



## THE COMMON COUNCIL

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*I, Kerri A. Mellott, Deputy Clerk of the Common Council, hereby certify on this 22 day of March 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 22 day of March 2022.*

**AN ORDINANCE TO REZONE 2.82 ACRES OF LAND AT 520 NORTH PLEASANT VALLEY ROAD (MAP# 175-06-8A-01) FROM MEDIUM DENSITY RESIDENTIAL (MR) DISTRICT TO MEDIUM DENSITY RESIDENTIAL (MR) DISTRICT WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY. (RZ-21-931)**

**WHEREAS**, the Common Council has received an application from Pennoni Associates, Inc on behalf of Centennial Broadcasting II, LLC to rezone a 2.82-acre parcel of real estate at 520 North Pleasant Valley Road, more specifically identified as Tax Map Parcel # 175-06-8A-01, 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 a Redevelopment Site. The proposed MR/PUD zoning would permit up to twenty (34) townhouses; and,

**WHEREAS**, the Planning Commission of the City of Winchester has considered the aforesaid rezoning and, at its meeting of January 18, 2022, 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-21-931, Prepared 12-29-2021", prepared by the Winchester Planning Department and subject to the consistency with the Development Plan dated March 16, 2022:

Approximately 2.82 acres of land at 520 North Pleasant Valley Road.

**Ordinance No. O-2021-63**

**ADOPTED** by the Common Council of the City of Winchester on this 22 day of March 2022.

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



**Kerri A. Mellott**  
**Deputy Clerk of the Common Council**