



THE COMMON COUNCIL

Rouss City Hall
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Winchester, VA 22601
540-667-1815
TDD 540-722-0782
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I, Kerri A. Mellott, Deputy Clerk of the Common Council, hereby certify on this 11 day of October 2023 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 10 day of October 2023.

RZ-23-97 AN ORDINANCE TO REZONE 1.676 ACRES OF LAND AT 558 YORK AVENUE (MAP#310-2-17B) FROM MEDIUM DENSITY RESIDENTIAL (MR) TO MEDIUM DENSITY RESIDENTIAL (MR) WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY

WHEREAS, the Common Council has received an application from Painter-Lewis P.L.C. on behalf of OakCrest Builders, Inc. to rezone a 1.676-acre parcel of real estate at 558 York Avenue, more specifically identified as Tax Map Parcel # 310-2-17B, from the present designation of Medium Density Residential (MR) District to Medium Density Residential (MR) District with Planned Unit Development (PUD) Overlay; and,

WHEREAS, the Comprehensive Plan describes the area as appropriate for Neighborhood Revitalization and Infill development. The proposed MR/PUD zoning would permit up to fifteen (15) townhouses; and,

WHEREAS, the Planning Commission of the City of Winchester has considered the aforesaid rezoning and, at its meeting of June 20, 2023, recommended approval of this action, 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 Medium Density Residential (MR) District to Medium Density Residential (MR) District with Planned Unit Development (PUD), in the City's Zoning Ordinance as depicted on an exhibit entitled "*Rezoning Exhibit RZ-23-97, Prepared 6-2-2023*", prepared by the Winchester Planning Department and subject to the consistency with the Development Plan dated May 22, 2023:

Approximately 1.676 acres of land at 558 York Avenue.

Ordinance No. O-2023-6

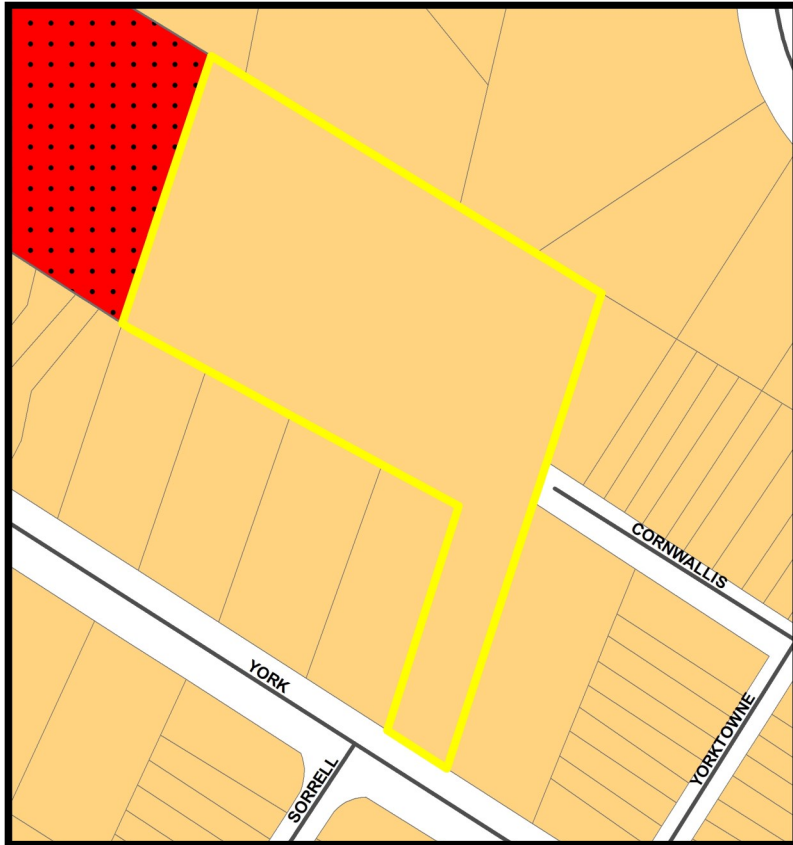
ADOPTED by the Common Council of the City of Winchester on this 10 day of October 2023.

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



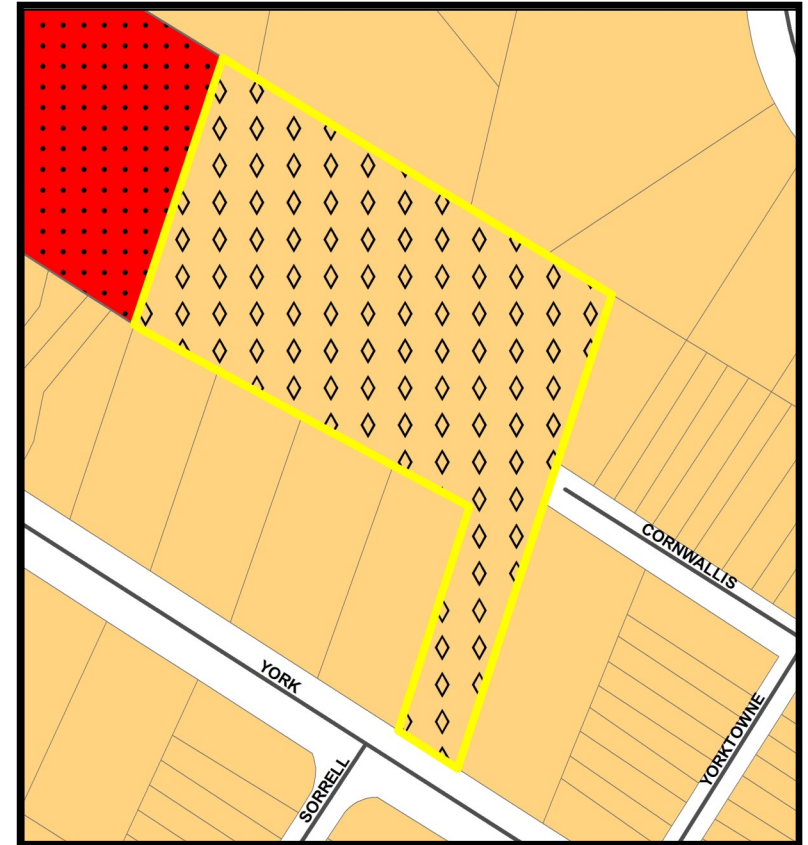
A handwritten signature in black ink, reading "Kerri A. Mellott". The signature is written in a cursive style with a large initial "K".

Kerri A. Mellott
Deputy Clerk of the Common Council



EXISTING:

MEDIUM DENSITY RESIDENTIAL (MR) DISTRICT



PROPOSED:

MEDIUM DENSITY RESIDENTIAL (MR) DISTRICT WITH
PLANNED UNIT DEVELOPMENT (PUD) OVERLAY

Legend

- 558 York Avenue
- Planned Unit Development (PUD)
- Corridor Enhancement District
- B-2 Highway Commercial District
- MR Medium Density Residential District