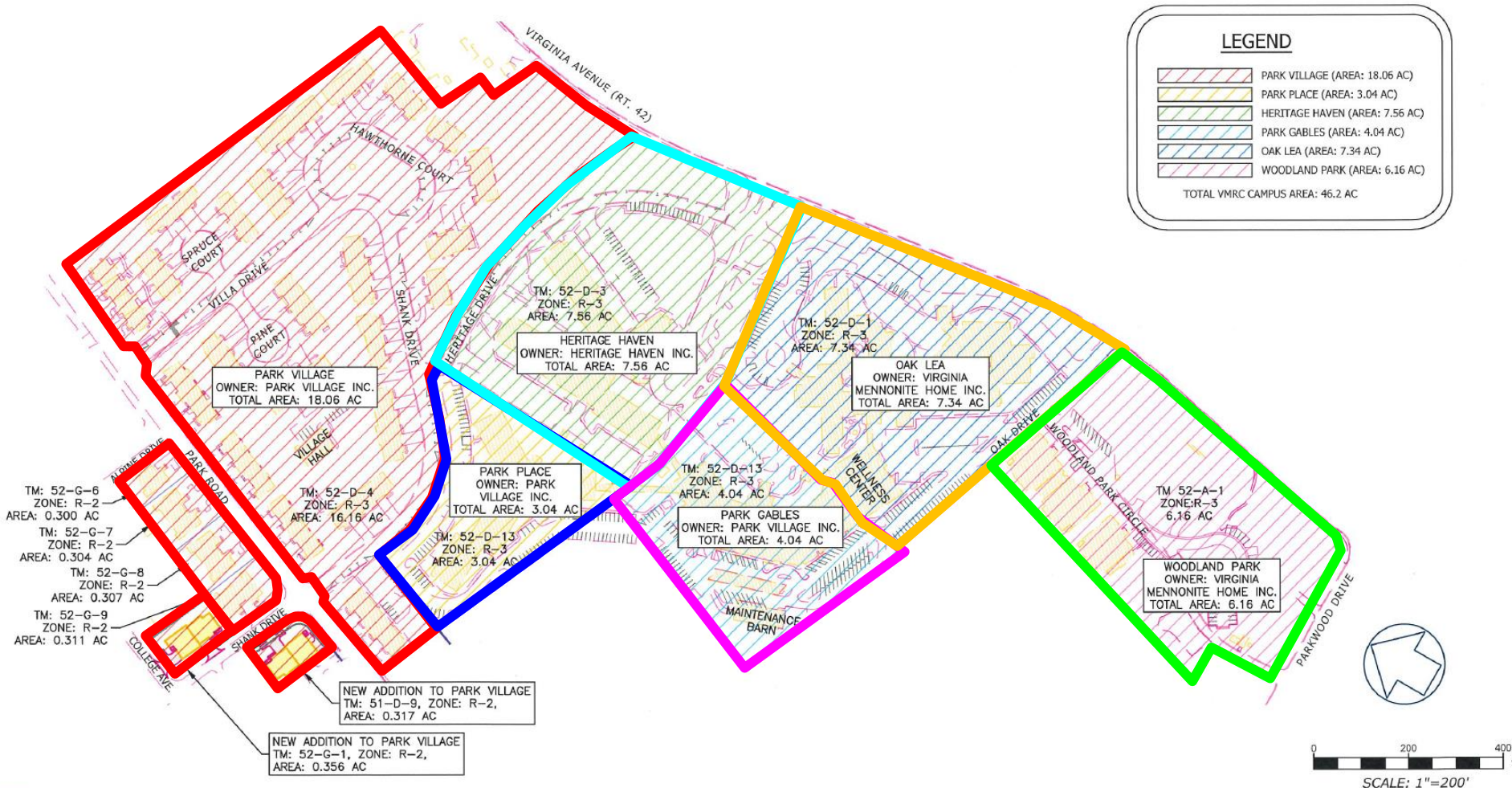
PARK RD

COLLEGE AVE

SHANK DR

UPLAND DR

OAK DR





State College









COLLEGE AVE

EX. WATER METER (TYP)

EX. WATER VALVE (TYP)

EX. FIRE HYDRANT ID: 51 H

EX. PROPERTY LINE (TYP)
5' INTERIOR LOT LINE SETBACK

S66°23'37.75"E

EX. APPROXIMATE PROPERTY

EX. BLDG AND WALKS TO BE DEMOLISHED

1550 & 1552 COLLEGE AVE
TM: 52-G-1
PROPOSED DUPLEX
~5200 SF TOTAL

2 CAR GARAGES

10' FRONT SETBACK

5' INTERIOR LOT LINE SETBACK

100.00'

100.00'

REPLACE EX. DRIVEWAY

NEW SIDEWALK

10' FRONT SETBACK

155.00'

N66°23'37.75"W

EX. PAVED DITCH

STORM PIPE

EX. EDGE OF PAVEMENT (TYP)

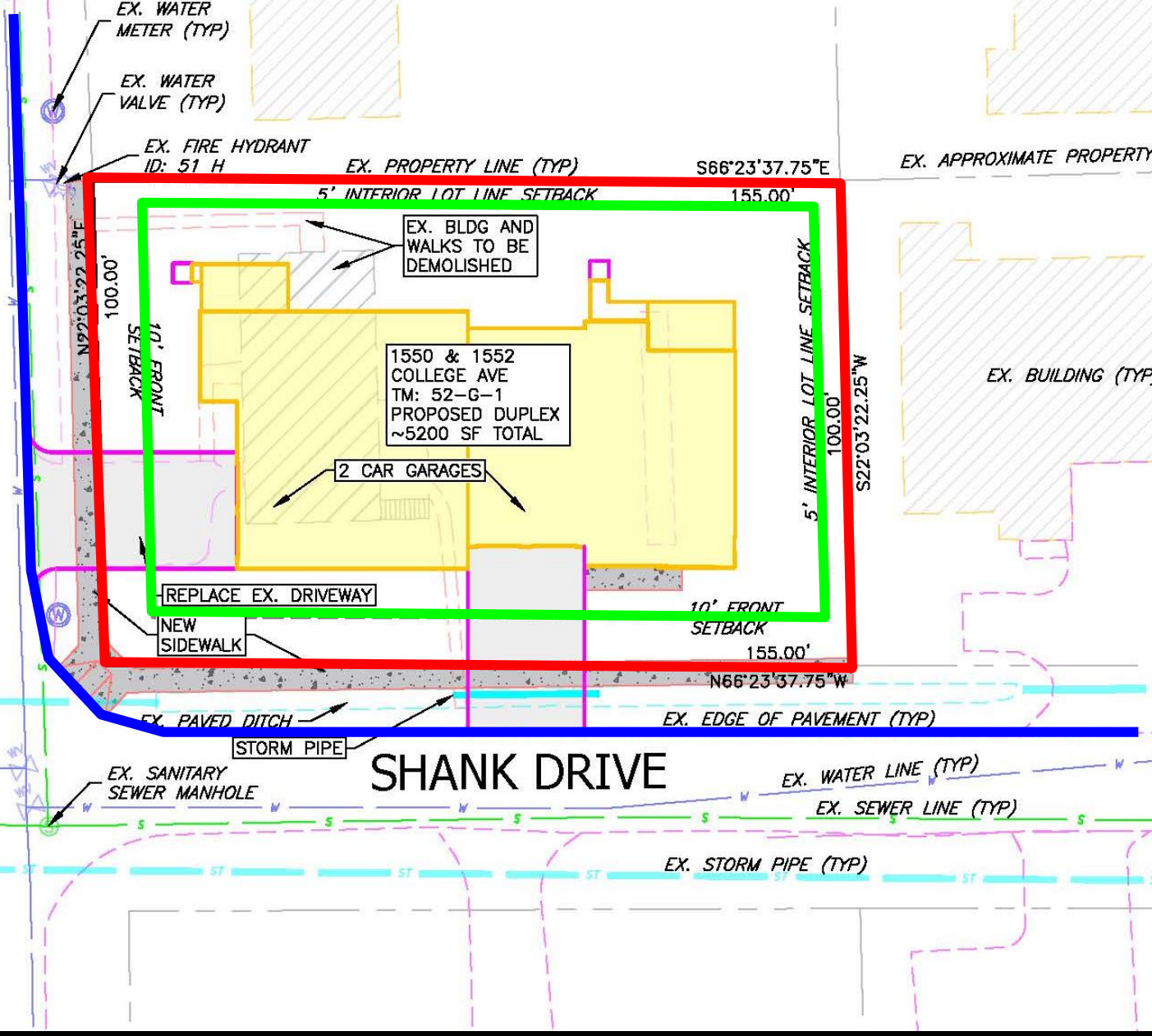
SHANK DRIVE

EX. SANITARY SEWER MANHOLE

EX. WATER LINE (TYP)

EX. SEWER LINE (TYP)

EX. STORM PIPE (TYP)



Recommendation

Staff and Planning Commission (7-0) recommend approval of the rezoning and master plan amendment.