



THE COMMON COUNCIL

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I, Kerri A. Mellott, Deputy Clerk of the Common Council, hereby certify on this 20 day of April 2022 that the following Ordinance is a true and exact copy of one and the same adopted by the Common Council of the City of Winchester, assembled in regular session on the 08 day of March 2022.

AN ORDINANCE TO REZONE 4.3 ACRES OF LAND AT 229 S. PLEASANT VALLEY ROAD (MAP# 214-07-4) FROM RESIDENTIAL OFFICE (RO-1) DISTRICT WITH CORRIDOR ENHANCEMENT (CE) OVERLAY TO MEDIUM DENSITY RESIDENTIAL (MR) DISTRICT WITH CORRIDOR ENHANCEMENT (CE) OVERLAY AND PLANNED UNIT DEVELOPMENT (PUD) OVERLAY. RZ-21-906

WHEREAS, the Common Council has received an application from Pennoni Associates, Inc on behalf of Schwartz Family Investments II, LLC to rezone a 4.3-acre parcel of real estate at 229 S. Pleasant Valley Road, more specifically identified as Tax Map Parcel # 214-07-4, from the present designation of [Residential-Office \(RO-1\) District with Corridor Enhancement \(CE\) District overlay](#) to Medium Density Residential (MR) District with Planned Unit Development (PUD) Overlay and Corridor Enhancement (CE) District overlay; and,

WHEREAS, the Common Council has received an application from Pennoni Associates, Inc on behalf of Schwartz Family Investments II, LLC to rezone a 4.3-acre parcel of real estate at 229 S. Pleasant Valley Road, more specifically identified as Tax Map Parcel # 214-07-4, from the present designation of [Residential-Office \(RO-1\) District with Corridor Enhancement \(CE\) District overlay](#) to Medium Density Residential (MR) District with Planned Unit Development (PUD) Overlay and Corridor Enhancement (CE) District overlay; and,

WHEREAS, the Comprehensive Plan describes the area as a Redevelopment Site appropriate for mixed use development. The proposed MR/CE/PUD zoning would permit up to twenty-five (25) townhouses and one office building as depicted on the Development Plan; and,

WHEREAS, the Planning Commission of the City of Winchester has considered the aforesaid rezoning and, at its meeting of December 21, 2021, recommended approval of this action based upon the December 3, 2021 version of the Development Plan, because it is consistent with the Comprehensive Plan and represents good planning practice; and,

WHEREAS, a synopsis of this Ordinance has been duly advertised and a Public Hearing has been conducted by the Common Council of the City of Winchester, Virginia, all as required by the Code of Virginia, 1950, as amended, and the said Council has determined that the rezoning of the property herein designated is generally consistent with the Comprehensive Plan and represents good planning practice.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Winchester, Virginia, that the following described property is hereby rezoned from the present designation of Residential-Office (RO-1) District with Corridor Enhancement (CE) District overlay to Medium Density Residential (MR) District with Planned Unit Development (PUD) Overlay and Corridor Enhancement (CE) District overlay, as defined in the City's Zoning Ordinance and as depicted on an exhibit entitled "*Rezoning Exhibit RZ-21-906, Prepared 12-3-2021*", prepared by the Winchester Planning Department and subject to the consistency with the Development Plan dated February 16, 2022.

Approximately 4.3 acres of land at 229 S. Pleasant Valley Road.

Ordinance No. O-2021-60

ADOPTED by the Common Council of the City of Winchester on this 08 day of March 2022.

Witness my hand and the seal of the City of Winchester, Virginia.



A handwritten signature in black ink, reading "Kerri A. Mellott".

Kerri A. Mellott
Deputy Clerk of the Common Council