



Western Frederick Land Use Plan (WFLUP)

Community Meetings

August 2024

Agenda

- Project Overview & Purpose
- Project Milestones & Timeline
- Summary of Plan & Map Changes
- Next Steps & How to Connect



Planning Terminology

Land use is:

- “Guidelines”
- Establishes desired future uses for a particular property or area.
- Long-term oriented

Zoning is:

- Law (codified)
- Determines what is allowed, or not allowed, on a particular property.
- Present day

A Comprehensive Plan is...



A BLUEPRINT FOR THE
FUTURE OF THE
COMMUNITY AND IS
LONG TERM
ORIENTED.



GOALS AND
STRATEGIES TO
ACHIEVE A
COMMUNITY'S
DESIRED VISION.

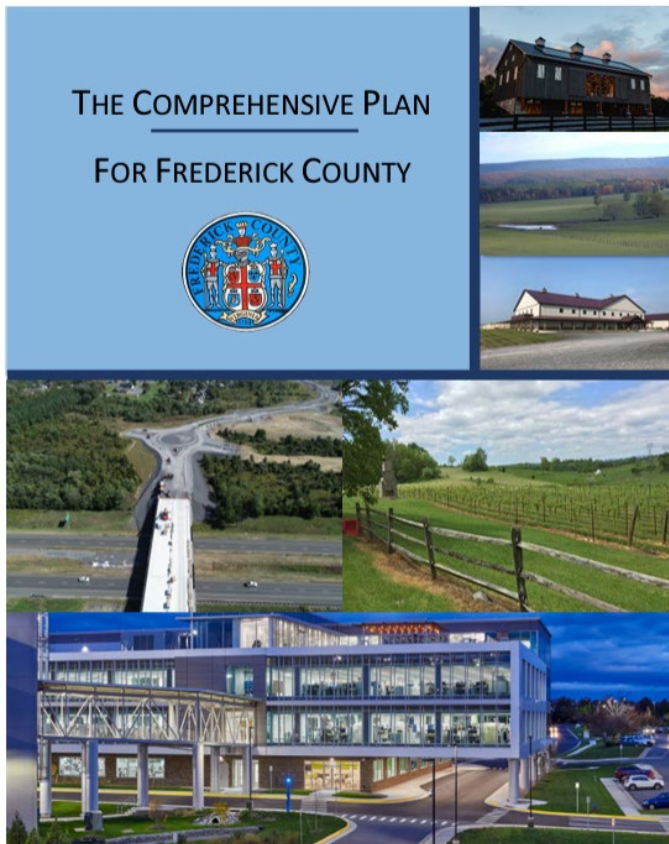


PROVIDES
MEASURABLE
OUTCOMES TO TRACK
PROGRESS.



IS A LIVING
DOCUMENT THAT IS
EXPECTED TO
CHANGE OVER TIME.

Frederick County Comprehensive Plan



Adopted by the Frederick County Board of Supervisors – November 10, 2021

Frederick County, Virginia | Life at the Top

- The Frederick County Comprehensive Plan (2021) addresses the future growth of Frederick County for its citizens, highlights its rich history, and strives to further this great community.
- The Plan is guided by the Vision Statement and Core Values crafted and adopted by the Frederick County Board of Supervisors.
- Elements:
 - Comprehensive Plan Chapters
 - Appendix I – Area Plans
 - Appendix II – Background Analysis and Supporting Studies

Small Area Plan Update



Study area of +/- 6,229-acres containing a variety of residential, commercial, industrial, agricultural and rural uses.



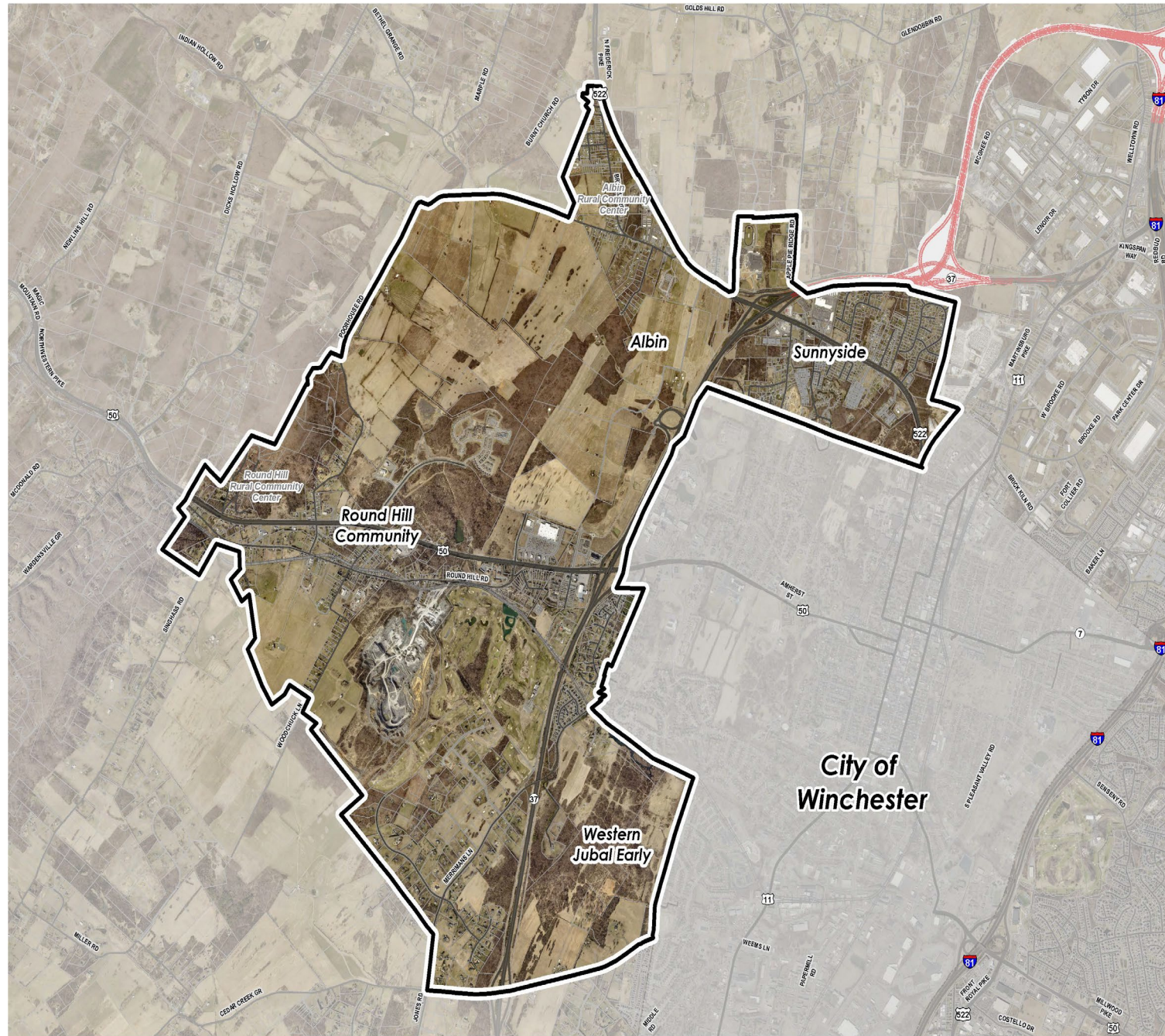
The **Western Frederick Land Use Plan** incorporates three previously studied planning areas.

Round Hill Community (last updated 2010)

Western Jubal Early (2006)

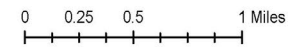
Route 37 West (1997)

Sunnyside (area not previously studied).



Area Plan

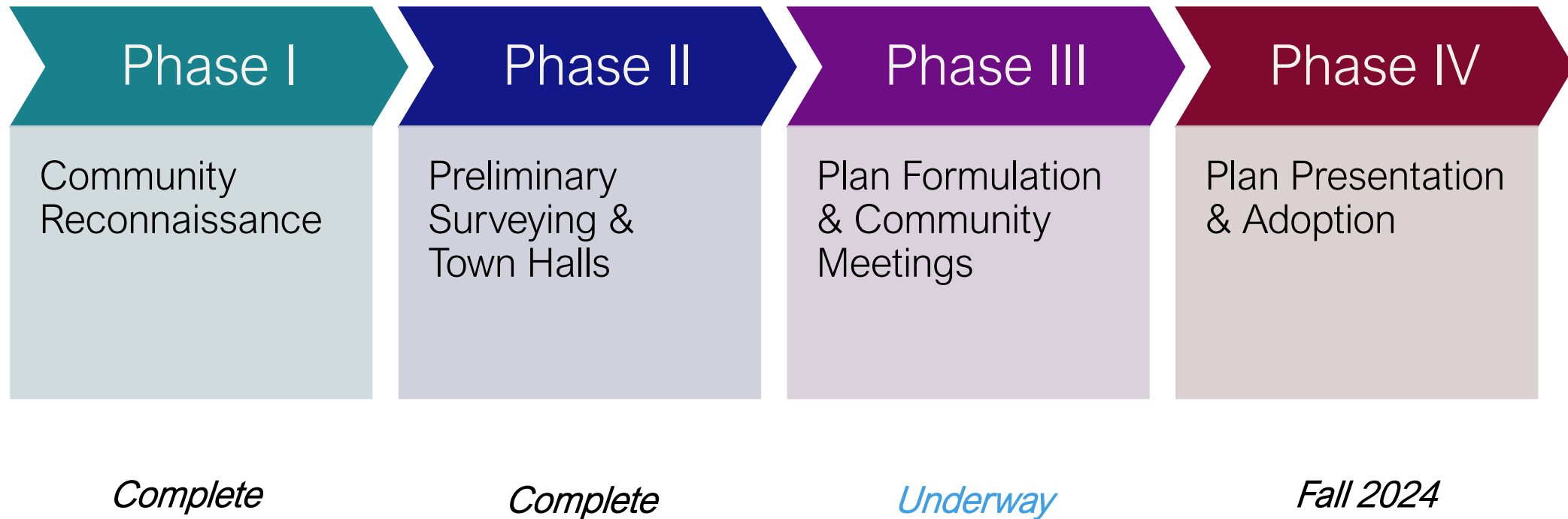
Western Frederick Land Use Plan



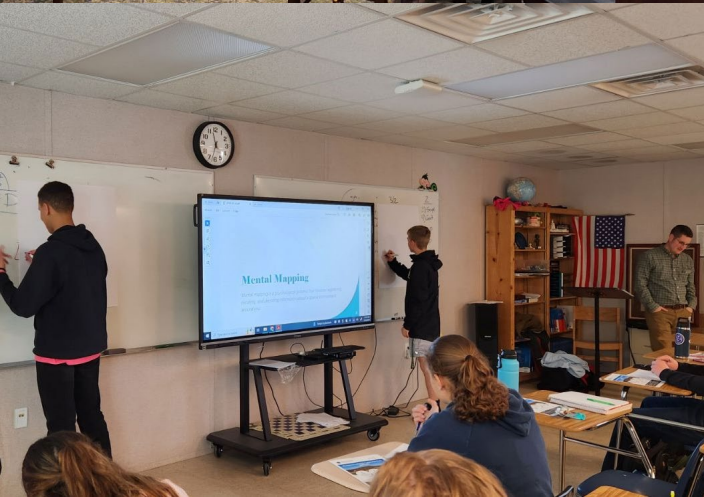
The Comprehensive Plan
Draft



Project Timeline & Milestones



Public Engagement Summary



- 14 town hall meetings (217 citizens, including students); web survey (205 responses)
- What we heard:
 - *Concern with the pace, timing, and location of future growth.*
 - *Need to preserve western areas, views, and resources.*
 - *Need for more housing that matches local incomes and a variety of housing types (not just single-family).*
 - *Desire for attractive, walkable, bikeable, and connected spaces.*
 - *Desire for more “amenities” such as parks and trails.*
 - *No new residential growth west of Route 37.*

Western Frederick Land Use Plan

MAP & TEXT CHANGES

Vision Statement & Plan Purpose

- The Western Frederick study area of the County provides a planned transition from the urban and suburban nature of the City of Winchester and eastern Frederick County and the rural areas west of Route 37.
- The intent of the plan is to preserve rural lands, natural and historic 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 urbanized area and served by public utilities and other county services.





Area Plan

Western Frederick









Existing Land Use Plan

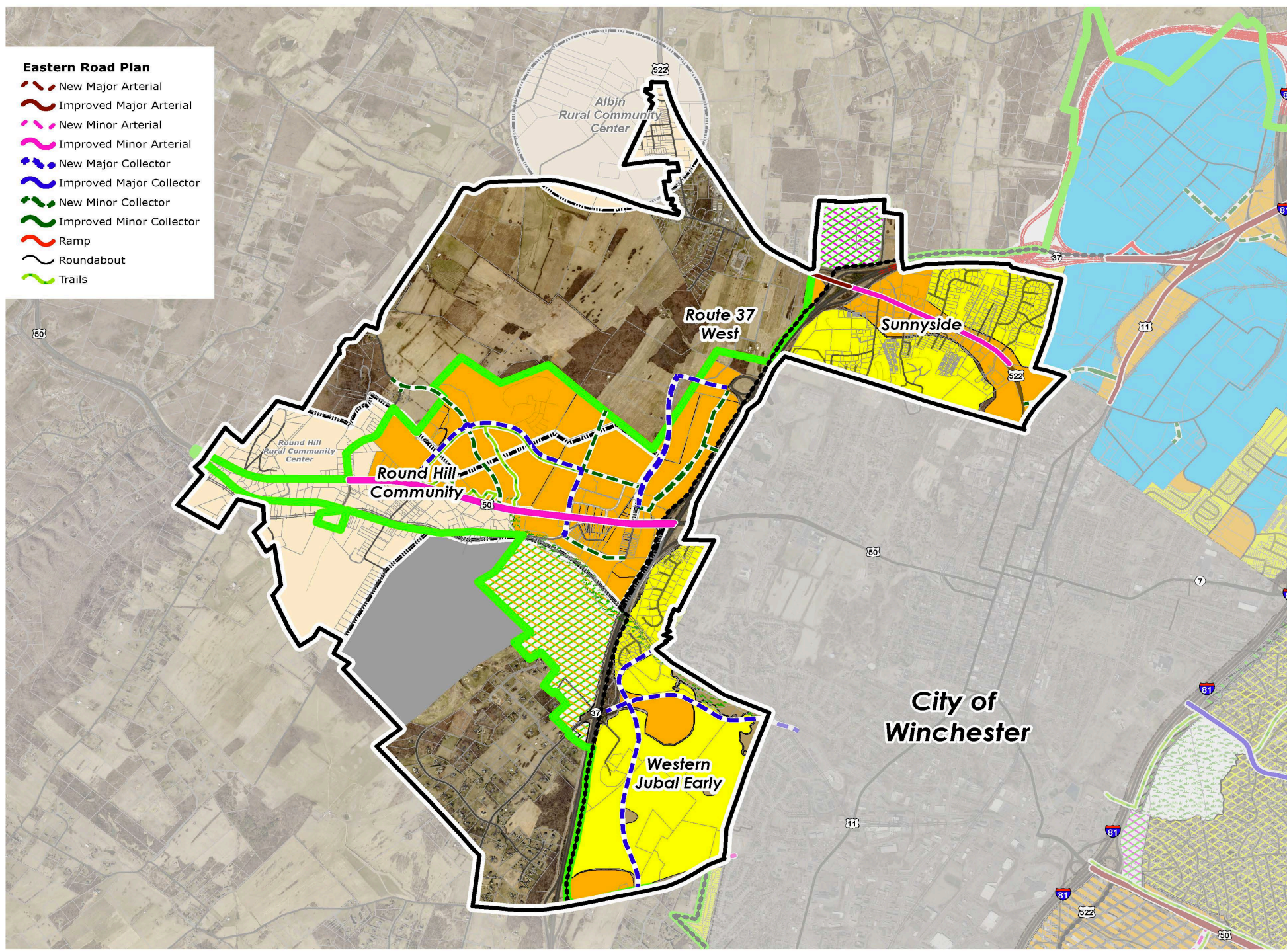
Eastern Road Plan

-  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
-  Roundabout
-  Trails

-  Urban Development Area
-  Sewer and Water Service Area

Land Use Legend

-  Business
-  Extractive Mining
-  Residential
-  Commercial Recreation
-  Natural Resources & Recreation
-  Sensitive Natural Areas
-  Institutional
-  Rural Community Center



0 0.25 0.5 1 Miles

The Comprehensive Plan
Draft



Area Plan

Western Frederick

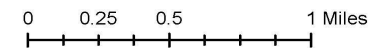
Proposed Land Use Plan

- 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



The Comprehensive Plan
Draft

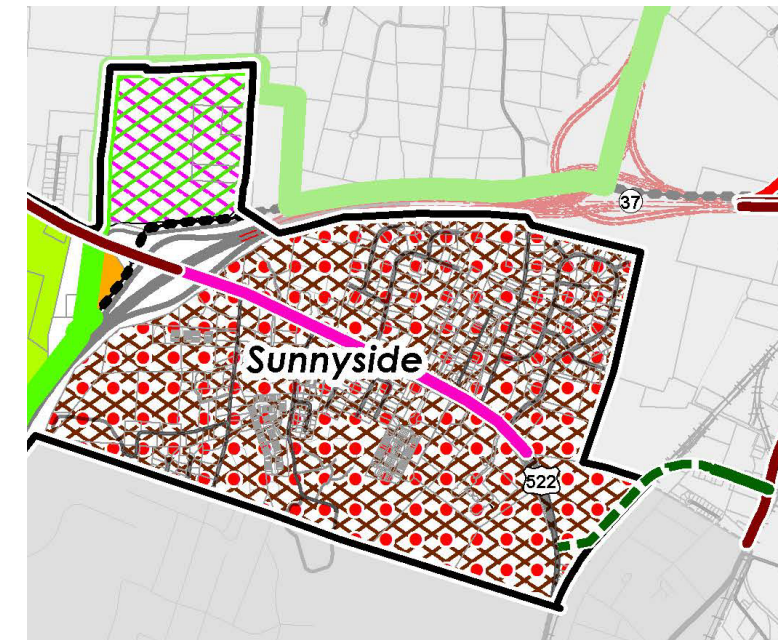
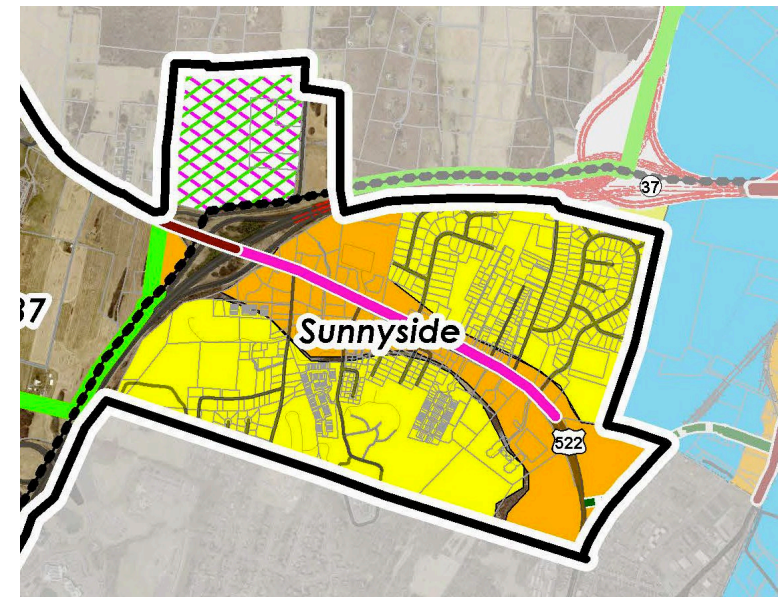
Map Revised: April 29, 2024



	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

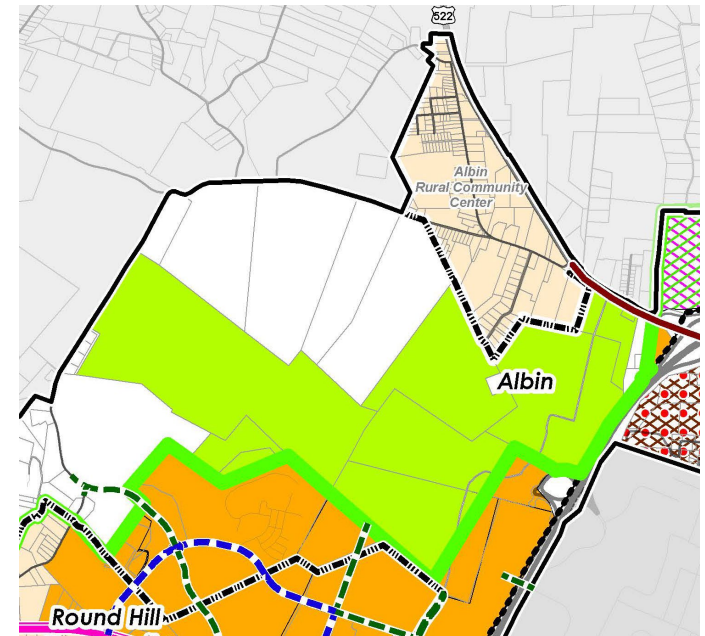
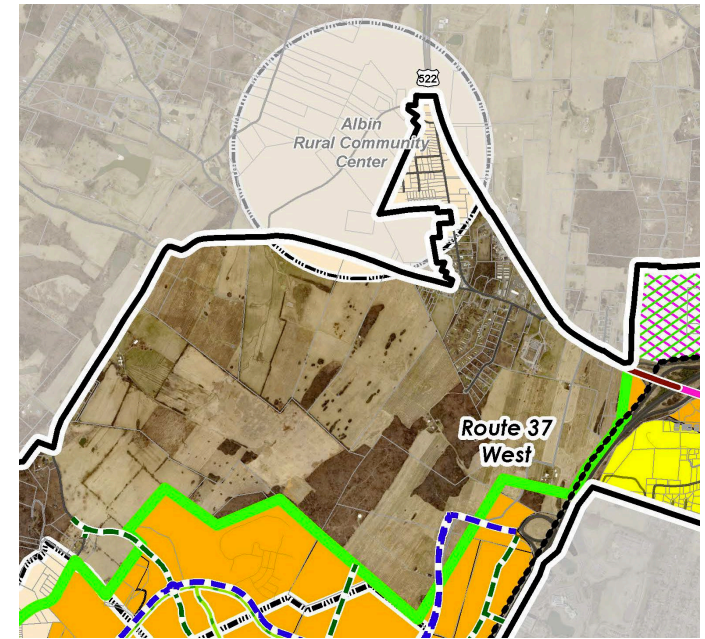
Summary of Plan Changes

- Sunnyside
 - Change in land use designation from “residential” and “business” to “urban center.”
 - Urban center plan policies



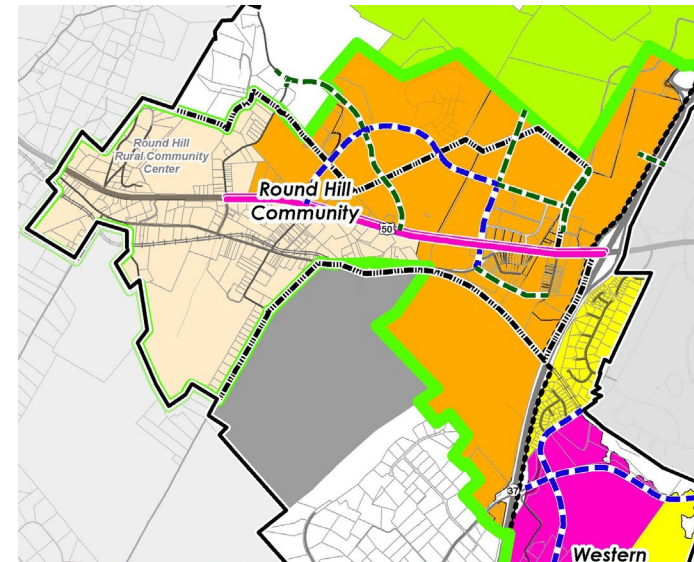
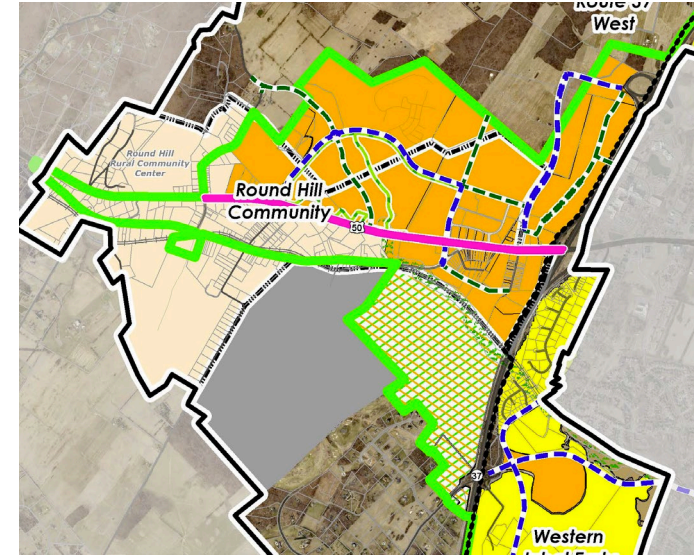
Summary of Plan Changes

- Albin (formerly Route 37 West)
 - Define Albin RCC boundary
 - Designation of “recreation” future land uses
 - Recreation plan policies



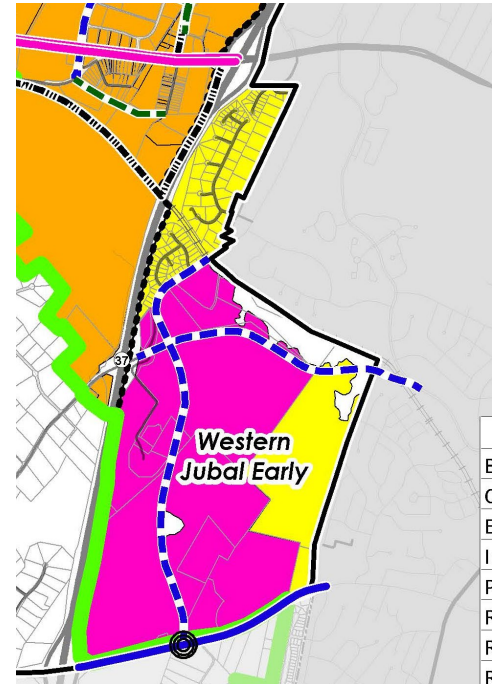
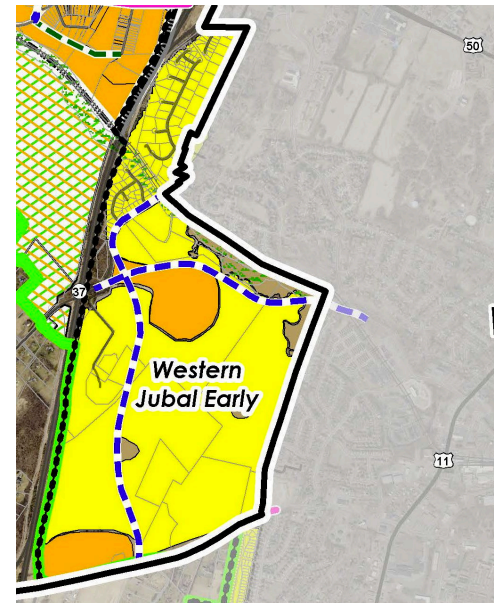
Summary of Plan Changes

- Round Hill
 - SWSA expansion to include RCC
 - Plan policies for future RCC development
 - Rock Harbor Golf Course change to “business” land use
 - Minor changes to planned future roadways

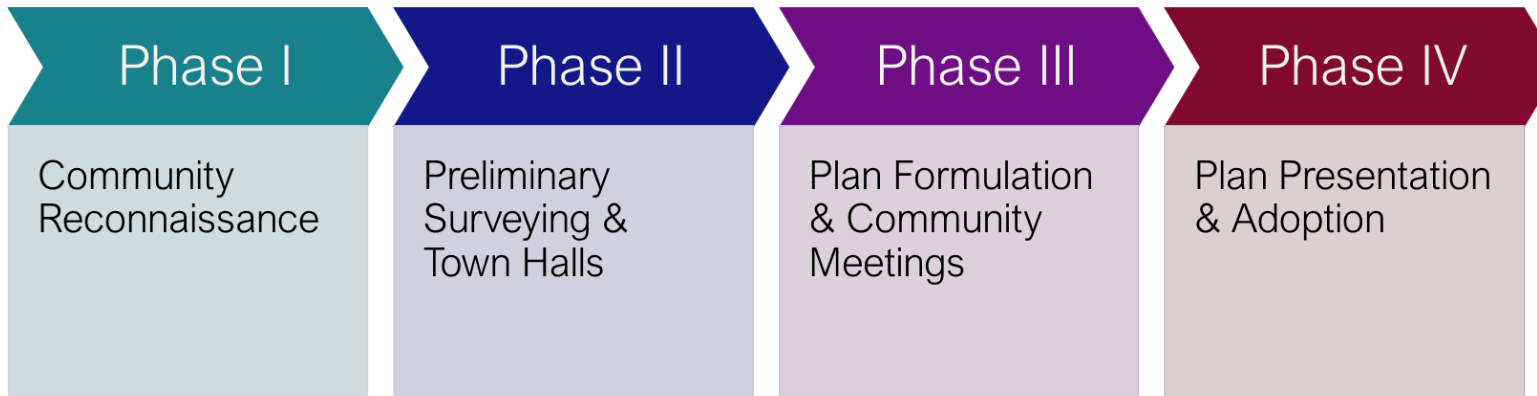


Summary of Plan Changes

- West Jubal Early
 - Change in land use designation from “residential” and “business” to “planned unit development”
 - PUD plan policies



Next Steps



- Work session with elected & appointed officials (TBD October 2024)
- Public hearings & plan adoption (TBD late 2024)

Take the survey!



- Simply open your phones camera and hold it over the QR code.
- Click the link to the web-based survey.

Connect with us!



PROJECT WEBSITE
WWW.FCVA.US/WFLUP



EMAIL
WFLUP@FCVA.US



TAKE THE SURVEY!