

APPENDIX I - AREA PLANS

TASKER WOODS LAND USE PLAN

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(Approved by BOS 7/13/2005)

INTRODUCTION

The Tasker Woods area presents a unique opportunity to transition a rural area wedged between rapidly developing residential neighborhoods and established industrial uses. The plan area includes approximately 79 acres and is located north of Tasker Road (Route 642) east and south of Macedonia Church Road and west of Front Royal Pike (Route 522). It includes two parcels of land - 76-A-48A & 76-A-49.

A new community is being created which will have residential and commercial uses. The area contains sensitive environmental features and these will be preserved. The community will be linked by an efficient road system, multi-purpose trails and sidewalks.

Land Use

The Eastern Frederick County Long Range Land Use Plan, adopted prior to this plan, does not show any specific land uses for this area. The land immediately south of the study area is planned for commercial and industrial uses, and already contains some industrial uses. The land to the east and west of the plan area is in residential use. Immediately north of the plan area are the Macedonia Methodist Church and the Macedonia Cemetery.

UDA/SWSA

This plan extends the Sewer and Water Service Area (SWSA) to those areas shown as residential and commercial on the land use plan (approximately 79 acres), and extends the Urban Development Area (UDA) to those areas shown as residential on the land use plan (approximately 57 acres).

Residential

The north portion of the Tasker Woods area is planned for residential use. Single family detached residences are encouraged along Macedonia Church Road to continue the residential pattern established to the west. Single family attached units could be accommodated further east. Given the relatively flat topography and square shape of the northern portion of the plan area, it could ideally be laid out in a grid pattern.

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Other uses that might be acceptable in the area planned for residential use are religious uses and local government uses.

Commercial

Commercial uses are planned for the land immediately north of Tasker Road and south of the intermittent stream. This will serve to buffer the residential uses from the industrial uses south of Tasker Road. The commercial component is envisioned to consist of neighborhood scale commercial uses and office uses. Priority will be given to neighborhood scale commercial uses as these will serve the needs of residents and create focal points for the new community. Strip commercial development is strongly discouraged. Consolidated entrances and inter-parcel connectors will be encouraged to avoid multiple-entrances along Tasker Road and the new collector road.

Parks

The Tasker Woods area should contain a well defined park and open space system for both active and passive recreation. Neighborhood parks, possibly in cooperation with the church to the north, should be provided in central locations and be inter-connected. If the residential streets are designed in a grid pattern, the parks could be laid out as squares with the houses facing onto the square. Also part of the park network should be the interconnected trail system as noted above.

ENVIRONMENTAL FEATURES

Environmental features in the study area include ponds and intermittent streams. These should be protected and form part of the open space network for the area.

TRANSPORTATION

The Frederick County Eastern Road Plan designates Tasker Road and White Oak Road as improved major collectors and shows a new major collector linking the north end of White Oak Road/Macedonia Church Road with Route 522. The provision of this major collector road will be the responsibility of developers in this area. A signalized intersection at Route 522 and Macedonia Church Road will also be the responsibility of developers in the area. This plan further discourages individual entrances on these major collector roads.

This plan calls for a new minor collector road, beginning at the intersection of Tasker Road and Marcel Drive, extending northward through the site. The purpose of this road is to connect the residential uses of the community with

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the commercial uses and to provide access to the small parcels on Route 522. Other roads throughout the area will be minor collector roads or local roads.

Another critical transportation component of this plan is alternative modes of transportation, such as pedestrian and bicycle facilities. This plan, therefore, calls for an interconnected system of multi-purpose trails and sidewalks.

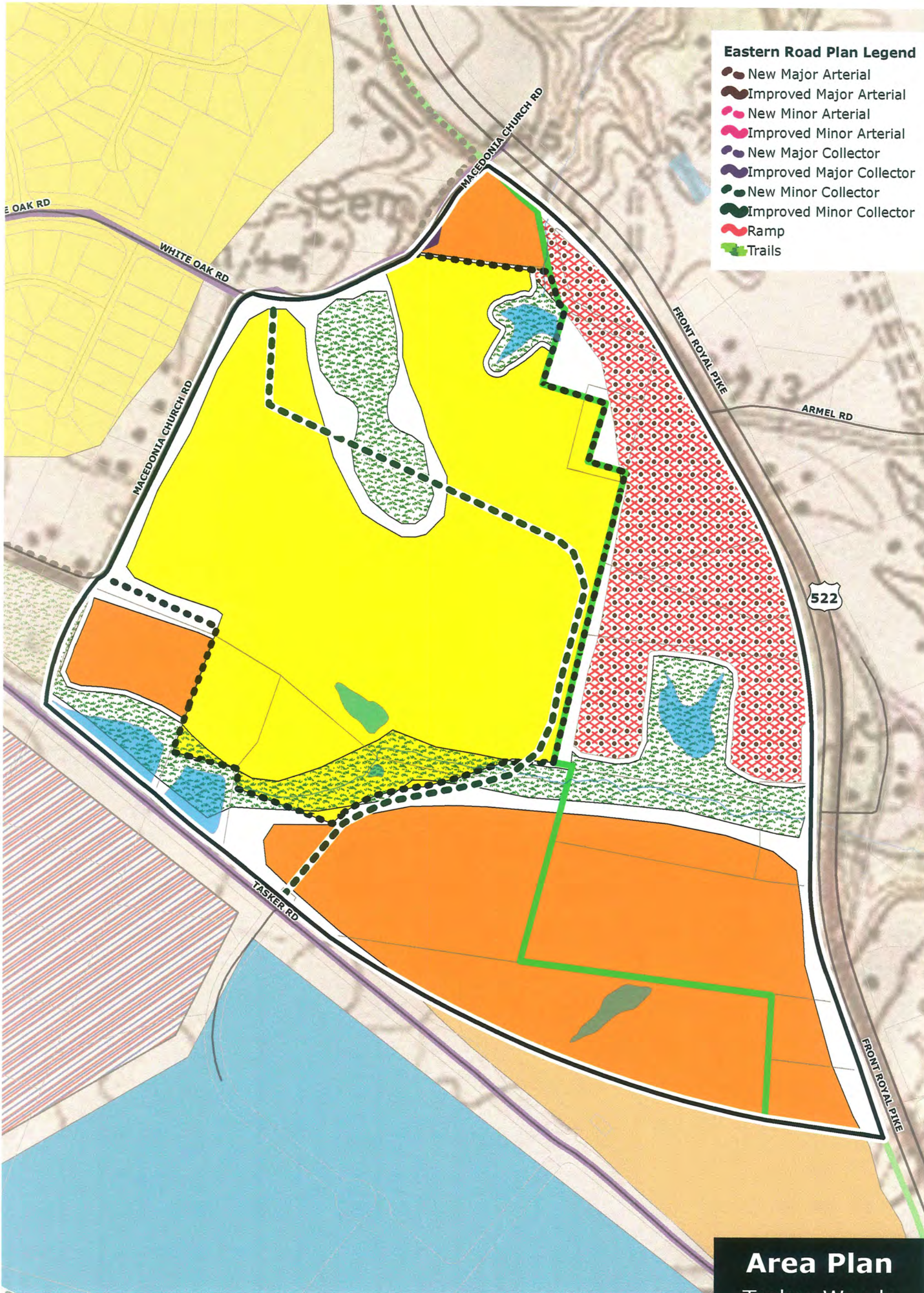
Given the close proximity of residential, commercial, and industrial sites, all of them relatively flat, a walkable environment is easily achievable.

DESIGN PRINCIPLES

The Tasker Woods area is at a prominent location on Tasker Road. Heightened design standards are appropriate in this area.

As stated above, the area is a relatively flat area and lends itself well to a grid pattern, for both the residential and commercial components. Other design features that compliment a grid pattern are short streets, shallow setbacks and alleys. These are therefore encouraged.

- Landscape features that are encouraged include saving existing mature trees, the planting of street trees, and the landscape screening of parking facilities.
- The commercial uses should be encouraged to coordinate and limit signage. Off-site signs should be discouraged and monument signs encouraged.
- All of the plan area should be provided with sidewalks and footpaths to encourage interaction between uses and walkability.



Eastern Road Plan Legend

- New Major Arterial
- Improved Major Arterial
- New Minor Arterial
- Improved Minor Arterial
- New Major Collector
- Improved Major Collector
- New Minor Collector
- Improved Minor Collector
- Ramp
- Trails

Urban Development Area

Sewer and Water Service Area

Land Use Legend

| | | | |
|-------------------------------|-------------------------------|--------------------------------|---------------------------------------|
| Business | Heavy Industrial | Urban Center | DSA - Historic Resources & Recreation |
| Mixed-Use | Mixed Use Industrial \ Office | Neighborhood Village | Fire & Rescue |
| Mixed Use Commercial \ Office | Extractive Mining | Commercial Recreation | Institutional |
| Highway Commercial | Residential | Recreation | School |
| Industrial | Planned Unit Development | Natural Resources & Recreation | Rural Community Center |
| Warehouse | Mixed Use Age Restricted | Park | |

2030 Comprehensive Policy Plan Map
Approved: July 14th, 2011

Area Plan
Tasker Woods
Land Use Plan

