# WESTERN FREDERICK
## Land Use Plan (WFLUP)
## Fact Sheet

### STUDY AREA

The roughly 6,229 acre study area combines the Round Hill, Western Jubal Early, and Route 37 West small area plans along with Sunnyside (not previously studied).

### SMALL AREA PLAN UPDATE

The WFLUP provides a planned transition from the urban and suburban nature of the City of Winchester and the rural areas west of Route 37. The intent of the plan is to preserve rural lands, resources, and views west of Route 37, and concentrate new growth, particularly new residential growth, and higher density development in areas within the limits of the Urban Development Area (UDA) and served by public utilities (within limits of Sewer and Water Service Area, or SWSA) and services.

## SUMMARY OF KEY CHANGES

• Change future land use designation of Sunnyside planning area from "residential" and "business" to "urban center"
• Change boundary of Albin Rural Community Center
• New designation of "recreation" future land use in Albin Planning area
• Expand Sewer and Water Service Area (SWSA) to include Round Hill Rural Community Center
• Change future land use of Rock Harbor Golf Course from "commercial recreation" to "business"
• Change future land use of Western Jubal Early from "residential" and "business" to "planned unit development (PUD)"

## COMMUNITY MEETINGS

Two (2) community meetings will be held:

• Tuesday, August 13 at 6:00 PM (Round Hill Community Fire & Rescue - 141 Spinning Wheel Lane, Winchester)
• Tuesday, August 20 at 6:00 PM (Apple Pie Ridge Elementary School - 349 Apple Pie Ridge Road, Winchester)

Doors for both community meetings open at 6:00 PM for a project gallery and meeting with staff, with a brief presentation to follow at 6:30 PM. Lite refreshments will also be provided. Special accommodation can be arranged by contacting Planning and Development at **540-665-5651** or emailing **WFLUP@fcva.us**.

In addition to the community meetings, a web-based survey is currently available from the project website (**www.fcva.us/wflup**) to record preferences on the proposed plan changes.

# Area Plan
## Western Frederick
## Proposed Land Use Plan

**Draft Eastern Road Plan**
- Improved Major Arterial
- New Minor Arterial
- Improved Minor Arterial
- New Major Collector
- Improved Major Collector
- New Minor Collector
- Improved Minor Collector
- Ramp
- Roundabout

- Draft Sewer and Water Service Area
- Urban Development Area

**Land Use Legend**
- Business
- Extractive Mining
- Residential
- Planned Unit Development
- Urban Center
- Recreation
- Institutional
- Rural Community Center

*Map labels:* Albin Rural Community Center, Albin, Sunnyside, Round Hill Rural Community Center, Round Hill Community, Western Jubal Early, City of Winchester, Round Hill Rural Community Center

| | Current Acreages | Proposed Acreages |
|---|---|---|
| Business | 1,108.41 | 1,110.71 |
| Commercial Rec | 266.42 | 0 |
| Extractive Mining | 424.47 | 424.64 |
| Institutional | 84.72 | 80.90 |
| PUD | 0 | 489.68 |
| Recreation | 0 | 756.44 |
| Residential | 977.28 | 216.93 |
| Rural Community Center | 1,172.12 | 1,453.07 |
| Urban Center | 0 | 587.38 |

0    0.25    0.5    1 Miles

The Comprehensive Plan
*Draft*

Map Revised: April 29, 2024