



COMMON COUNCIL

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I, Kerri A. Mellott, Deputy Clerk of the Common Council, hereby certify on this 4th day of June 2020 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 26th day of May 2020.

AN ORDINANCE TO REZONE 7.534 ACRES AT 520 MEADOW BRANCH AVENUE (Map Number 169-01- -5B) FROM MEDIUM DENSITY RESIDENTIAL (MR) DISTRICT WITH PROFFERS TO MEDIUM DENSITY RESIDENTIAL (MR) DISTRICT WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT AND NO PROFFERS. (RZ-20-67)

WHEREAS, the Common Council has received an application from Denstock Meadow Branch II LLC requesting a rezoning of 7.534 acres at 520 Meadow Branch Avenue from Medium Density Residential (MR) District with Proffers to Medium Density Residential (MR) District with Planned Unit Development (PUD) Overlay District and no Proffers; and,

WHEREAS, the Planning Commission forwarded the request to Council on April 21, 2020 recommending approval of the rezoning as depicted on a Development Plan dated April 21, 2020 because the 7.534-acre zoning map change as shown on an exhibit titled "REZONING EXHIBIT RZ-20-67 PREPARED BY WINCHESTER PLANNING DEPARTMENT ON 2-28-2020 is generally consistent with the Comprehensive Plan which calls for Redevelopment in the area; and,

WHEREAS, on May 14, 2020, the applicant submitted a revised Development Plan dated May 14, 2020 which includes revisions that further mitigate any potential impacts on adjoining property owners; 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 associated with this property is consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Winchester, Virginia that the following land is hereby rezoned from the existing zoning designation of Medium Density Residential (MR) District with Proffers to Medium Density Residential (MR) District with Planned Unit Development (PUD) Overlay District and no Proffers:

7.534 acres of property at 520 Meadow Branch Avenue as depicted on a revised Development Plan dated May 14, 2020 and as shown on an exhibit entitled ““REZONING EXHIBIT RZ-20-67 PREPARED BY WINCHESTER PLANNING DEPARTMENT ON 2-28-2020”. The approval is subject to conformity with the Development Plan.

Ordinance No. 2020-11

ADOPTED by the Common Council of the City of Winchester on the 26th of May 2020.

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