

**PLANNING COMMISSION
WORK SESSION AGENDA
May 3, 2016 - 3:00 PM
Fourth Floor Exhibit Hall
Rouss City Hall**

1. Presentation- Accella Overview (Meeting Management and Agenda Software)
Bob Elliott, Senior Computer Programmer
2. Presentation- Capital Improvement Program (CIP) FY 2017-2021
Perry Eisenach, Director of Public Services
3. Review agenda for May 17th regular meeting
4. Committee reports
5. Status of projects pending Council approval
6. Announcements

**PLANNING COMMISSION
AGENDA
May 17, 2016- 3:00 PM
Council Chambers - Rouss City Hall**

1. POINTS OF ORDER

- A. Roll Call
- B. Approval of Minutes- March 15, 2016
- C. Correspondence
- D. Citizen Comments
- E. Report of Frederick Co Planning Commission Liaison

2. PUBLIC HEARINGS – New Business

- A. **CUP-16-242** Request of Elm's Properties LLC for a conditional use permit for extended stay lodging at 2011 Valley Avenue (Map Number 251-01-6) zoned Highway Commercial (B-2) District with Corridor Enhancement (CE) District overlay. (Mr. Crump)

3. PUBLIC HEARINGS – Continued

4. NEW BUSINESS

- A. **RZ-16-251** Resolution to initiate AN ORDINANCE TO REZONE APPROXIMATELY 64 ACRES OF LAND CONTAINING APPROXIMATELY 149 PARCELS, EITHER IN FULL OR IN PART, TO BE INCLUDED IN THE CORRIDOR ENHANCEMENT (CE) DISTRICT; AS DEPICTED ON AN EXHIBIT ENTITLED: "Fairmont/Wyck/N Cameron/ N Loudoun Proposed CE District" PREPARED BY WINCHESTER PLANNING DEPARTMENT ON 03/25/2016. (Mr. Crump)

5. OLD BUSINESS

6. OTHER BUSINESS

- A. **Site Plan Administrative Approvals:**
 - 1) **SP-16-164** 2805-2825 Valley Ave.- Minor Revision- Hess Auto Center

B. Corridor Enhancement and Minor Subdivision Report

7. ADJOURN

PLANNING COMMISSION MINUTES

The Winchester Planning Commission held its regular meeting on Tuesday, March 15, 2016, at 3:00 p.m. in Council Chambers, 15 N. Cameron Street, Winchester, Virginia.

CALL TO ORDER:

PRESENT:

Chairman Slaughter, Vice Chairman Loring, Commissioner Wolfe, Commissioner Fieo, Commissioner Tagnesi, Commissioner Eaton, Commissioner Smith

ABSENT:

None

EX OFFICIO:

City Manager Freeman

FREDERICK CO. LIAISON:

Commissioner Kenney

STAFF:

Tim Youmans, Aaron Grisdale, Josh Crump, Carolyn Barrett

VISITORS:

Dave Grim

APPROVAL OF MINUTES:

Chairman Slaughter called for corrections or additions to the minutes of February 16, 2016. Hearing none, he called for a motion. Commissioner Wolfe moved to approve the minutes as submitted. Commissioner Tagnesi seconded the motion. Voice vote was taken and the motion passed 6-0.

Commissioner Fieo arrived at 3:06pm.

CORRESPONDENCE:

Mr. Youmans noted an alternate text amendment for **TA-16-065**. Also, there is correspondence pertaining to an e-mail received the morning of the meeting.

CITIZEN COMMENTS:

None.

REPORT OF THE FREDERICK COUNTY PLANNING COMMISSION LIAISON:

One meeting was held on March 2, 2016. The item discussed was rezoning for 84 Lumber on Martinsburg Pike. It is being converted into a truss manufacturing plant. April 20, 2016 was set as the date for the commission retreat.

PUBLIC HEARINGS:

NEW BUSINESS:

TA-16-65 An ordinance amending Section 13-1-5 PUD of the Winchester Zoning Ordinance pertaining to bonus incentives to increase allowable residential density for Planned Unit Developments (PUD). The amendment will change the allowable density in a PUD district from 18 residential units per gross acre to 14 units per gross acre absent any density bonuses. The amendment incorporates incentive density bonuses for residential density which will allow developments to have a maximum density of up to 28 units per gross acre.

Mr. Grisdale reviewed the staff report and comments for the text amendment. It is not intended for any property in the city but for focus areas identified within the Comprehensive Plan. It is similar to a privately sponsored amendment from 2015. He explained the bonuses and the factors required to gain those bonuses.

Commissioner Eaton asked if the included drawing addressed the definition of proximity. Mr. Grisdale said it did. Vice Chairman Loring asked what the reason was for initiating a publicly sponsored amendment. Mr. Grisdale said there were numerous concerns about the strength of the bonus factors with the privately sponsored amendment.

Commissioner Tagnesi asked if a developer decided to not use some of the items, did they have to return to council and have that changed. Mr. Grisdale said if they decided to not adhere to their agreed upon plan, they would have to bring any modification back before council. There are checks in place to ensure compliance. Commissioner Slaughter asked if anything was open for negotiation during development. Mr. Grisdale said it was on a project by project basis.

Commissioner Eaton asked if there were any other bonuses that would help alleviate congested traffic patterns around the city. Mr. Grisdale said the goal of the ordinance was to help move development towards the goals in the Comprehensive Plan. Commissioner Fieo asked what the distance was between the potential development that came before the Commission and Shenandoah University. Mr. Youmans said less than a quarter of a mile but was not sure that was accurate and there was no active proposal for that site at this point.

Vice Chairman Loring asked if there were any potential projects waiting on the amendment to be approved. Chairman Slaughter said the discussion was more about whether it was good for the city or not. Commissioner Fieo said even though it sounds advantageous, he was not convinced it was good for the city. Mr. Grisdale said any future application of the amendment would be a discretionary review and if the Commission and Council believed a specific application was not consistent with the ordinance or Comprehensive Plan, it would not need to be approved.

COMMISSIONER SLAUGHTER OPENED THE PUBLIC HEARING

No one spoke during the public hearing.

COMMISSIONER SLAUGHTER CLOSED THE PUBLIC HEARING

There was discussion about an e-mail that was received concerning the text amendment. Commissioner Smith said the staff had done a good job putting together the framework for looking at upcoming projects. Chairman Slaughter gave some history of the reason for the text amendment. He also said the goal is to provide a multi-faceted approach for a project that comes in that may qualify for one or two or all of the factors. Each project is unique and may have certain advantages to it. Commissioner Loring noted that there is a cap on bonuses.

Commissioner Smith made a motion that the Commission forward TA-16-065 Draft 1 Alternative Language to City Council recommending approval because the amendment as proposed provides for good planning practice and adheres to the housing objectives of the Comprehensive Plan, specifically Objective 2: "Provide opportunities for new mixed-income and mixed dwelling-type residential use in

higher density setting that incorporate the quality design principles of New Urbanism.” Commissioner Eaton seconded the motion. Voice vote was taken and the motion passed 7-0.

OLD BUSINESS:

None.

OTHER BUSINESS:

Admin approvals – Site plans

SP-15-751 634-645 E Cork St - Minor Revision. Commissioner Fieo moved to approve. Vice Chairman Loring seconded. Voice vote was taken and the motion passed 7-0.

SP-16-102 112 N. Loudoun St. – Minor Revision- Bells Clothing Apts. Commissioner Tagnesi moved to approved. Commissioner Fieo seconded. Voice vote was taken and the motion passed 7-0.

ADJOURN

With no further business before the Commission, the meeting adjourned at 3:47pm.

CUP-16-242 Request of Elms Properties LLC for a conditional use permit for extended stay lodging at 2011 Valley Avenue (Map Number 251-01-6) zoned Highway Commercial (B-2) District with Corridor Enhancement (CE) District overlay.

REQUEST DESCRIPTION

The request is for an extension of CUP-09-150 which granted extended stay lodging use for 42 units at former Elms Motel, a 2.18-acre property fronting along the west side of Valley Avenue.

AREA DESCRIPTION

The site and all adjacent property fronting along Valley Ave to the south and east is zoned B-2 with Corridor Enhancement, CE Overlay zoning. The site is partially encumbered with floodplain as well.

The former restaurant/ CCAP office in the front area of the lot was demolished back in 2009 along with the patio area around the former in-ground pool immediately to the south of the former structure. Adjacent uses include office buildings on a separate lot to the south which is owned by the applicant.

The Virginia Apple Storage industrial site is primarily situated in an M-1 district to the north. In behind the B-2 zoned frontage property across the street is the O'Sullivan Films industrial facility in an Intensive Industrial, M-2 District.



COMMENTS FROM THE PLANNING DEPARTMENT

As stated in the applicant's letter dated April 2, 2016, Ms. Diane Kearns of Elms Properties, LLC wishes to extend CUP-09-150 granted by City Council on September 8, 2009 for another three years (through September 30, 2019). The applicant would continue to operate the same number of units and facility as it currently does and feels that they have complied with the 10 conditions set for in the original issuance (see attached letter from 09/09/2009). Also included in this packet are floor plans and a survey from the 2009 application.

The Comprehensive Plan identifies this site as a redevelopment site and is depicted as one of the illustrated redevelopment scenarios included in Chapter 11 of the plan which states: *"the Elms Extended Stay Lodging site would be removed to make way for a well-planned mixed use development that includes the creation of a grid street system."* (pg. 11-25)

Staff sought comments from city agencies regarding this CUP request. Aaron Gridale of Zoning & Inspections has had no issues with this property and continuance of the

extended stay lodging use. The Chief of Police provided a police call history (see attached email dated 04/27/2016) going back to 2011, showing a decline each year in the number of police calls to 2011 Valley Ave.

With no reservations from other city departments regarding this use, staff has no issue with extension of the CUP for the extended stay lodging use.

RECOMMENDATION

For a conditional use permit to be issued, a finding must be made that the proposal as submitted or modified will not negatively impact the health, safety or welfare of those residing or working in the area and not be detrimental to public welfare or damaging to property or improvements in the neighborhood. The finding must also address conformity with the Comprehensive Plan.

A favorable motion could read:

MOVE, that the Planning Commission forward **CUP-16-242** to City Council recommending approval because the use, as proposed, should not adversely affect the health, safety or welfare of persons residing or working in the neighborhood nor be detrimental to public welfare or injurious to property or improvements in the neighborhood and conforms generally to the Comprehensive Plan. The recommendation is subject to:

1. Installation of approved cooking facilities as generally depicted on the submitted floor plans;
2. Retention of a staffed on-site lodging manager's office with proper directional signage so as to be easily located by intended business travelers;
3. Expiration of the approval when the use of the property changes, but no later than September 30, 2019 after which the lodging facility would operate in compliance with motel use provisions or be redeveloped in conformity with the Comprehensive Plan;
4. Occupancy of the units shall be for one (1) adult only, with the following exceptions: up to 10% of the units at any one time may be occupied by one (1) adult and one (1) child, and; up to 25% of the units at any one time may be occupied by two (2) adults with no children;
5. Strict compliance with payment of lodging tax to the City;
6. Weekly smoke detector inspection by the property manager and annual inspection of the facility by the Fire Marshal's Office;
7. Certificate of Occupancy for Business and revised Business License obtained upon approval of the CUP;
8. Strict compliance with Property Maintenance Code provisions;
9. If there are four (4) or more criminal offense police calls attributable to the subject property during any 30 day period, the owner shall be notified of such calls. If there are eight (8) or more criminal offense calls attributable to the subject property during any 30 day period, the permit shall be subject to review and/or revocation by City Council; and,

10. Submission of a redevelopment concept plan to City Planning Department by September 30, 2018 showing consistency with the Comprehensive Plan.

-OR-

An unfavorable recommendation from the Commission to Council should cite the reasons why the proposal as submitted or modified:

a) Negatively impacts the health, safety or welfare of those residing or working in the area and/or why it could be detrimental to public welfare or damaging to property or improvements in the neighborhood.

and/or

b) Does not conform to the Comprehensive Plan or specific elements of the Comprehensive Plan.

**Ms. Diane Kearns
Elms Properties LLC
2011 Valley Ave
Winchester, Va. 22601**

April 2, 2016

**City of Winchester
15 N. Cameron St
Winchester, Va. 22601**

Dear Sir:

Elm's Properties LLC wishes to extend Conditional Use Permit CU-09-150 through September 30, 2019. Our property at 2011 Valley Ave is zoned B-2 and under 8-2-19 extended stay lodging is permitted with a CUP within B-2.

Elm's Properties LLC feels it has complied completely with all conditions set forth with the original issuance of CU-09-150 on Sept, 8, 2009. These are:

- 1. Installation of approved cooking facilities as depicted on floor plans**
- 2. Retention of on-site management and signage to such**
- 3. Occupancy requirements**
- 4. Compliance with lodging tax as directed by City Commissioner of Revenue**
- 5. Smoke detector inspection as directed by Fire Marshall's office**
- 6. Maintenance of Business License**
- 7. Reduction of necessary police calls**

Elm's Properties LLC would like to continue to operate an extended stay facility in the same manner as it currently does, as well as continue to maintain compliance with all CUP conditions. We do not anticipate any new or additional negative impacts to the community.

Elm's Properties LLC feels it has complied with all necessary. Section 18-2 requirements.

Sincerely,



**Diane Kearns
President**

8 Fruit Hill Orchard, Inc., Member



FILE COPY

Tax Confirmation Form

Prior to the initiation of an application for a conditional use permit, variance, rezoning or other land use permit, or prior to the issuance of final approval, the applicant shall produce satisfactory evidence that any delinquent real estate taxes owed to the City which have been properly assessed against the subject property have been paid.

(Reference: Winchester Zoning Ordinance Section 23-9)

Applicant Complete This Portion:	
Property Owner Name (As Listed in Tax Records): <i>Elm's Properties, LLC</i>	
Property Address: <i>2011 Valley Ave</i>	
Tax Map ID: <i>251-01--6</i>	Real Estate Account ID: <i>4393</i>
Applicant Information:	
Applicant Name: <i>Elm's Properties, LLC</i>	Phone: <i>540-667-4273</i>
Mailing Address: <i>PO Box 3103 Winchester, VA 22604</i>	Email Address: <i>apullen@vastorage.com</i>

FOR OFFICE USE ONLY	
As of the date of this form, the property presently has:	
<input checked="" type="checkbox"/> No delinquent taxes or liens on record	<input type="checkbox"/> Outstanding delinquent taxes owed the City
Treasurer: <i>[Signature]</i> Jeffrey L Barbour	Date of Confirmation: <i>4/15/2016</i>
Comments:	

From: [Kevin Sanzenbacher](#)
To: [Josh Crump](#)
Subject: RE: Follow up- Comments for Elms Efficiencies CUP Extended Stay Lodging
Date: Wednesday, April 27, 2016 10:56:34 AM

Josh we have checked our call history for last several eyars. Here is what we found.

2011 140
2012 63
2013 59
2014 54
2015 49
2016 YTD 7

You can see they are definitely trending l the right direction. I have the sheets if you need them showing what the calls were. Hope this helps.

Kevin L. Sanzenbacher

Chief of Police
City of Winchester
540-545-4701

From: Josh Crump
Sent: Tuesday, April 26, 2016 11:33 AM
To: Ann Burkholder <Ann.Burkholder@winchesterva.gov>; Allen Baldwin <Allen.Baldwin@winchesterva.gov>; Kevin Sanzenbacher <Kevin.Sanzenbacher@winchesterva.gov>; Jeremy Luttrell <Jeremy.Luttrell@winchesterva.gov>; Matthew Gearhart <Matthew.Gearhart@winchesterva.gov>
Cc: Timothy Youmans <Timothy.Youmans@winchesterva.gov>; Aaron Grisdale <Aaron.Grisdale@winchesterva.gov>
Subject: Follow up- Comments for Elms Efficiencies CUP Extended Stay Lodging

All-

Following up on an email I sent out on Friday. I know this is a very busy week due to Apple Blossom, but if you or an associate has a free moment to share a quick comment on the proposed CUP extension for extended stay lodging at the Elms, I would greatly appreciate it. Our recommendation here in Planning and Zoning is for approval.

Email from Friday:

The group who manages the Elms Efficiencies on Valley Ave. have applied for an extension to their Conditional Use Permit (CUP-09-150) for the Extended Stay Lodging use. The owners are requesting to extend the CUP and the existing conditions for another 3 years through September 30, 2019. We will bring this forward to Planning Commission and City Council beginning in May. If you have any comments or concerns regarding this request, please send me those comments by next Friday for the staff report. Attached are the CUP conditions from their 2009 approval letter and their current applicant materials outlining their request.

--

Josh Crump



CITY OF WINCHESTER, VIRGINIA

FILE COPY

Rouss City Hall
15 North Cameron Street
Winchester, Virginia 22601
www.winchesterva.gov

TEL: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782

September 9, 2009

Oakhill Rental Property
Attn: Chuck Jarrett, ARM
126 N Kent Street
Winchester, VA 22601

Dear Mr. Jarrett,

On Tuesday, September 8, 2009 the Winchester City Council acted on the following:

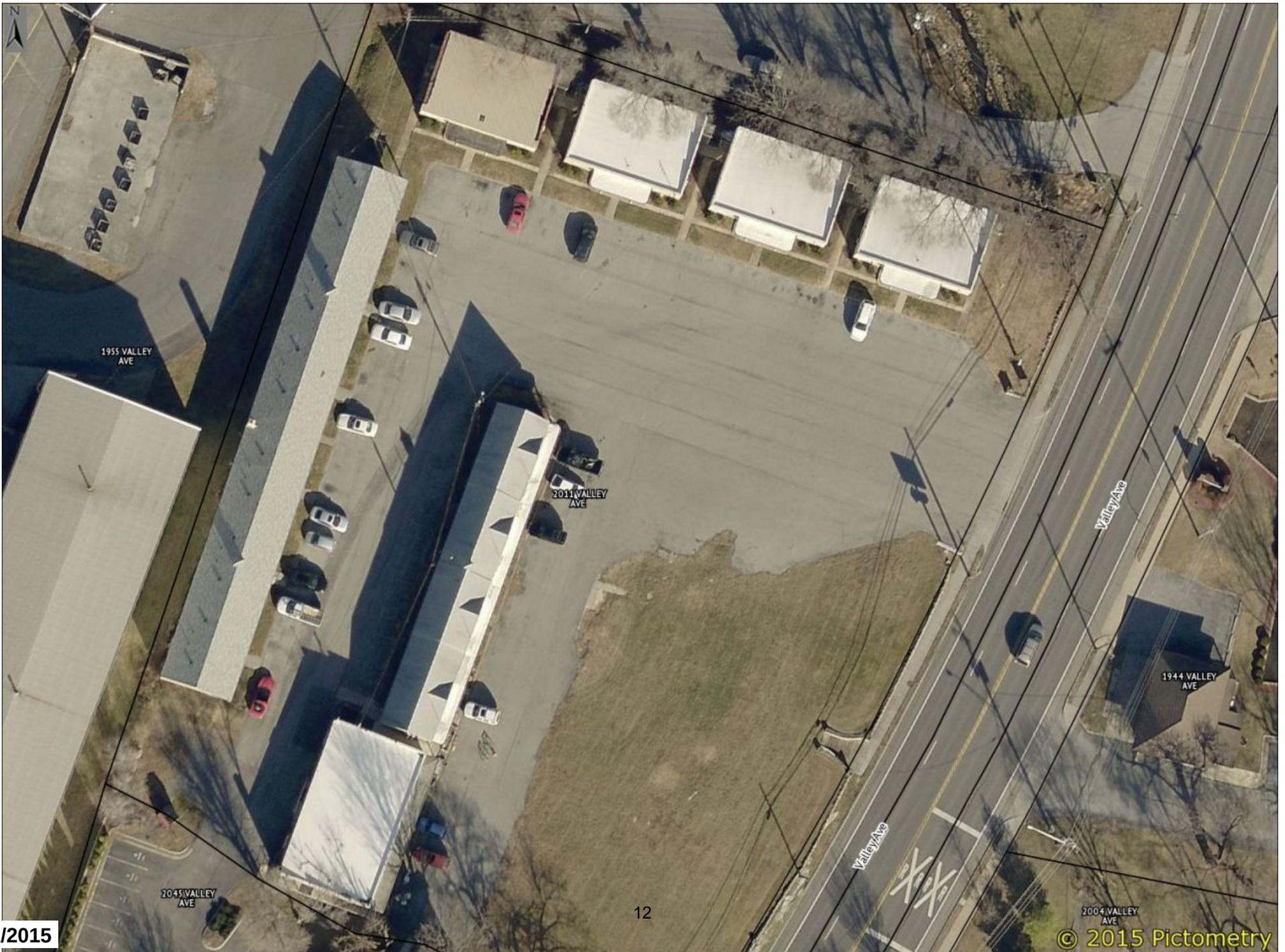
CU-09-150 Request of Oak Hill Rental Properties, LLC for a conditional use permit for extended stay lodging at 2011 Valley Avenue zoned Highway Commercial (B-2) District with Corridor Enhancement (CE) District overlay.

City Council approved the request because the proposal, as conditioned below, will not adversely affect the health, safety or welfare of persons residing or working in the neighborhood nor be detrimental to public welfare or injurious to property or improvements in the neighborhood. The approval is subject to:

1. Installation of approved cooking facilities as generally depicted on the submitted floor plans;
2. Retention of a staffed on-site lodging manager's office with proper directional signage so as to be easily located by intended business travelers;
3. Expiration of the approval when the use of the property changes, but no later than September 30, 2016 after which the lodging facility would operate in compliance with motel use provisions;
4. Occupancy of the units shall be for one (1) adult only, with the following exceptions: up to 10% of the units at any one time may be occupied by one (1) adult and one (1) child, and; up to 25% of the units at any one time may be occupied by two (2) adults with no children;
5. Strict compliance with payment of lodging tax to the City;
6. Weekly smoke detector inspection by the property manager and annual inspection of the facility by the Fire Marshal's Office;
7. Certificate of Occupancy for Business and revised Business License obtained upon approval of the CUP;
8. Strict compliance with Property Maintenance Code provisions;
9. Staff review and approval of the related site plan; and,
10. If there are four (4) or more criminal offense police calls attributable to the subject property during any 30 day period, the owner shall be notified of such calls. If there are eight (8) or more criminal offense calls attributable to the subject property during any 30 day period, the permit shall be subject to review and/or revocation by City Council.

Our Mission: To provide a safe, vibrant, sustainable community while striving to constantly improve the quality of life for our citizens and economic partners

Ortho View



1955 VALLEY AVE

2011 VALLEY AVE

Valley Ave

1944 VALLEY AVE

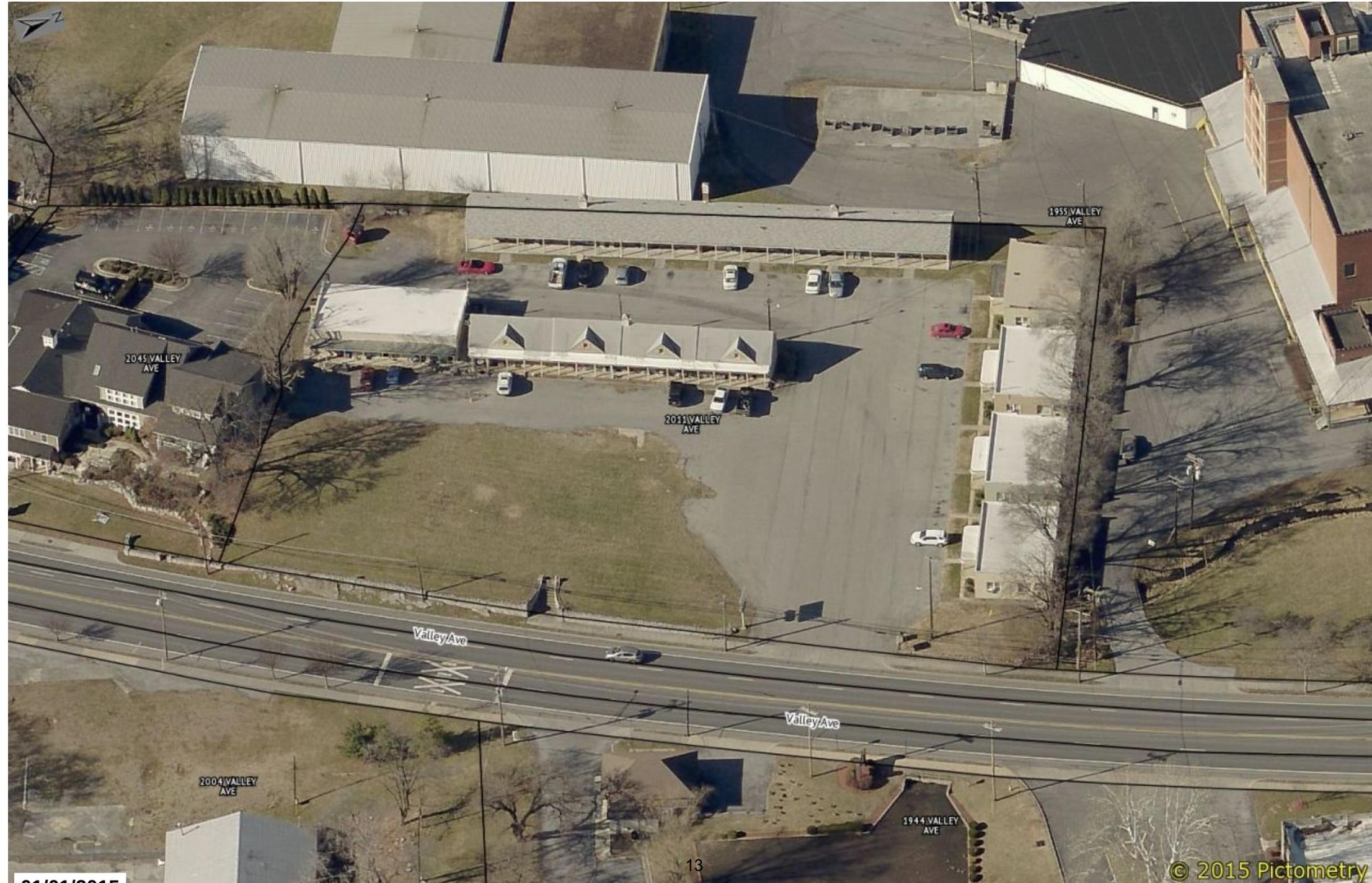
2045 VALLEY AVE

Valley Ave

2004 VALLEY AVE

01/01/2015

View from East

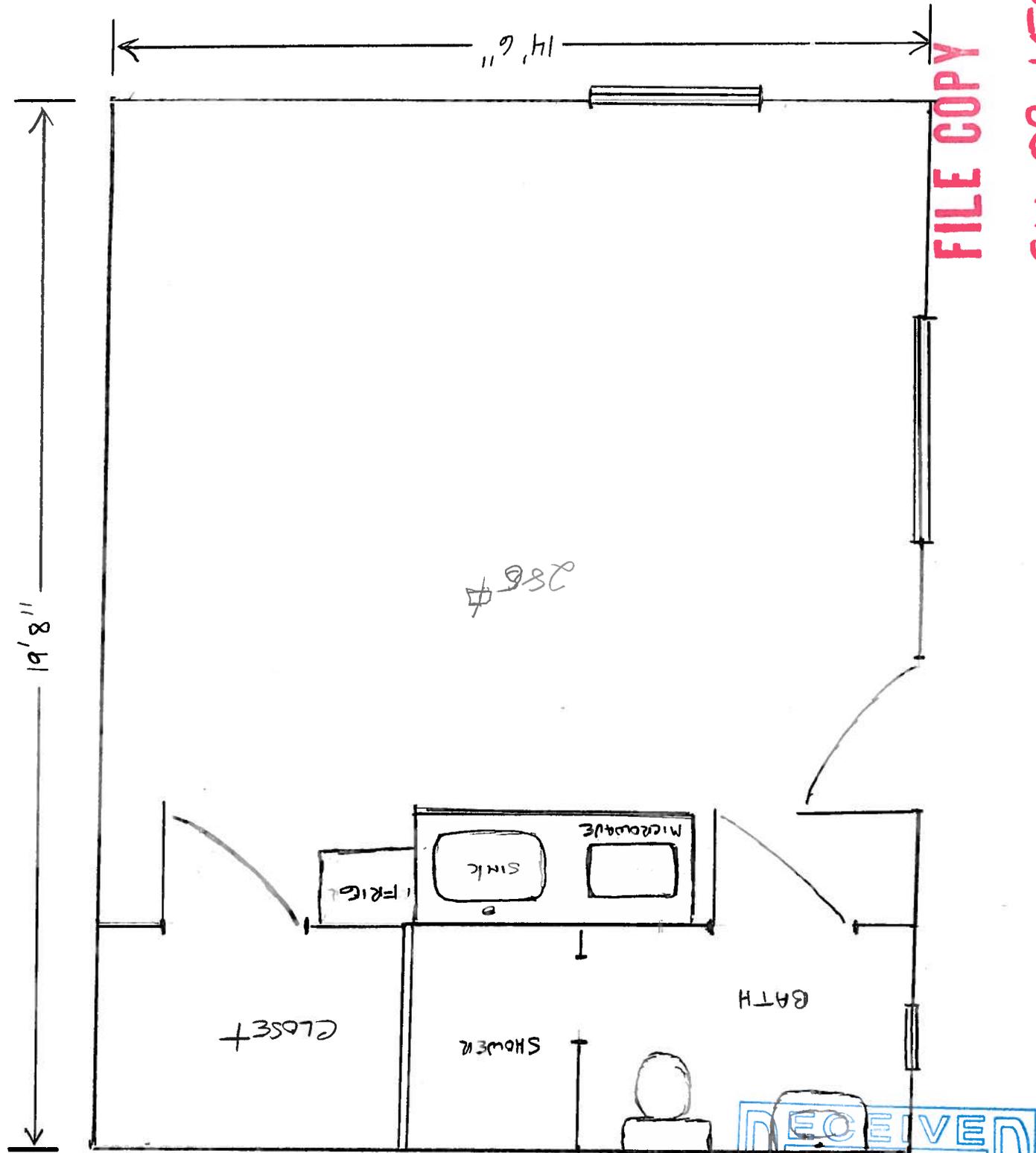


View from South



01/01/2015

© 2015 Pictometry

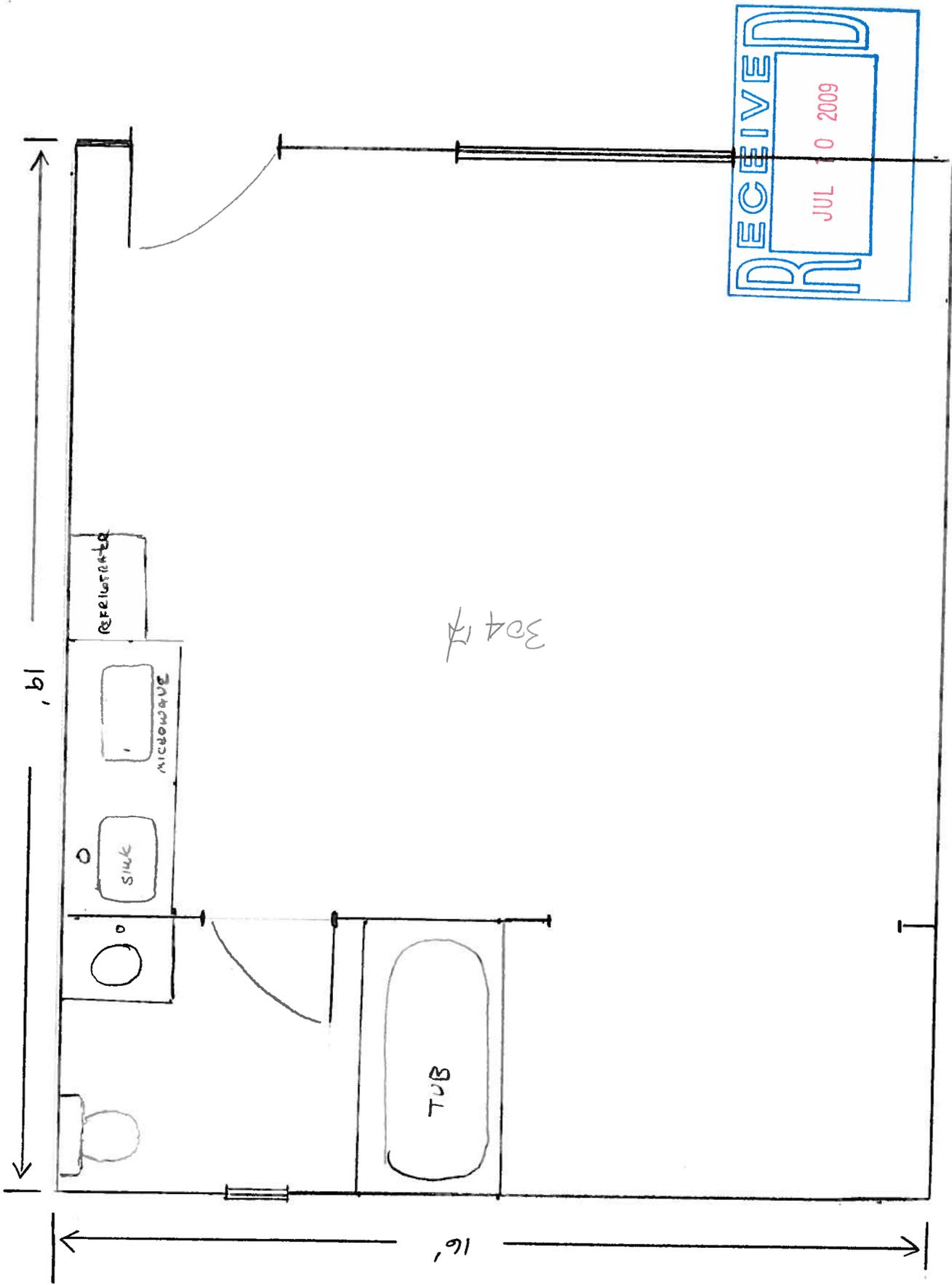


FILE COPY

CU-09-150

BUILDINGS 1 thru 4 ROOMS 1 thru 16

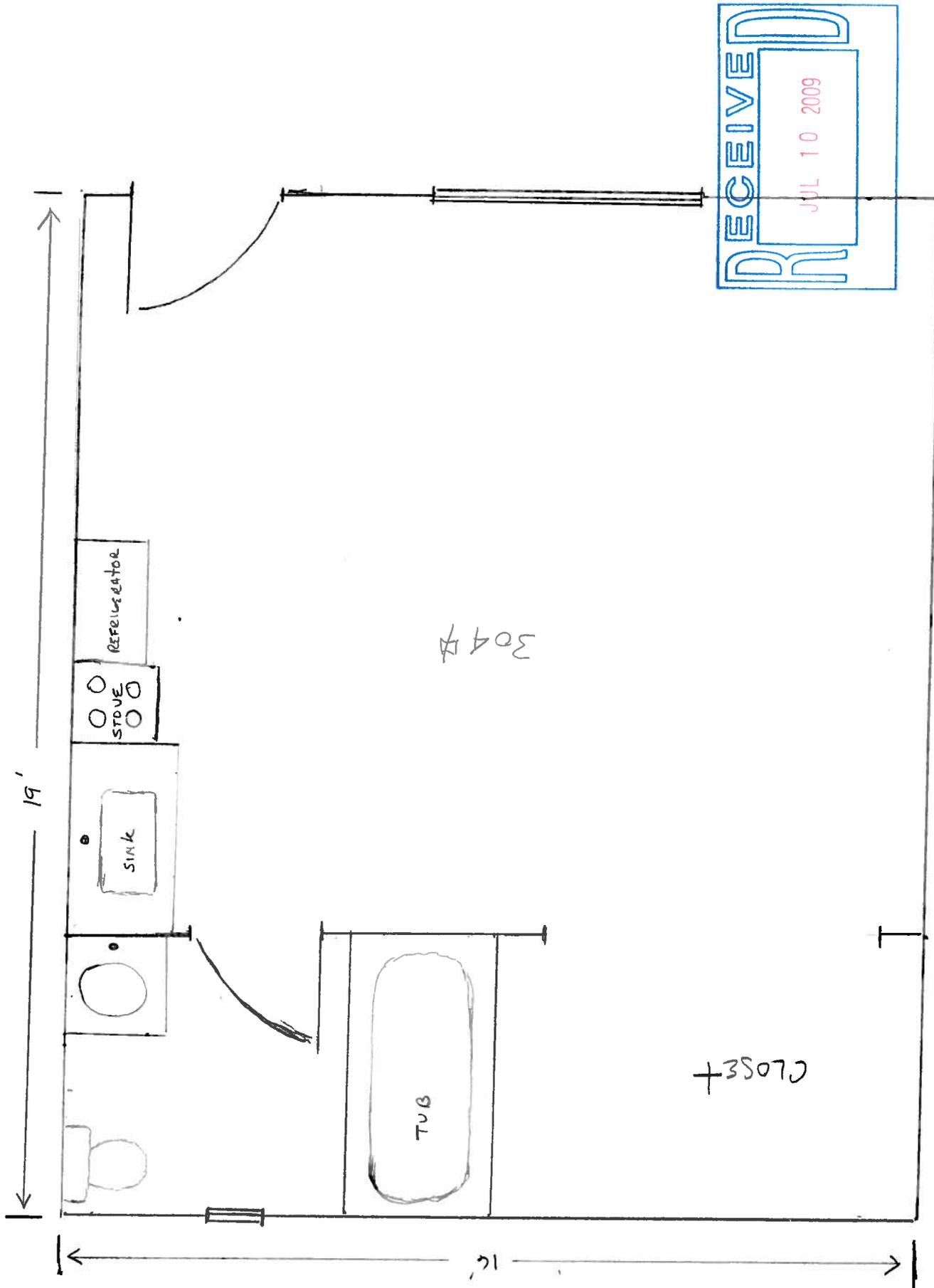
(Kitchen AREA IS PROPOSED SINCE sink does not currently exist)



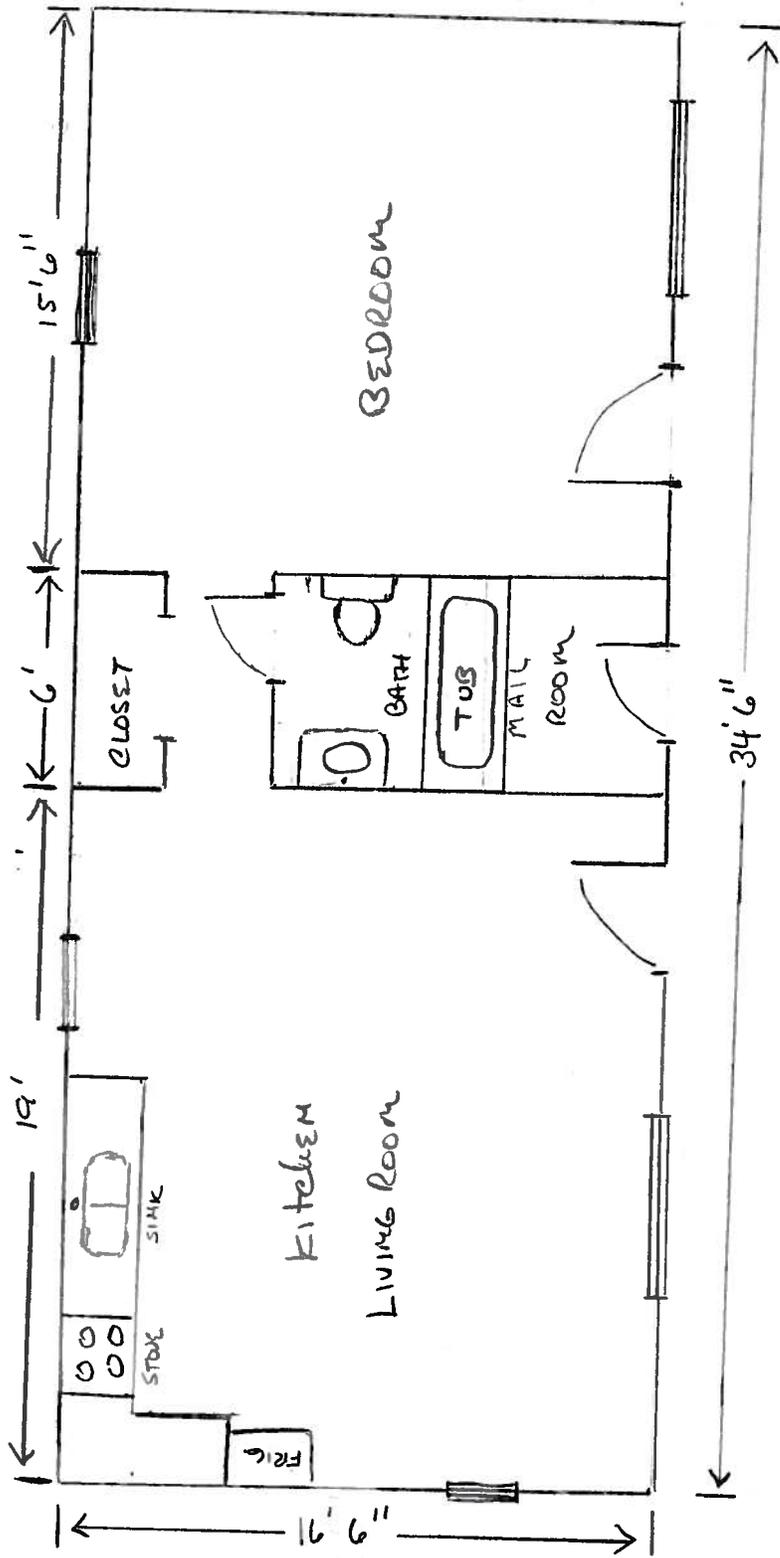
3041A

BUILDING # 5 ROOMS 34 thru 45 Except for # 39

(Proposed kitchen area, sink does not currently exist)



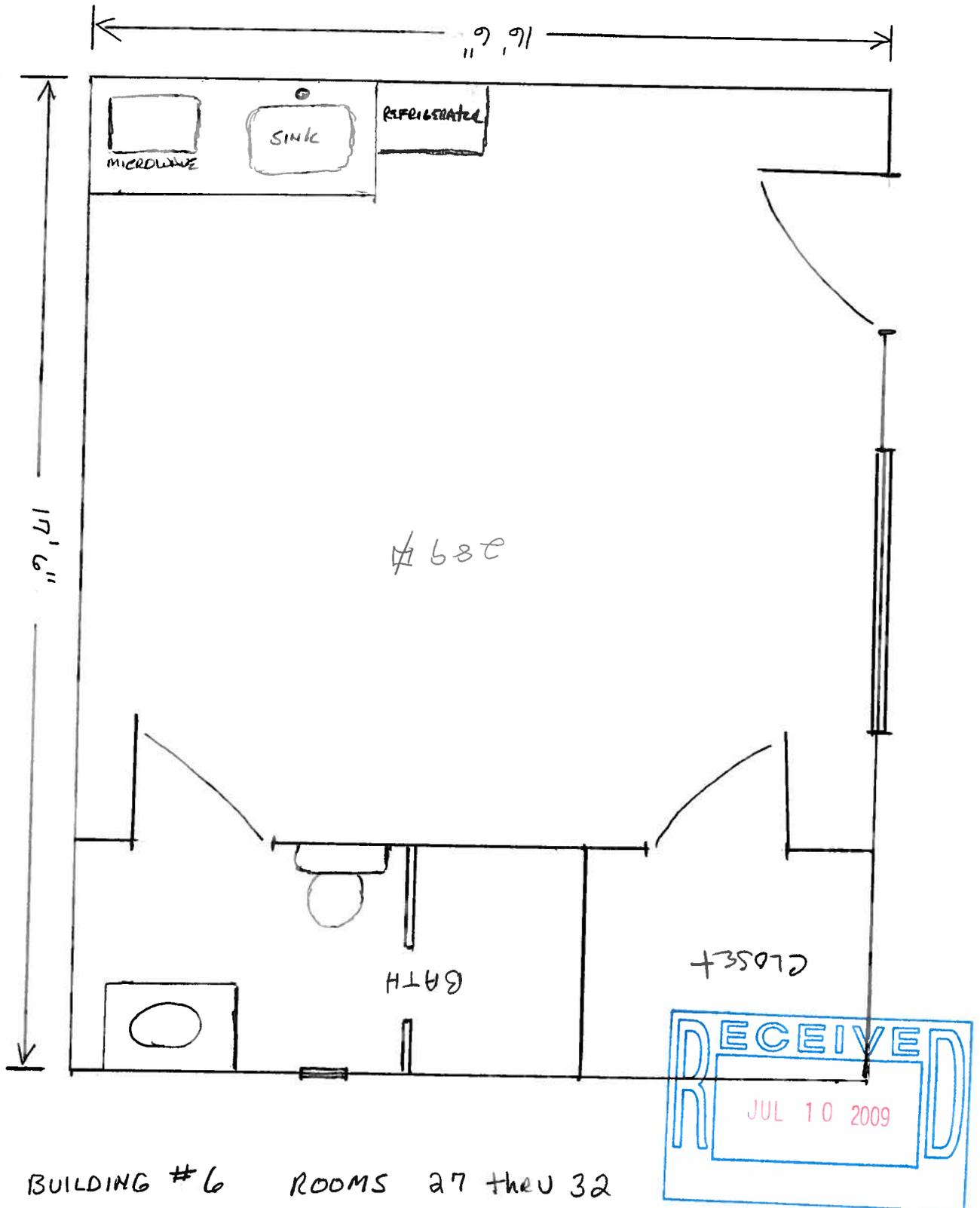
BUILDING # 5 ROOM 39
(EVERYTHING IS EXISTING)



BUILDING # 6

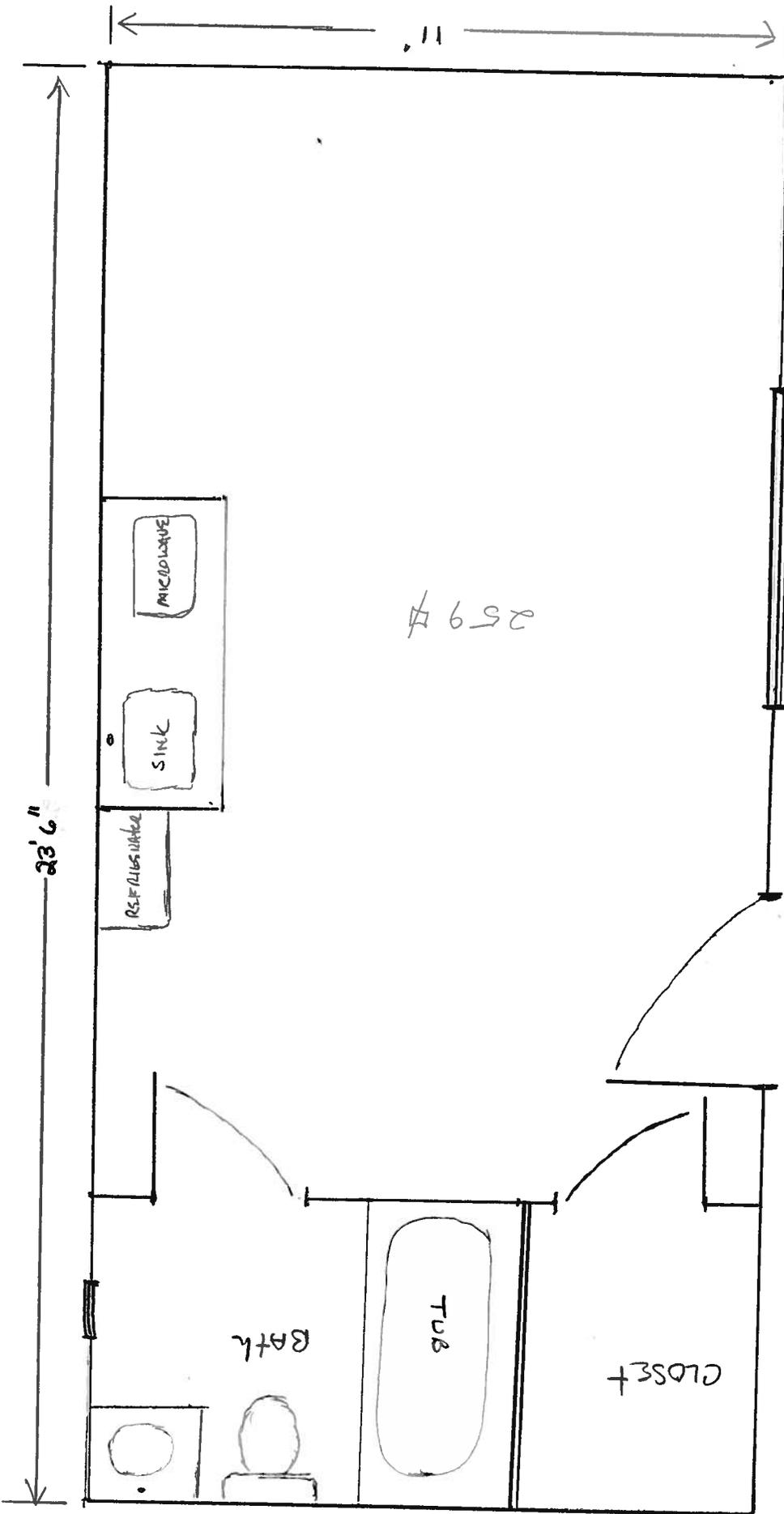
UNITS 25 & 26 (MANAGERS UNIT AND OFFICE)





BUILDING #6 ROOMS 27 thru 32

(KITCHEN AREA IS PROPOSED SINCE SINK DOES NOT CURRENTLY EXIST)



Building 7 ROOMS 17 thru 24

(KITCHEN AREA IS PROPOSED SINCE SINK DOES NOT CURRENTLY EXIST)

RESOLUTION TO INITIATE RZ-16-251
FAIRMONT AVE., WYCK, N. CAMERON AND N. LOUDOUN ST.
CORRIDOR ENHANCEMENT

MAY 17, 2016

WHEREAS, it is in the interest of the City of Winchester, Virginia ('City') to protect and promote the aesthetic character and functionality of major tourist access corridors leading into the local and national Historic Winchester District; and,

WHEREAS, it is in the interest of the City to promote the general welfare of the community by attracting visitors and generating business through heritage tourism-based economic development; and,

WHEREAS, it is the interest of the City to enhance the overall appearance of the City's corridors, while improving access along the corridors through increased walkability and interconnectivity; and,

WHEREAS, the Common Council unanimously adopted provisions for the Corridor Enhancement Overlay District on April 12, 2005; and,

WHEREAS, the Common Council adopted in the City's 2016-2020 Strategic Plan, a goal to promote and accelerate revitalization of catalyst and other areas throughout the City of Winchester; and,

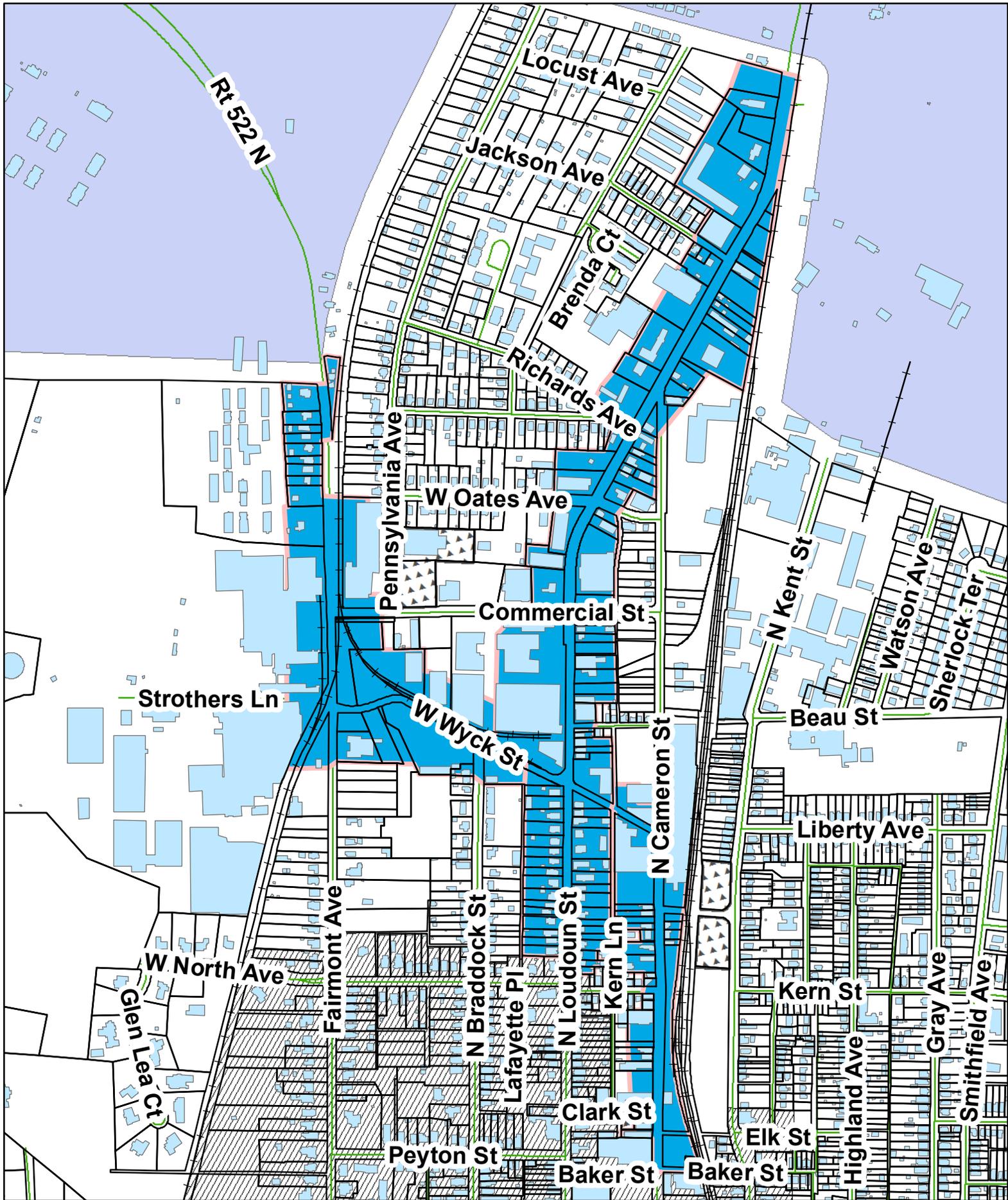
WHEREAS, the Planning Commission has studied the existing physical development, land use, zoning, topography, and view sheds of the North Loudoun St., Fairmont Ave., Wyck St. and North Cameron Street in the North End of the City; and,

WHEREAS, the Planning Commission has identified properties along North Loudoun St., Fairmont Ave., Wyck St. and North Cameron Street that are suitable for inclusion in the Fairmont Ave., Wyck, N. Cameron And N. Loudoun St. Corridor Enhancement (CE) District; and,

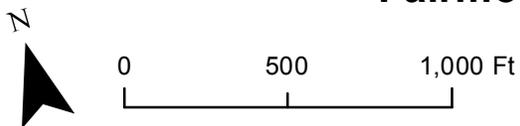
WHEREAS, the City held a Public Information Meeting on May 4, 2016, pertaining to the proposed Fairmont Ave., Wyck, N. Cameron And N. Loudoun St. CE District.

NOW, THEREFORE, BE IT RESOLVED that the Commission hereby initiates the following rezoning:

AN ORDINANCE TO REZONE APPROXIMATELY 64 ACRES OF LAND CONTAINING APPROXIMATELY 149 PARCELS, EITHER IN FULL OR IN PART, TO BE INCLUDED IN THE CORRIDOR ENHANCEMENT (CE) DISTRICT; AS DEPICTED ON AN EXHIBIT ENTITLED: "Fairmont/Wyck/N Cameron/ N Loudoun Proposed CE District" PREPARED BY WINCHESTER PLANNING DEPARTMENT ON 03/25/2016.



**Fairmont/Wyck/N Cameron/ N Loudoun
Proposed CE District**



 CE Fairmont/Wyck/N Cameron/ N Loudoun

Fairmont/Wyck/N Cameron/N Loudoun Proposed CE District

Prepared by Winchester Planning Department on 03/25/2016

Number	Range	Street	Tax Map ID	Current Zoning	Proposed Zoning
130		BAKER	173-01-W- 1- 2>	CM1	CM1(CE)
573		BRADDOCK	153-01-B- 24- >	HR	HR(CE)
580		BRADDOCK	153-01-D- 25- 26>	HR	HR(CE)
419		N CAMERON	173-01-L- 10A- >	CM1	CM1(CE)
423		N CAMERON	173-01-L- 10B- >	CM1	CM1(CE)
425		N CAMERON	173-01-L- 9- >	CM1	CM1(CE)
427		N CAMERON	173-01-K- 1- >	CM1	CM1(CE)
435		N CAMERON	173-01-K- 2- >	CM1	CM1(CE)
437		N CAMERON	173-01-K- 3- >	CM1	CM1(CE)
439		N CAMERON	173-01-K- 4- >	CM1	CM1(CE)
441		N CAMERON	173-01-K- 5- >	CM1	CM1(CE)
449	-451	N CAMERON	173-01-K- 6- >	CM1	CM1(CE)
455		N CAMERON	173-01-K- 7- >	HR1	HR1(CE)
459		N CAMERON	173-01-K- 8- >	HR1	HR1(CE)
501		N CAMERON	153-01-E- 23- >	HR1	HR1(CE)
505	-507	N CAMERON	153-01-E- 24- >	HR1	HR1(CE)
509		N CAMERON	153-01-E- 25- >	HR1	HR1(CE)
513		N CAMERON	153-01-E- 26- >	HR1	HR1(CE)
514		N CAMERON	153-01-F- 4- >	CM1	CM1(CE)
516	-516 1/2	N CAMERON	153-01-F- 3- >	CM1	CM1(CE)
517		N CAMERON	153-01-E- 27- >	HR1	HR1(CE)
519		N CAMERON	153-01-E- 28- >	HR1	HR1(CE)
520		N CAMERON	153-01-F- 2- >	CM1	CM1(CE)
521		N CAMERON	153-01-E- 29- >	HR1	HR1(CE)
522		N CAMERON	153-01-F- 1- >	CM1	CM1(CE)
523		N CAMERON	153-01-E- 30- >	HR1	HR1(CE)
525		N CAMERON	153-01-E- 31- >	HR1	HR1(CE)
536	-598	N CAMERON	154-01-B- 1- >	CM1	CM1(CE)
537		N CAMERON	153-01-E- 32- >	CM1	CM1(CE)
563	-599	N CAMERON	153-01-G- 9- >	CM1	CM1(CE)
670	-700	N CAMERON	134-03- - 50A- >	M2	M2(CE)
685		N CAMERON	134-01-A- 5A- >	B2	B2(CE)
702		N CAMERON	134-03- - 54- >	B2	B2(CE)
704		N CAMERON	134-03- - 53- >	B2	B2(CE)
145		COMMERCIAL	153-01-I- 7- >	M1	M1(CE)
147		COMMERCIAL	153-01-I- 8- >	M1	M1(CE)
151		COMMERCIAL	153-01-I- 4- >	M1	M1(CE)
210		COMMERCIAL	133-01- - D- >	M1	M1(CE)
531		FAIRMONT	153-01- - 3- >	M1	M1(CE)
536		FAIRMONT	153-01-B- 32- >	M1	M1(CE)
551	-799	FAIRMONT	153-01- - 2 >	M1	M1(CE)
554		FAIRMONT	153-01-B- 27- >	M1	M1(CE)
700		FAIRMONT	153-01- - 1- >	M1	M1(CE)

Fairmont/Wyck/N Cameron/N Loudoun Proposed CE District

Prepared by Winchester Planning Department on 03/25/2016

Number	Range	Street	Tax Map ID	Current Zoning	Proposed Zoning
801		FAIRMONT	133-01-- A- >	M1	M1(CE)
871		FAIRMONT	133-05-- 7- >	M1	M1(CE)
873		FAIRMONT	133-05-- 6- >	M1	M1(CE)
875		FAIRMONT	133-05-- 5- >	M1	M1(CE)
877		FAIRMONT	133-05-- 4- >	M1	M1(CE)
879		FAIRMONT	133-05-- 3- >	M1	M1(CE)
881		FAIRMONT	133-05-- 2- >	M1	M1(CE)
883		FAIRMONT	133-05-- 1- >	M1	M1(CE)
886		FAIRMONT	133-01-- C- >	MR	MR(CE)
893		FAIRMONT	133-05-- 1A- >	M1	M1(CE)
15		JACKSON	134-03-- 13- >	B2	B2(CE)
17		JACKSON	134-03-- 14- >	B2	B2(CE)
421	-499	N KENT	173-01-W- 2A- >T	CM1	CM1(CE)
504		N LOUDOUN	153-01-E- 17- >	HR1	HR1(CE)
505		N LOUDOUN	153-01-D- 10- >	HR1	HR1(CE)
506		N LOUDOUN	153-01-E- 16- >	HR1	HR1(CE)
510		N LOUDOUN	153-01-E- 15- >	HR1	HR1(CE)
512		N LOUDOUN	153-01-E- 14- >	HR1	HR1(CE)
513		N LOUDOUN	153-01-D- 11- >	HR1	HR1(CE)
514		N LOUDOUN	153-01-E- 13- >	HR1	HR1(CE)
515		N LOUDOUN	153-01-D- 12- >	HR1	HR1(CE)
518		N LOUDOUN	153-01-E- 12- >	HR1	HR1(CE)
520		N LOUDOUN	153-01-E- 11- >	HR1	HR1(CE)
521		N LOUDOUN	153-01-D- 13- >	HR1	HR1(CE)
521	521 1/2	N LOUDOUN	153-01-D- 14- >	HR1	HR1(CE)
522		N LOUDOUN	153-01-E- 10- >	HR1	HR1(CE)
523		N LOUDOUN	153-01-D- 14A- >	HR1	HR1(CE)
526		N LOUDOUN	153-01-E- 9- >	HR1	HR1(CE)
527		N LOUDOUN	153-01-D- 15- >	HR1	HR1(CE)
528		N LOUDOUN	153-01-E- 8- >	HR1	HR1(CE)
529		N LOUDOUN	153-01-D- 16- >	HR1	HR1(CE)
531	-533	N LOUDOUN	153-01-D- 17- >	HR1	HR1(CE)
532		N LOUDOUN	153-01-E- 7- >	HR	HR(CE)
536		N LOUDOUN	153-01-E- 6- >	HR	HR(CE)
537		N LOUDOUN	153-01-D- 18- >	HR1	HR1(CE)
539		N LOUDOUN	153-01-D- 19- >	HR1	HR1(CE)
540	-544	N LOUDOUN	153-01-E- 5A- >	HR	HR(CE)
541		N LOUDOUN	153-01-D- 20- >	HR1	HR1(CE)
545		N LOUDOUN	153-01-D- 21- >	HR	HR(CE)
548	-548 1/2	N LOUDOUN	153-01-E- 3- >	HR	HR(CE)
550		N LOUDOUN	153-01-E- 2- >	HR	HR(CE)
551		N LOUDOUN	153-01-D- 22- >	HR	HR(CE)
552		N LOUDOUN	153-01-E- 1- >	HR	HR(CE)

Fairmont/Wyck/N Cameron/N Loudoun Proposed CE District

Prepared by Winchester Planning Department on 03/25/2016

Number	Range	Street	Tax Map ID	Current Zoning	Proposed Zoning
553	-553 1/2	N LOUDOUN	153-01-D- 23- >	HR	HR(CE)
555		N LOUDOUN	153-01-D- 24- >	HR	HR(CE)
560		N LOUDOUN	153-01-G- 7- >	CM1	CM1(CE)
564		N LOUDOUN	153-01-G- 5- >	CM1	CM1(CE)
566		N LOUDOUN	153-01-G- 4- >	CM1	CM1(CE)
568	-570	N LOUDOUN	153-01-G- 3- >	CM1	CM1(CE)
572		N LOUDOUN	153-01-G- 2- >	CM1	CM1(CE)
574		N LOUDOUN	153-01-G- 1- >	CM1	CM1(CE)
600		N LOUDOUN	153-01-H- 12- >	CM1	CM1(CE)
605	-625	N LOUDOUN	153-01-I- 1- >	M1	M1(CE)
608	-610	N LOUDOUN	153-01-H- 11- >	CM1	CM1(CE)
612		N LOUDOUN	153-01-H- 10- >	CM1	CM1(CE)
614		N LOUDOUN	153-01-H- 9- >	CM1	CM1(CE)
618	-624	N LOUDOUN	153-01-H- 8- >	CM1	CM1(CE)
626		N LOUDOUN	153-01-H- 7- >	CM1	CM1(CE)
630		N LOUDOUN	153-01-H- 6- >	CM1	CM1(CE)
632	-632 1/2	N LOUDOUN	153-01-H- 5- >	CM1	CM1(CE)
638		N LOUDOUN	153-01-H- 4- >	CM1	CM1(CE)
648		N LOUDOUN	154-01-N- 2- 3>	CM1	CM1(CE)
660	-668	N LOUDOUN	154-01-N- 1- >	CM1	CM1(CE)
661		N LOUDOUN	153-01-J- 1- >	B2	B2(CE)
663		N LOUDOUN	133-09- - 3- >	B2	B2(CE)
665	-673	N LOUDOUN	133-09- - 2- >	CM1	CM1(CE)
672		N LOUDOUN	154-07- - 2- >	CM1	CM1(CE)
674		N LOUDOUN	154-07- - 3- >	B2	B2(CE)
682		N LOUDOUN	134-01-A- 8- >	B2	B2(CE)
685		N LOUDOUN	133-04- - A1- >	CM1	CM1(CE)
688		N LOUDOUN	134-01-A- 6- >	B2	B2(CE)
690		N LOUDOUN	134-01-A- 5- >	B2	B2(CE)
691		N LOUDOUN	134-02- - 1B- >	CM1	CM1(CE)
692		N LOUDOUN	134-01-A- 4- >	B2	B2(CE)
694		N LOUDOUN	134-01-A- 3- >	B2	B2(CE)
696		N LOUDOUN	134-01-A- 2- >	B2	B2(CE)
697		N LOUDOUN	134-02- - 1C- >	B2	B2(CE)
698		N LOUDOUN	134-01-A- 1- >	B2	B2(CE)
705		N LOUDOUN	134-03- - 2- >	B2	B2(CE)
706		N LOUDOUN	134-03- - 51A- >	B2	B2(CE)
709		N LOUDOUN	134-03- - 3- >	B2	B2(CE)
716		N LOUDOUN	134-03- - 47- >	CM1	CM1(CE)
718		N LOUDOUN	134-03- - 46- >	CM1	CM1(CE)
720		N LOUDOUN	134-03- - 45- >	CM1	CM1(CE)
724		N LOUDOUN	134-03- - 44- >	CM1	CM1(CE)
725		N LOUDOUN	134-03- - 4- >	B2	B2(CE)

Fairmont/Wyck/N Cameron/N Loudoun Proposed CE District

Prepared by Winchester Planning Department on 03/25/2016

Number	Range	Street	Tax Map ID	Current Zoning	Proposed Zoning
726		N LOUDOUN	134-03- - 43- >	CM1	CM1(CE)
730	-738	N LOUDOUN	134-03- - 42- >	CM1	CM1(CE)
731	-735	N LOUDOUN	134-03- - 12A- >	B2	B2(CE)
740	-742	N LOUDOUN	134-03- - 41- >	B2	B2(CE)
800		N LOUDOUN	134-03- - 40- >	B2	B2(CE)
805		N LOUDOUN	134-03- - 33- >	B2	B2(CE)
807	-823	N LOUDOUN	134-05- - 6- >	B2	B2(CE)
808	-820	N LOUDOUN	134-03- - 39- >	B2	B2(CE)
824		N LOUDOUN	134-03- - 38- >	B2	B2(CE)
828		N LOUDOUN	134-03- - 37- >	B2	B2(CE)
829		N LOUDOUN	134-06- - 2- >	B2	B2(CE)
833		N LOUDOUN	134-06- - 1- >	B2	B2(CE)
901		N LOUDOUN	134-03- - 36- >	B2	B2(CE)
903		N LOUDOUN	134-03- - 35- >	B2	B2(CE)
6		RICHARDS	134-03- - 1- >	B2	B2(CE)
202		WYCK	153-01-I- 5- >	M1	M1(CE)
205		WYCK	153-01-B- 25C- >	M1	M1(CE)
206		WYCK	153-01-I- 6- >	M1	M1(CE)
209		WYCK	153-01-B- 25B- >	M1	M1(CE)
213		WYCK	153-01-B- 26- >	M1	M1(CE)