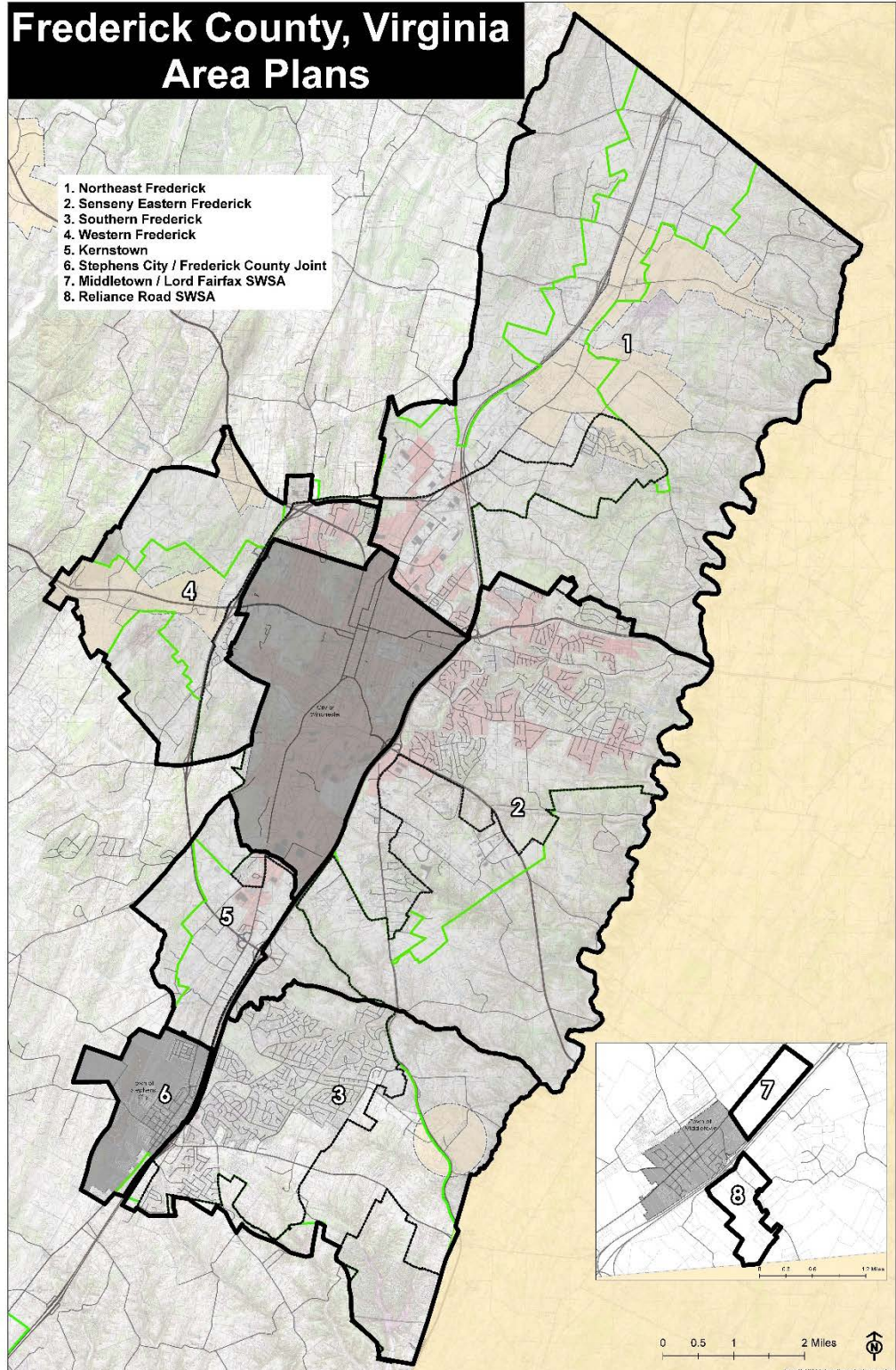


# THE COMPREHENSIVE PLAN

## APPENDIX I – AREA PLANS

### Frederick County, Virginia Area Plans

1. Northeast Frederick
2. Senseney Eastern Frederick
3. Southern Frederick
4. Western Frederick
5. Kernstown
6. Stephens City / Frederick County Joint
7. Middletown / Lord Fairfax SWSA
8. Reliance Road SWSA

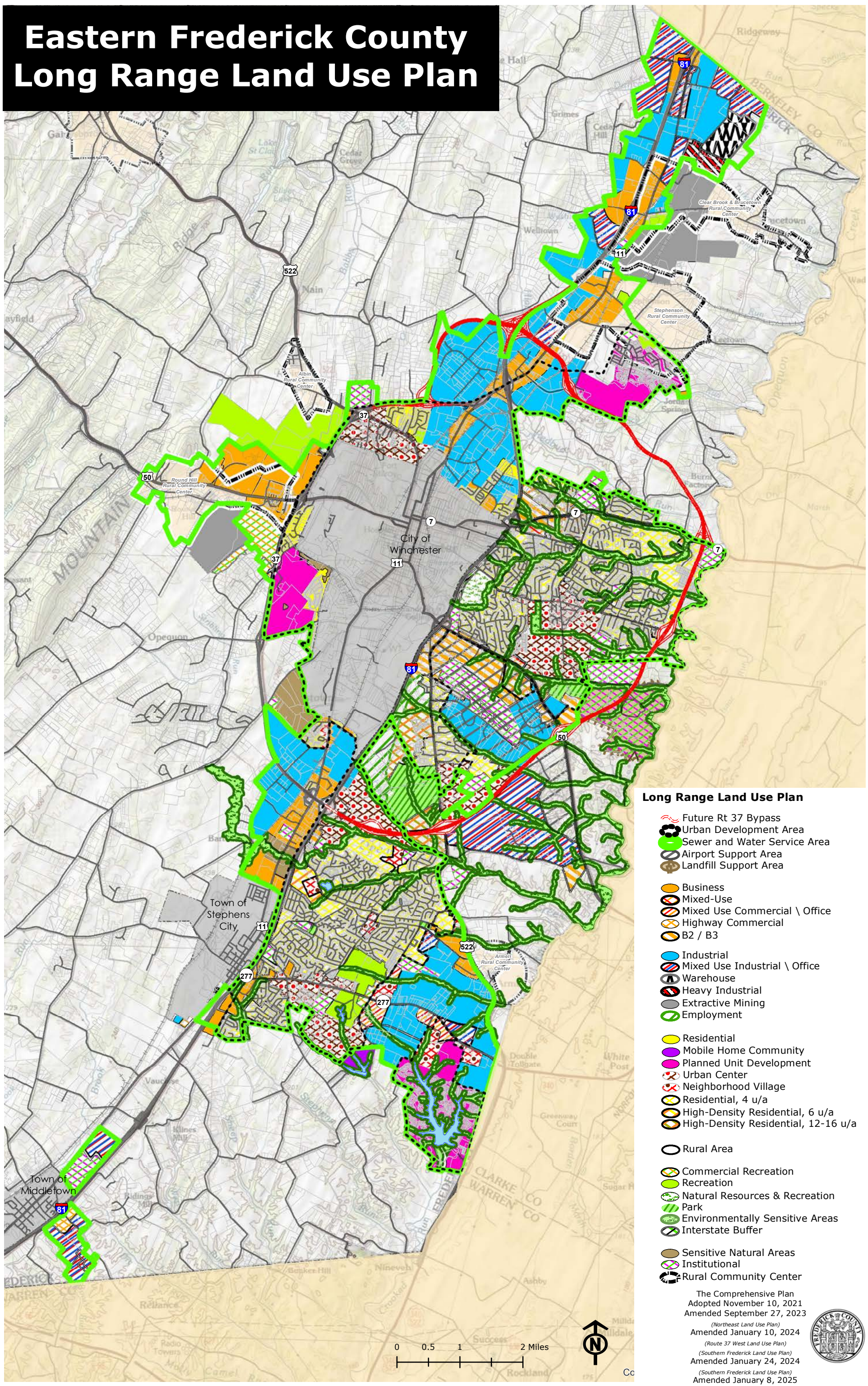


### **AREA PLANS**

- EASTERN FREDERICK COUNTY LONG RANGE LAND USE PLAN
- NORTHEAST FREDERICK LAND USE PLAN
- SENSENY EASTERN FREDERICK URBAN AREA PLAN
- SOUTHERN FREDERICK LAND USE PLAN
- WESTERN FREDERICK LAND USE PLAN
- KERNSTOWN AREA PLAN
- STEPHENS CITY/FREDERICK COUNTY JOINT LAND USE PLAN
- MIDDLETOWN/LORD FAIRFAX SWSA
- RELIANCE ROAD SWSA



# Eastern Frederick County Long Range Land Use Plan



- Long Range Land Use Plan**
- Future Rt 37 Bypass
  - Urban Development Area
  - Sewer and Water Service Area
  - Airport Support Area
  - Landfill Support Area
  - Business
  - Mixed-Use
  - Mixed Use Commercial \ Office
  - Highway Commercial
  - B2 / B3
  - Industrial
  - Mixed Use Industrial \ Office
  - Warehouse
  - Heavy Industrial
  - Extractive Mining
  - Employment
  - Residential
  - Mobile Home Community
  - Planned Unit Development
  - Urban Center
  - Neighborhood Village
  - Residential, 4 u/a
  - High-Density Residential, 6 u/a
  - High-Density Residential, 12-16 u/a
  - Rural Area
  - Commercial Recreation
  - Recreation
  - Natural Resources & Recreation
  - Park
  - Environmentally Sensitive Areas
  - Interstate Buffer
  - Sensitive Natural Areas
  - Institutional
  - Rural Community Center

The Comprehensive Plan  
Adopted November 10, 2021  
Amended September 27, 2023  
(Northeast Land Use Plan)  
Amended January 10, 2024  
(Route 37 West Land Use Plan)  
(Southern Frederick Land Use Plan)  
Amended January 24, 2024  
(Southern Frederick Land Use Plan)  
Amended January 8, 2025  
(Western Frederick Land Use Plan)



0 0.5 1 2 Miles





**NORTHEAST LAND USE PLAN**

**NELUP**

**BOARD OF SUPERVISORS**

**APPROVED ON SEPTEMBER 27<sup>TH</sup>, 2023**



## APPENDIX I - AREA PLANS

---

### **NORTHEAST LAND USE PLAN (NELUP)**

The Northeast Land Use Plan (NELUP) study area consists of 21,000 acres which are generally located north of Berryville Pike (Route 7) and the limits of the City of Winchester, west of the Opequon Creek at the County boundary with Clarke County, south of the West Virginia State line and east of Apple Pie Ridge Road and Stonewall Industrial Park. Interstate 81 and Martinsburg Pike (Route 11 North) extend from the southwestern limits of the study area to the northern area that borders West Virginia.

A series of maps have been prepared which identify future land uses, transportation, natural resources, historic resources, and community facilities within the study area.

Within this plan, the Martinsburg Pike/Interstate 81 corridor continues to be predominantly planned for commercial and industrial (C/I) land uses. Two Rural Communities Centers are located in the study area, Clearbrook-Brucetown and Stephenson, both are located east of Martinsburg Pike. The eastern and western portions of the study area which are outside the limit of the Sewer and Water Service Area (SWSA) continue to form the boundary between the County's rural and more intensely developed areas. The NELUP also contains significant historical and natural resources which have been identified in this plan. The completion of the Route 37 Eastern Bypass, part of which extends through the southern portion of the study area, continues to be a top transportation priority in this area of the County.

### **Land Use**

#### **BUSINESS DEVELOPMENT LAND USES**

##### ***Interstate and Highway Commercial at Exits 317, 321 and 323***

Located at highly visible locations on interstate interchanges, these areas should be designed to accommodate and promote highway commercial land uses. Particular effort must be made to ensure that access management for the supporting transportation network is a key priority as the function of the interstate and primary road network is critical. As these areas are highly visible, building and site design should be of a high quality to ensure that these areas put forth an attractive view for both residents and visitors; enhanced buffers and screening are also important along Interstate 81 and adjoining roadways.

##### ***Mixed Use Industrial Office***

The NELUP identifies a number of areas designated as future mixed use industrial office. These areas are intended to develop with targeted growth sectors identified by the County's Economic Development Authority (EDA), as well as similar industries that are likely to bring higher wages, professional and/or technology jobs.



## APPENDIX I - AREA PLANS

---

Uses which significantly contribute to air, noise, and light pollution as well as businesses that create large volumes of truck traffic are discouraged in these areas. Consideration of uses outside the identified targeted businesses should only be considered if they are secondary and complementary to these targeted businesses.

It should be noted that areas North of Hopewell Road and Exit 321 to the West Virginia line are within reasonable proximity of significant electrical transmission capability. In turn, these areas may be well suited for energy intensive development if the other necessary utilities could be provided to sites and the development provides benefit to Frederick County.

### ***Interstate and Martinsburg Pike Commercial and Industrial Areas***

Significant areas for industrial opportunities are identified along Martinsburg Pike, Hopewell Road, Cedar Hill Road, and areas west of Woodside Road. These areas are intended to further enhance the County's commercial and industrial areas and to provide focus to the County's regional employment centers. These areas are strategically located with direct interstate and regional highway routes, and rail access in certain areas. Sites with rail access should develop with uses that capitalize on this opportunity to reduce impacts on local roadways.

It should be recognized that while these areas are located near major roadways, the transportation network is strained. Future development should ensure that their impacts on local infrastructure are adequately mitigated. Furthermore, new development applications should not be considered in areas where the transportation network cannot meet acceptable levels of service.

The area between Old Charlestown Road and Stephenson Road located immediately east and west of the existing rail corridor is identified for future business uses. More specifically, business uses in this area east of the rail corridor should be of a neighborhood or community scale and be intended to serve the nearby residents of Snowden Bridge and the Stephenson Rural Community Center. Properties west of the rail corridor may be well suited to meet community needs for anchor retail, and further study of these properties may be appropriate to determine whether the inclusion of residential uses would be necessary to support such activity.

Existing residential uses are located along Martinsburg Pike, in close proximity to areas planned for more intensive uses. While many of these residential uses are planned to transition in the future to higher intensity uses, development applications should seek to mitigate their impact on these residences near term.

### ***Extractive Manufacturing Areas***

Located in the northern portion of the study area, east of Martinsburg Pike, is a large limestone quarry. As a primary industry, mining should be supported and protected as long as the quarries remain productive.



## APPENDIX I - AREA PLANS

---

It should be recognized that extractive manufacturing uses are generally incompatible with residential uses due to the prevalence of outdoor storage and the emission of noise, dust, vibrations, and industrial truck traffic. Considerable buffers between these uses, existing residences, and roadways are necessary to ensure the mitigation of negative impacts and maintain commercial viability.

Stockpiling of material should be avoided adjacent to residential uses and roadways, to minimize the visual disruption of the landscape; reduction in the size and visibility of existing stockpiles along Martinsburg Pike should also be considered.

### **RESIDENTIAL AND RURAL LAND USES**

#### ***Residential Areas***

The NELUP contains a mix of historical small lot residential uses, larger rural lots, and suburban residential neighborhoods within a planned community.

There are 2,340 acres of the study area that are within the limits of the Urban Development Area (UDA). This area primarily encompasses the existing Snowden Bridge development. Snowden Bridge is approved to develop with a mix of higher density housing types and a future commercial area. This development is adjacent to the Jordan Springs Elementary School and a future public park.

Residential land uses outside the limits of the UDA consist of a mix of historical small lots and larger rural lots. Existing residential uses along Martinsburg Pike are envisioned to transition to commercial areas as the community grows, while residential uses within the Rural Community Centers could evolve and expand should public facilities become available in the future as identified below. Residential land uses outside of the SWSA, UDA and RCC's which are within the study area are envisioned to remain rural in character.

#### ***Clearbrook-Brucetown and Stephenson Rural Community Centers (RCC)***

The NELUP study area contains two Rural Community Centers (RCC); The Clearbrook-Brucetown RCC and Stephenson RCC.

The Clearbrook-Brucetown RCC is located in the northeastern portion of the study area, east of I-81, north and south of Brucetown Road and along a portion of Sir Johns Road. Brucetown is one of the oldest communities in the County and contains a number of significant historic structures.

The Stephenson RCC is located in the eastern/central area of the NELUP study area, east of Martinsburg Pike along Stephenson Road. Stephenson is a 19<sup>th</sup> century crossroads community which was established with the Winchester and Potomac Railroad in the 1830's. While the commercial elements of the community are no longer present, a number of historic dwellings remain.



## APPENDIX I - AREA PLANS

---

Residential is the predominate land use in the Clearbrook-Brucetown and Stephenson RCC's. It should be recognized that most residential lots in these RCC's are less than one-half acre and contain single family detached housing. These houses are typically located relatively close to the roadways and utilize wells and on-site septic (drainfield) systems. This historic development pattern cannot be accommodated within the existing RA (Rural Areas) Zoning District, which allows one residence for every five acres and requires primary and reserve drainfield areas.

Given that the Clearbrook-Brucetown RCC extends to I-81 in close proximity to Exit 321, it should be recognized that viable commercial uses in that area will likely need to meet the needs of interstate travelers as well as the surrounding residents.

The NELUP seeks to further define these RCC's and promote future consideration of these unique areas. Future development within these centers should ensure that their historic rural character is retained. Creation of individual small area plans should be considered for these RCC's in the future, should public utilities become available.

### ***Defined Rural Areas***

The NELUP seeks to further define the boundary between the rural and urban areas of the community using the identified limits of the SWSA. Areas planned for more intensive development (with the exception of the existing quarry) are within the limits of the SWSA. Land outside of the SWSA, except as noted above, is planned to remain rural in nature. Significant areas of prime agricultural soil and working farms are located in the western portion of the study area between Welltown Road and the limits of the SWSA. Areas east of the SWSA and outside the limits of the RCC's are also planned to remain rural in nature.

The NELUP also identifies significant sensitive natural areas in the southern portion of the study area; this area contains the Red Bud Agricultural and Forestal District. The County should promote the preservation of its rural areas and support future expansions of its Agricultural and Forestal Districts.

### **CORRIDOR DESIGN AND PEDESTRIAN ACCOMMODATIONS**

A significant corridor appearance buffer is proposed along Martinsburg Pike, similar to what has been established for the Route 50 West corridor in the Round Hill Land Use Plan. This corridor buffer consists of a 50-foot buffer area, landscaping, and bike path. Roadway designs should plan for multi-modal street designs that take all users into consideration. A 10' paved multipurpose path was constructed along the southbound section of Martinsburg Pike, along with the Rutherford Crossing development, and sidewalks are planned for the northbound section.

Pedestrian and bicycle accommodations such as sidewalks and bicycle lanes should be provided along all primary and collector roadways within the SWSA. Bike paths or lanes

## APPENDIX I - AREA PLANS

---

should be constructed on the same grade as the adjacent roadway. Intersection accommodations should also include pedestrian refuge islands and pedestrian access signals. Pedestrian and bicycle connections between residential, employment and recreational opportunities such as the 3<sup>rd</sup> Battle of Winchester trail network should be provided for.

Where gaps exist in the pedestrian network, use of state programs such as Transportation Alternatives to address gaps in the system should be considered.

### **TRANSPORTATION**

In support of the land uses indicated in the NELUP, a transportation network has been proposed which relates to the location and context of proposed land uses, promotes multi-modal transportation choices and walkability, and furthers the efforts of the Win-Fred Metropolitan Planning Organization (MPO). The direct nexus between transportation and land use was made clear throughout this study.

As noted in the Transportation Chapter of the Plan, as road projects and development or redevelopment take place, the development and associated transportation facilities should be accessible to all users.

Transportation improvements to the interstate, arterial, and collector road systems will contribute to improved levels of service throughout the study area and will shape the land use patterns in the short and long term. The County's Eastern Road Plan and the NELUP identify several significant transportation improvements within the study area boundaries. Within the Eastern Road Plan study area, Martinsburg Pike (Route 11), future Route 37, and I-81 are the key corridors supporting future land uses. The plan calls for improvements to existing roadways and interchanges, new and extended major and minor collector networks and the construction of the Route 37 bypass.

Route 37 has long been the County's top priority. The completion of the Route 37 loop around the eastern portion of the County would relieve congestion on numerous local routes that have become congested as the County has grown and would offer relief to I-81. Development applications within the identified corridor right-of-way for Route 37 shall be expected to recognize this area to facilitate future improvements.

Improvements at Exit 317 are also critical due to congestion and safety concerns. The realignment of the northbound exit ramp of I-81 onto Route 11 to the location where Redbud Road currently intersects with Route 11 is needed and has recently been awarded funding through the VDOT SmartScale program. This improvement will align the interstate ramps which are currently offset and allow the removal of a signal on Route 11 north. The realignment of Redbud Road to a new intersection with Snowden Bridge Boulevard is also planned. This realignment would reduce congestion and improve safety in this area as well as reduce stacking of traffic at the exit ramps. This ramp realignment will act as an important first phase of the future larger upgrade of Exit 317 to a diverging diamond interchange (DDI).



## APPENDIX I - AREA PLANS

---

A new interchange configuration for Exit 321 has been identified which would split the interchange between Hopewell Road and Cedar Hill Road. This improvement would provide for enhanced access to the interchange and takes advantage of proposed frontage roads planned for this area.

As commercial and industrial land uses develop, the widening of Route 11 will become critical. Development applications should identify and preserve the right-of-way necessary to accommodate future widening and provide for improvements identified as necessary to accommodate the development. In addition, as the Snowden Bridge Subdivision continues to develop, the completion of Snowden Bridge Boulevard from Milburn Road to Old Charlestown Road will allow additional entrance and exit opportunities.

The close proximity of the intersections of Brucetown Road and Hopewell Road with Route 11 has created conflicts and congestion for the road network in this area. The alignment of the intersections for these two roadways is a necessary improvement for this area. This alignment should be completed prior to the consideration of future development applications which would access this area. Alternatively, it may be appropriate to consider rerouting Hopewell Road east of Exit 321 through the parcel immediately north to intersect Route 11 at a new location further north. This alternative would require additional study and coordination with VDOT and would likely require the closure of the existing Hopewell Road at grade rail crossing.

Access Management is a significant priority for the transportation network planned for this study area. Proper access management is key to provide for a safe and efficient transportation network. Furthermore, access management can reduce the need for roadway widening. Access management should be implemented through the following:

- Use of frontage roads
- Construction and use of planned minor collector roadways
- Proper entrance spacing and use of interparcel access points to bring traffic to common access points
- Proper traffic signal spacing and locations
- Use of medians where appropriate; medians should utilize attractive and consistent treatments

While access management is important for all roadways within the study area, primary and major collector roadways are critical. Route 11, in particular, will experience significant growth and redevelopment in the coming years. As this takes place, shared and consolidated entrances will be key in protecting the safety and efficiency of the corridor; this is particularly important as existing smaller lots along corridors redevelop.

Roundabouts should continue to be considered as the preference for intersection design, consistent with existing VDOT policy; the use of roundabouts is preferred over signalization of intersections where traffic control is needed. Roundabouts are particularly effective when used in series. The intersection of Old Charlestown Road and Route 11 will be transitioned to a roundabout in the future.

## APPENDIX I - AREA PLANS

---

Consistent application of Comprehensive Plan goals to achieve an acceptable Level of Service (LOS) on area roads and overall transportation network, LOS C or better, should be promoted. Further, efforts should be made to ensure that additional degradation of the transportation beyond an acceptable LOS should be avoided. Future development within the study area should only occur when an acceptable LOS has been achieved and key elements and connections identified in this plan have been provided.

It should also be recognized that State and Federal government, as well as private development, will continue to carry the primary responsibility to fund transportation improvements necessary to ensure the future health of the road networks and maintain an acceptable LOC. Development projects which impact planned future roadways, such as Route 37, are expected to preserve these corridor right-of-ways.

### **WATER AND SEWER**

The NELUP study area contains 7,500 acres within the Sewer and Water Service Area (SWSA), which is the growth boundary that designates the limit of where public water and sewer could be extended if infrastructure and capacity is available. In 2020, the County and Frederick Water examined the boundary of the SWSA for the NELUP study area. Through this effort, adjustments were made to the boundary of the SWSA to include all areas identified for future industrial and commercial uses; these areas are expected to connect to public water and sewer.

It must be recognized that the capacity of the sewer system in this area is limited. While Frederick Water and the County will continue to plan for adequate water and sewer capacities in conjunction with the identified future land uses, the development community is expected to work with Frederick Water and provide for the infrastructure necessary to facilitate service.

### **NATURAL RESOURCES, HISTORIC RESOURCES AND COMMUNITY FACILITIES**

The Natural Resources, Historic Resources, and Community Facilities elements discussed below should directly correlate to and expand upon the applicable chapters of the Comprehensive Plan. The Plan identifies Sensitive Natural Areas which encompass historic, agricultural, and environmental areas.

#### **NATURAL RESOURCES**

The County should continue to identify and support the protection of environmentally sensitive areas. Efforts should focus on the creation of greenways and stream buffers around waterways. Pedestrian facilities should be constructed to facilitate connectivity to other public facilities.

Development applications should complete detailed environmental analysis for properties proposed for development which identify significant natural resources. Environmental



## APPENDIX I - AREA PLANS

---

corridors should be incorporated with all development activities to ensure safe movement and protection of species and future development within the study area should take into account the natural resources located on and around their property.

### **HISTORIC RESOURCES**

There are several historic structures and sites within the NELUP. Some of these include Kenilworth, the Branson House, Milburn, Byers House, the Milburn Road corridor, and core areas for the Second Battle of Winchester. The NELUP identifies some of these areas with a Sensitive Natural Areas designation; these areas include core battlefields and historic structures. Sensitive Natural Areas along with other historic resources should be buffered from adjacent development activities and preserved in their original condition whenever possible. It should be recognized that the Shenandoah Valley Battlefield Foundation (SVBF) has preserved areas of the Second Battle of Winchester; including portions associated with Stephenson Depot located north and south of McCann's Road. SVBF has also developed a historic trail network south of Redbud Road; future preservation efforts for historic sites and structures should continue to be supported by the County.

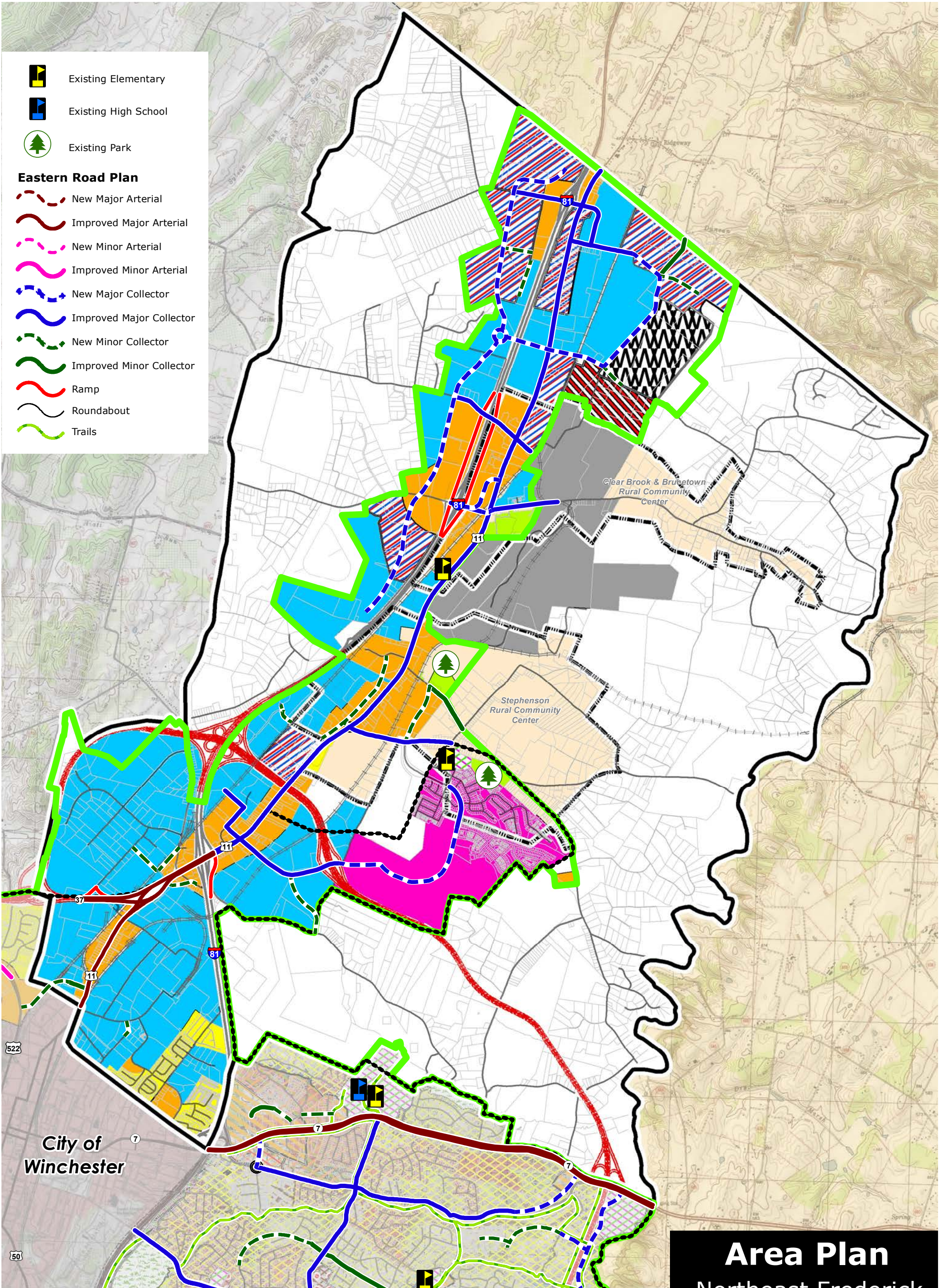
Development proposals which would impact historic resources should conduct architectural and archaeological surveys. Surveys should identify and evaluate all resources, and structures over 50 years old, and determine their historic significance and context to the surrounding area. Proposals that have historic resources on the property should incorporate the resources into their development and are encouraged to rehabilitate, restore, and investigate adaptive reuses. Historic roadways such as Milburn Road and McCann's Road should be buffered; access via these roadways for future development should be prohibited.

### **COMMUNITY FACILITIES**

The public facility element of the NELUP should directly correlate to and expand upon the Public Facilities chapter of the Comprehensive Plan. The study area contains two existing elementary schools, two existing park sites, and one future park site. The Clearbrook Volunteer Fire Station is also within the study area.

The importance of public spaces and facilities within the study area needs to be recognized and incorporated into future development. The development community should work with Frederick County Public Schools, Fire & Rescue, and Parks and Recreation to determine future public facility needs.





Existing Elementary

Existing High School

Existing Park

**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

Future Rt 37 Bypass

**Land Use Legend**

Business

Industrial

Mixed Use Industrial \ Office

Warehouse

Heavy Industrial

Extractive Mining

Residential

Planned Unit Development

Institutional

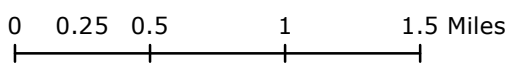
Rural Community Center

# Area Plan

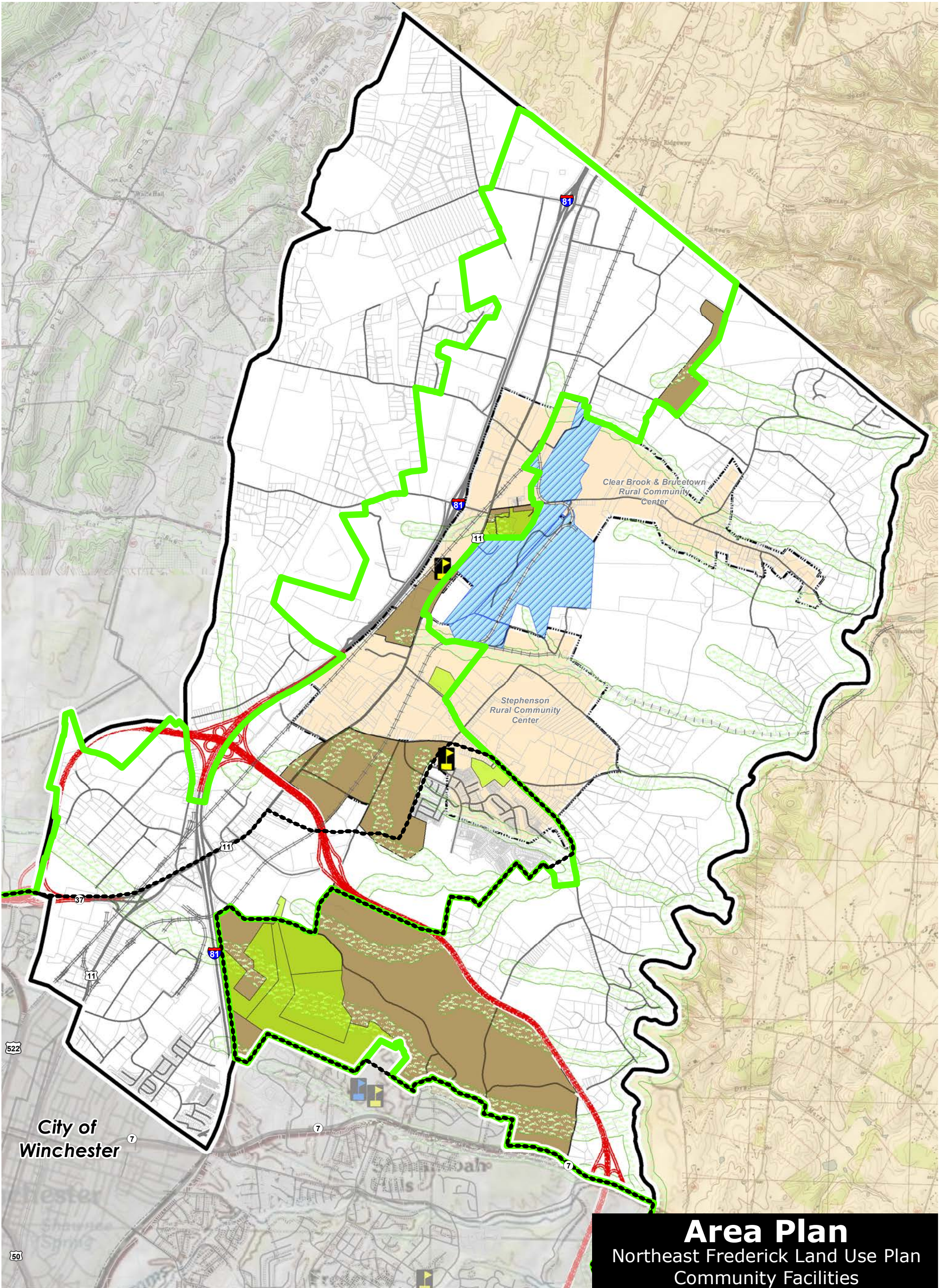
## Northeast Frederick Land Use Plan



The Comprehensive Plan  
Adopted November 10, 2021  
Amended September 27, 2023







**Area Plan**  
Northeast Frederick Land Use Plan  
Community Facilities  
Natural and Recreational  
Resources Plan

Urban Development Area    Sewer and Water Service Area    Future Rt 37 Bypass

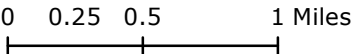
**Facilities**

- Elementary School
- High School

**Community Facilities**

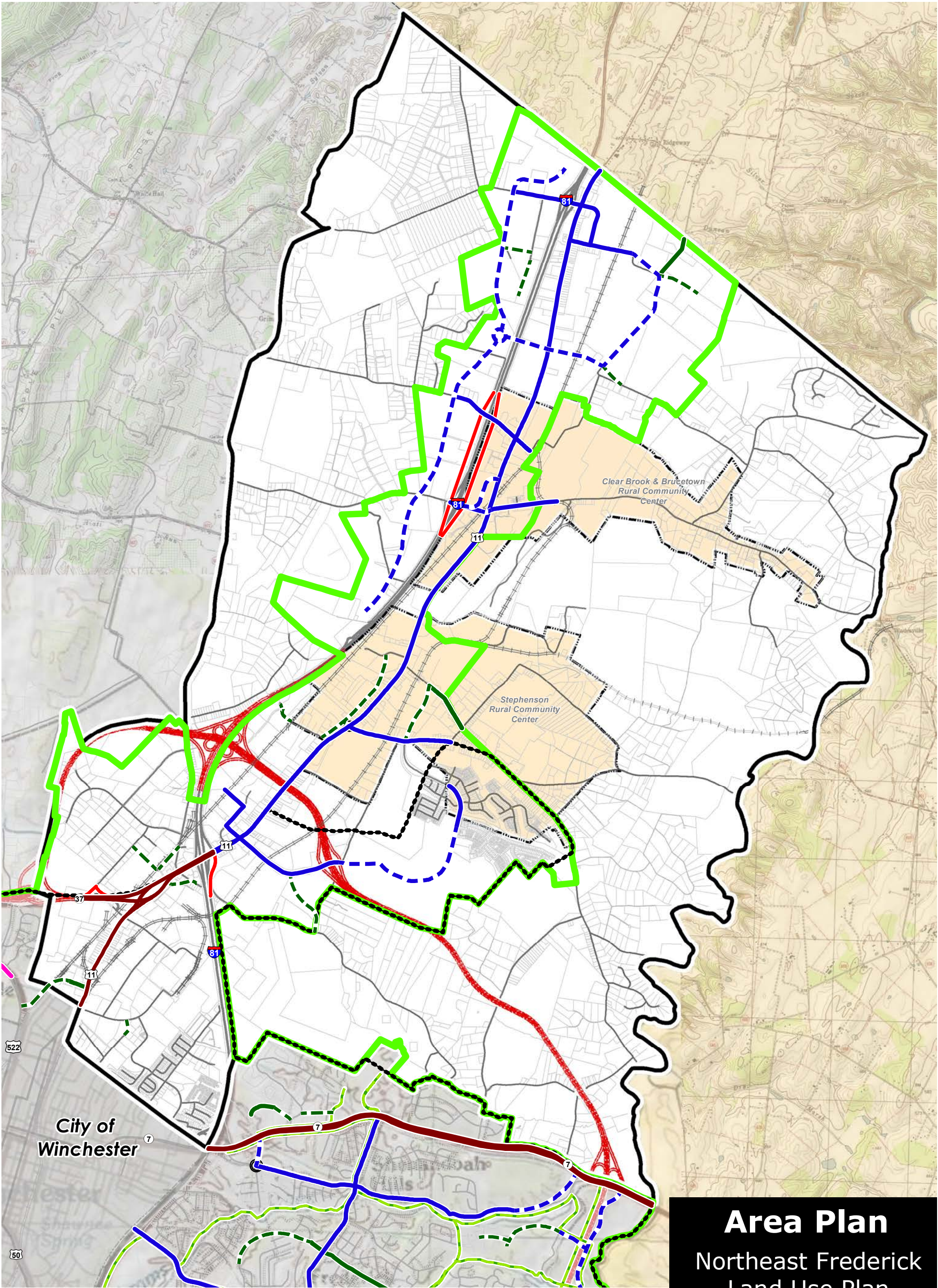
- Recreation
- Water Resources Area

- Natural Resource & Recreation Areas
- Sensitive Natural Areas



The Comprehensive Plan  
Adopted November 10, 2021  
Amended September 27, 2023





**Area Plan**  
Northeast Frederick  
Land Use Plan  
Transportation Map

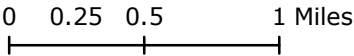
Urban Development Area    Sewer and Water Service Area    Future Rt 37 Bypass

- Eastern Road Plan**

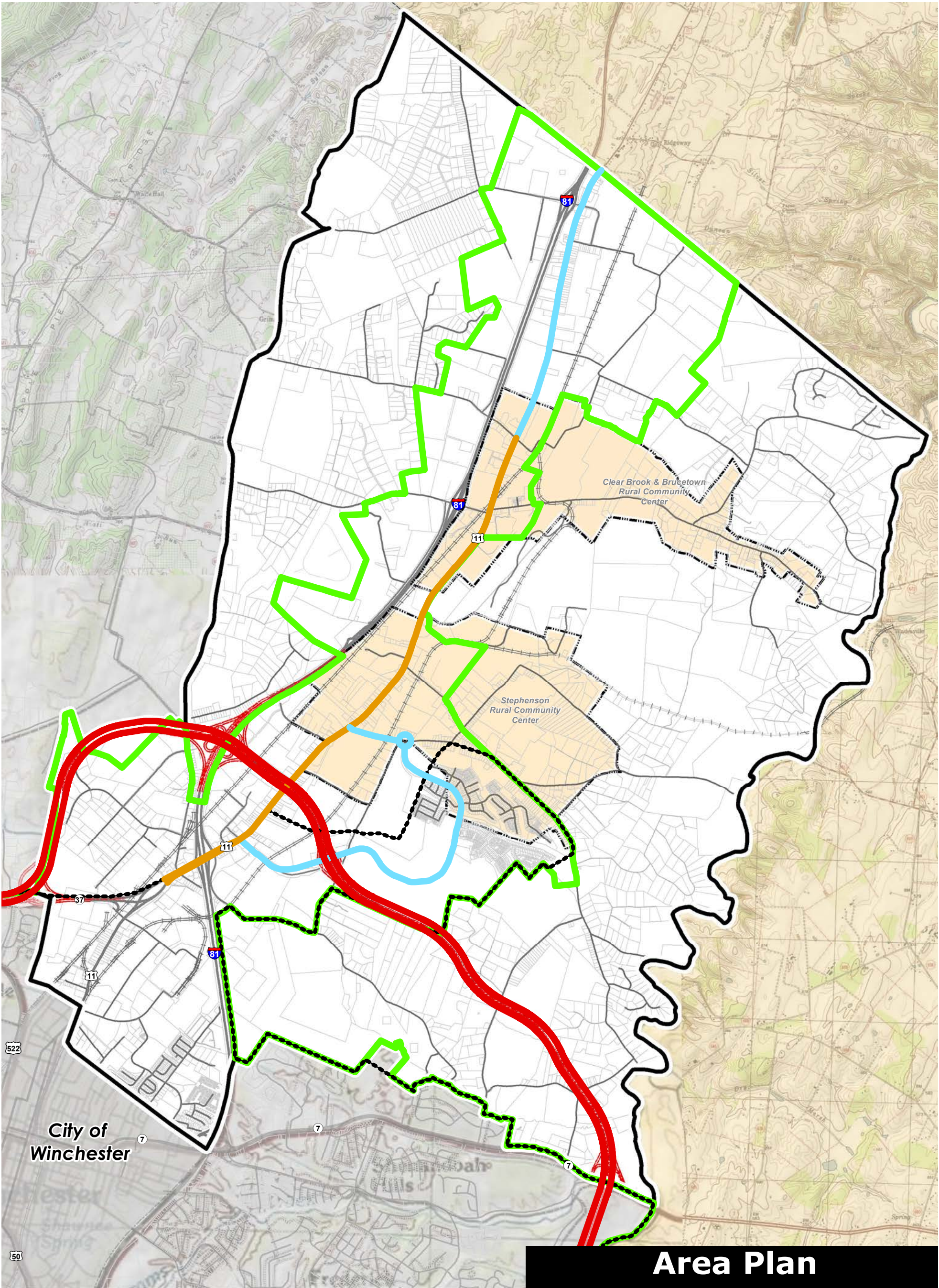
  - New Major Arterial
  - Improved Major Arterial
  - New Minor Arterial
  - Improved Minor Arterial
  - New Major Collector
  - Improved Major Collector
  - New Minor Collector
  - Improved Minor Collector
  - Ramp
  - Roundabout
  - Trails



The Comprehensive Plan  
Adopted November 10, 2021  
Amended September 27, 2023










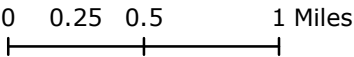
 Urban Development Area     Sewer and Water Service Area

# Area Plan

## Northeast Frederick Land Use Plan Transportation Map - Lane Divides

### Proposed Lane Divides

-  4 Lane Limited Access w/ CD Lanes (if required)
-  6 Lane Divided
-  4 Lane Divided



The Comprehensive Plan  
Adopted November 10, 2021  
Amended September 27, 2023



**SENSENY/EASTERN FREDERICK URBAN AREA PLAN  
SEFUAP**

## APPENDIX I - AREA PLANS

---

### **SENSENY/EASTERN FREDERICK URBAN AREA PLAN**

This area is home to many families and successful businesses and contains some of the area's most accessible natural resources, environmental features, historic resources, and public facilities. The Senseny/Eastern Frederick Urban Area Plan effort builds upon these great assets and has identified opportunities to; create new communities, integrate land use and transportation choices, address community infrastructure needs, and expand the County's goals for economic development.

A series of maps have been prepared which identify Future Land Use, Transportation, and Historical Resources, Natural Resources and Public Facilities within the study area.

The Senseny/Eastern Frederick Urban Area Plan incorporates the following areas of new land use focus: *the Urban Centers, the Parkins Mill Economic Development Area, Interstate and Highway Commercial at Routes 7, 50 and 522, Warrior Drive Employment and Commercial Center, and others.*

The above areas combine to form the County's urban areas between the City of Winchester and Clarke County.

*The study encompasses the area of the County that is generally east of the City of Winchester and Route 522, South to the Clarke County line and from Redbud Run in the north to the Opequon Creek in the south. This study area includes the Route 7 and Route 50 Business Corridor Plans which were both adopted in 1994, and the eastern portion of the Southern Frederick Land Use Plan which was adopted in 1999, generally north of the Opequon Creek. The study area includes both the Red Bud and Shawnee Magisterial Districts and a small portion of the Stonewall Magisterial District.*

### **LAND USE**

#### **URBAN CENTERS**

The urban centers are envisioned to be intensive, walkable urban areas that are well integrated with the surrounding community. The urban center should be based on the principles of New Urbanism or Traditional Neighborhood Design promoted in the Comprehensive Plan. They shall contain a large commercial core, generally higher residential densities with a mix of housing types, an interconnected street system, and public open space around which the urban center is designed. Multiple uses are envisioned in single structures. Community facilities shall also provide a focal point for the urban center and surrounding community. Public spaces in the form of pocket parks, plazas, or greens shall be further integrated into the design of the urban centers.

Presently, Greenwood Mill Elementary School, Admiral Byrd Middle School and Evendale Elementary School provide a focal point for community activity. In the future, these resources shall be complemented by a new high school, middle school, and elementary school which



## APPENDIX I - AREA PLANS

---

shall serve the existing and future population and be located within close proximity to the centers.

These urban centers are centrally located in the study area. The commercial and residential mix of land uses shall have a strong street presence and shall relate to existing and planned road infrastructure. The mix of commercial, residential, employment, and community uses shall be linked to the surrounding area with inter-modal transportation choices and public open spaces. While the core characteristics of the urban centers are the same, each urban center is envisioned to be more individual, of a varying scale, and distinctive of their particular location.

The following describes what an urban center in Frederick County may look like. The land use and/or building types could include, in addition to commercial and residential, community oriented types such as civic, religious, fraternal, or institutional uses. In the core area one may find 2 to 4 story buildings that, at the center, share party walls and front directly on the sidewalk; at the first or ground floor one will find retail and commercial uses, upper stories will have offices in some buildings and others will have apartments; and parking of cars will be on the street or in lots behind the buildings and possibly in parking decks if there is such need for structured parking. These types of structures will be readily accessible from the boulevards that serve the urban center.

### ***THE CROSSPOINTE URBAN CENTER***

The designated Crosspointe Urban Center provides an opportunity to allow for a greater mix of commercial and residential land uses. The Crosspointe Urban Center is envisioned to be the most intensively developed urban center, due to its location at the convergence of Interstate 81, Route 37 and future Warrior Drive. The residential densities in this area have the potential to be the highest in the County's urban areas. Opportunities exist to further the entertainment characteristics of this area based on its location, visibility and accessibility.

### ***THE GREENWOOD URBAN CENTER***

The designated Greenwood Urban Center provides an opportunity for a focal point for an area where most of the recent suburban residential development has occurred. The Greenwood Urban Center is envisioned to introduce a mix of uses into already developed areas in a way that builds the identity and enhances its livability.

This urban center should embrace a traditional main-street feel, be pedestrian-friendly, ecologically sensitive, and architecturally distinctive, honor our region's local heritage and look to the future by promoting urban life in a dynamic new way. This lifestyle center should be defined by tree-lined boulevards and an inviting central park area oriented around the existing historic farm house and grounds.

The residential densities in the core of this area are envisioned to be in the 12-16 units per acre range, tapering off to 6 units per acre on its perimeter. Anchored in all directions by

## APPENDIX I - AREA PLANS

---

existing and proposed schools and park areas, this urban center is tailored to be the future focal point of the Senseny Road and Greenwood Road area.

### ***THE PAPER MILL ROAD URBAN CENTER/NEIGHBORHOOD VILLAGE***

This designated urban center provides an opportunity to introduce a mix of uses into a largely undeveloped area in a way that builds the identity and enhances the economic performance of these communities. This area is already anchored by an elementary school and middle school.

Similar to the Senseny and Greenwood Urban Center, this urban center should also embrace a traditional main-street feel, be pedestrian-friendly, ecologically sensitive and architecturally distinctive, honor the area's local heritage and promote urban life in a dynamic new way. This urban center should be defined by tree-lined boulevards and an inviting central park area oriented around the existing public facilities.

The residential densities in the center of this area are envisioned to be 10-12 units per acre in the core area, tapering off to 6 units per acre on its perimeter adjacent to the existing residential land uses.

### ***RESIDENTIAL LAND USES***

Outside of the urban centers described above, the residential land uses in the Senseny/Eastern Frederick study area are defined in three main categories:

- R4 – these are generally reflective of our existing residential densities at approximately 4 units per acre.
- R6 – these are slightly higher residential densities at approximately 6 units per acre (this is generally attached house development).
- Higher density residential – these are generally multifamily and a mix of other housing types with densities of approximately 12-16 units per acre (this density is necessary to accommodate the anticipated growth of the County within the urban areas and is essential to support the urban center concept identified in the Comprehensive Plan and this study).

The residential land uses outside and east of Route 37 are envisioned to be rural area residential in character. Route 37, to the north and east of Route 50, may generally be considered as the boundary between the urban areas and rural areas within this study area. This provides a transition area to the Opequon Creek and to the well-established rural character of adjacent Clarke County.

A buffer area along and adjacent to Interstate 81 has been identified where future residential land uses are not appropriate; commercial and industrial uses are preferred. Within this buffer area, a linear trail system is promoted. The buffer area also provides for the reservation of additional right-of-way along 81 which may be necessary in the future. Noise abatement

---

## APPENDIX I - AREA PLANS

---

techniques should be a consideration in the Interstate 81 corridor to minimize the impact from vehicular traffic on the residents of the area.

Shenandoah University's campus extends into this portion of the County. The plan recognizes and supports Shenandoah University and the University's presence in Frederick County, especially in and around its current location on the east side of Interstate 81 and north of Route 50. The potential exists for future residential uses associated with the university in the area in the form of urban residential housing in redeveloped existing commercial properties.

The Airport Support Area has been bolstered with the addition of land to the south east. The Airport Support Area was established to ensure the feasibility of continued airport- associated use and future airport expansion. The Comprehensive Plan reiterates that residential land uses are not desirable in the Airport Support Area. Business and industrial uses should be the primary land use.

### **Other recommendations from the residential group:**

- Utilize additional municipal land uses adjacent to the Frederick County Landfill as a buffer to non-compatible land uses, particularly residential.
- Provide for additional institutional opportunities in the southern part of the study area, west of Route 522.
- Consider another community college presence within this area plan.
- Establish a linear park area east of existing Greenwood Road, and a new park area west of the Justes Drive school cluster.
- Supply additional locations for C & I land uses in the areas identified which are adjacent to transportation corridors and urban centers. These include:
  - An area of commercial and light industrial north of Route 7, buffered by higher density residential to the east, transitioning to existing school uses.
  - An area of medical office uses adjacent to and east of proposed Senseny Road Urban Center.
  - An area of commercial and employment land uses with significant office space availability north of Crosspointe Urban Center buffering into the high density residential areas.
- An area of commercial and employment land use with significant office space availability north of the Crosspointe Urban Center buffering the high density residential areas.

### **BUSINESS DEVELOPMENT LAND USES**

#### ***PARKINS MILL ECONOMIC DEVELOPMENT AREA***

The Parkins Mill Economic Development Area is intended to be a significant area of commercial and industrial use that is fully supportive of the Frederick County Economic Development Authority's (EDA) targeted goals and strategies. The intent of the mixed-use designation is to further enhance the County's commercial and industrial areas and to provide focus to the County's future regional employment centers.



## APPENDIX I - AREA PLANS

---

This area has been established to be a progressive location for economic development opportunities in eastern Frederick County. Targeted businesses include:

- Defense and Advanced Security
- Life Sciences
- Business Services
- Assembly
- Food Processing

In prominent locations, office use with a mix of flexible space is encouraged. Such areas will be the entrance to clusters of industrial and commercial space, and contain distinctive architecture and site design that is aesthetically unique and attractive. It is the intent of such areas to promote a strong positive community image. In addition, this development will support businesses that encourage viable environmental practices and community oriented operating philosophies. Residential land use is not compatible with this development and will not be permitted.

### ***INTERSTATE AND HIGHWAY COMMERCIAL AT ROUTES 7 AND 50***

These areas of land use are located at highly visible locations on prominent interstate interchanges, and along the primary arterial roads that feed into the Interstate. They shall be designed specifically to accommodate and promote highway commercial land uses. Particular effort must be made to ensure that access management for the supporting transportation network is a key priority, as the function of the interstate and primary road network is of paramount importance. The site layout and building design should recognize the nature of the region and land plans should not focus on the minor use, but the comprehensive macro use. In addition, an enhanced area of buffer and landscaping shall be provided adjacent to the Interstate 81 right-of-way and its ramps. Corridor design recommendations are discussed later in this plan.

### ***WARRIOR DRIVE EMPLOYMENT AND COMMERCIAL CENTER***

A major employment and commercial area is proposed primarily along the west side of future Warrior Drive and adjacent to the east side of Interstate 81. This area extends east of Warrior Drive along Airport Road. This major employment area would be centered on the proposed future interchange at Interstate 81 at Papermill Road. Supported by future high density residential areas and central to proposed urban centers, this employment center will be ideally placed to capitalize on this core location. Emphasis should be placed on quality building and site design.

### ***Other recommendations from the business development group:***

- New retail/service land use adjacent to the future Route 37 interchange areas with Route 522 South and Route 50 East to facilitate regional shopping opportunities.

## APPENDIX I - AREA PLANS

---

- New retail/service land use adjacent to the future realignment of Valley Mill Road and Route 7 East.
- Infill retail/service land use within existing residential developments between Route 7 East and Senseny Road.
- Intensive retail and office use lie within the urban center planned between Senseny Road, Greenwood Road, Inverlee Way Extension and Channing Drive Extension. This area has been incorporated into the Senseny and Greenwood Urban Center.
- New neighborhood retail/service and office land use within the mixed-use area planned around existing public-school facilities and church facilities near Route 522 South and Justes Drive. This area has been incorporated into the Justes Drive and Evendale Urban Center.
- New employment centers are appropriate for the land between Route 522 South and Interstate 81 adjacent to the Papermill Road flyover bridge and the future Battaile Drive interchange with Interstate 81, and the future Warrior Drive extension and Tasker Road extension. New employment centers are envisioned to allow for intensive retail, office, flex-tech, and/or light industrial land use in planned business park settings. This area has been incorporated into the Warrior Drive Employment and Commercial Center.
- A new industrial park is planned between Route 522 South, Route 50 East, Parkins Mill Road, and future Route 37. This area has been incorporated into the Parkins Mill Economic Development Area.

The business development recommendations of this plan seek to implement the 2035 Comprehensive Plan by promoting the efficient utilization of existing and planned land areas and transportation networks. Further, the recommendations promote commercial, industrial, and employment land use areas to assure the County's desired taxable value ratio of 25 percent commercial/industrial to 75 percent residential and other land use is achieved.

The Plan provides new industrial park and employment center areas to match the EDA's vision for this portion of Frederick County.

The plan identifies prime areas for urban center development to capitalize on future commercial and employment opportunities. In addition, areas are identified for neighborhood commercial retail use to accommodate existing residential communities.

Existing commercial land uses are promoted that facilitate tourism and short-term visitor experiences and revenue growth.

**Specific implementation steps have been identified which would further promote business development opportunities in the Senseny/Eastern Frederick County Urban Area Plan and Frederick County in general. These include:**

- The creation of a Future Land Use Revenue Incentive Program that provides property owners with the ability to sell residential density rights to keep their property available for future employment, commercial, or industrial land use as recommended by the Comprehensive Policy Plan. This program would incentivize the property owner by

## APPENDIX I - AREA PLANS

---

providing a revenue income source in the near term and future revenue income when the property is zoned for employment, commercial or industrial land use.

- Incentivize the property owner with automatic placement of the property into the Sewer and Water Service Area (SWSA) if a rezoning application is processed for future employment, commercial, or industrial land use, if adequate capacity and existing infrastructure is available.
- Incentivize the property owner with County endorsement of Economic Development Access (EDA) funds and/or Revenue Sharing Funds to assist in the financing of major road infrastructure needed to serve the development project. Additionally, provide for County-managed support of the major road infrastructure projects to streamline the approval process for project design and construction management.
- Incentivize the property owner through the implementation of expedited rezoning processes for future employment, commercial, or industrial land use as recommended by the Comprehensive Plan.
- The creation of new Zoning Ordinance requirements that facilitate more intensive Floor to Area Ratio (FAR) and height allowances for future employment, commercial or industrial land use, especially in the urban centers.
- The County should support and partner with various athletic organizations to sponsor regional or state tournaments and events using existing facilities to promote tourism in support of existing hotels, restaurants, and attractions.

### **CORRIDOR DESIGN**

The Route 522, 50, and 7 corridor design guidelines should be reaffirmed. In addition, the following locations have been identified as priority corridor appearance and multi-modal locations:

- Route 50 between Interstate 81 and Prince Frederick Drive, to include Shenandoah University and prime commercial locations.
- Route 7 between Interstate 81 and Greenwood Road, to include Millbrook High School, Redbud Run Elementary School and prime commercial locations.
- Senseny and Greenwood Roads and Channing Drive, to include the area encompassed by the urban center and Senseny Road in its entirety.

A significant corridor appearance buffer is proposed along Route 522 similar to that established for the Route 50 West corridor in the Round Hill Land Use Plan, which consisted of a 50 foot buffer area, landscaping, and bike path. The Route 50 and 7 corridors are more urban. Sufficient right-of-way is needed and street frontage is approached differently.

### **TRANSPORTATION**

In support of the new areas of land use, a transportation network has been proposed which relates to the location and context of the areas of land use, promotes multi-modal transportation choices and walkability, and furthers the efforts of the Win-Fred MPO. In this study, there is a direct nexus between transportation and land use.



## APPENDIX I - AREA PLANS

---

As noted in the Transportation Chapter of the Plan, as road projects and development or redevelopment take place, the development and associated transportation facilities should be accessible to all users.

Future Route 37, Route 7, Route 50, and Route 522, make up the County's primary road system and provide new opportunities to create a transportation network which supports the future growth of the community in this study area.

Access Management is a significant consideration of this study. The use of frontage roads, minor collector roads, and inter parcel connections to bring traffic to common access points is key to a safe and efficient transportation and reduces the need for roadway widenings and expansions to be needed as quickly. Access Management is a key consideration on all roads within the study area, but particularly along the primary and major collector roadways.

The study also proposes a new and extended major collector network supplemented by interconnected minor collector street network in support of a significant urban center and new areas of economic growth - Warrior Drive, Justes Drive, Channing Drive, Inverlee Way.

The context of the collector road network is proposed to be significantly different, however, than that of Route 37, with the focus being placed on a more walkable and friendly street thoroughfare design. The change in context is based upon the classification of a road and to ensure compatibility with adjacent land uses and community goals. Particular attention should be paid to street network within the urban center. The surrounding land use, site design, and building design are features that will help create context and promote the creation of new communities, places, and focal points. Attention should also be provided to the context of the street in the immediate vicinity of existing and future schools, and the neighborhood village commercial areas to ensure that these prominent locations are safe and accessible to all modes of transportation. Bicycle and pedestrian accommodations should be fully integrated into street designs. Appropriately designed intersection accommodations should include pedestrian refuge islands and pedestrian actualized signals.

More specific transportation considerations for Millbrook High School and the adjacent park areas include taking a proactive approach in creating safe interconnected routes to the park from the adjacent areas.

Roundabouts should be considered as a priority preference for intersection design; roundabouts are particularly effective when used in series.

Consistent application of Comprehensive Plan goals to achieve an acceptable Level of Service (LOS) on area roads and overall transportation network, LOS C or better, should be promoted. Further, efforts should be made to ensure that additional degradation of the transportation beyond an acceptable LOS shall be avoided. Consideration of future development applications within the study area should only occur when an acceptable LOS has been achieved and key elements and connections identified in this plan have been provided.

## APPENDIX I - AREA PLANS

---

### **Other recommendations from the transportation group:**

- Emphasize the role of the State and the development community in the implementation of the planned road system.
- Use modeling to determine lane needs based upon build out of planned land uses, but consider plans of neighboring localities when making recommendations (for example Senseny Road where it enters the City of Winchester or Clarke County)
- Consider the needs of bicycle users and pedestrians in the following ways:
  - Continue to plan for multi-modal street designs that will take all users into consideration.
  - Within residential neighborhoods, this would mean that sidewalks be used and cyclists share the roads. Use of striping that defines parking bays or cycling areas would be preferred.
  - On collector roadways or higher, make use of separated multi-use paths at least 10 feet in width.
  - Incorporate wide shoulders or bike lanes into roadways that have budgetary or right-of-way limitations. This would be viewed as a step toward the ultimate goal of a separated facility.
  - Make use of paved shoulders with striping on rural roadways as a long term measure. Rural roadways would be defined by traffic count or as roadways outside of the UDA that are not part of the Primary System (ex. Route 50 or 522).
  - Bike paths should be constructed on the same grade as the adjacent roadway.
  - Bike path maintenance should be addressed by adjacent property owner groups whenever possible.
- Continue to enforce improved access management with redevelopment or new development.
  - This includes, but is not limited to, entrance location and spacing as well as traffic signal location and spacing.
- Roundabout use is preferred over signalization of intersections where traffic control is needed.
- Attractive median treatments (as alternative to standard grey concrete median) other than grass or other landscaping should be considered when maintenance agreements with VDOT cannot be achieved.
  - Treatments should be reasonably consistent
- Street sections could be modified due to DCR changes specific to drainage requirements.

## APPENDIX I - AREA PLANS

---

### **NATURAL RESOURCES, HISTORIC RESOURCES, AND PUBLIC FACILITIES.**

#### ***NATURAL RESOURCES***

Frederick County is a community that values and protects its natural resources.

Frederick County should create a green infrastructure inventory for the study area as well as the County as a whole. This inventory should guide land use and development to best preserve and protect natural resources. Developers should complete detailed environmental analysis for properties proposed for development. This information could be utilized to supplement the green infrastructure inventory.

Within the Senseny/Eastern Frederick Urban Areas Plan, effort should focus on the creation of greenways, stream valley parks and stream buffers around waterways, while taking into account environmentally sensitive areas. Pedestrian facilities should be constructed that connect these features to other public facilities. Many such examples have been identified on the accompanying map.

Environmental corridors should be incorporated with all development activities to ensure safe movement and protection of species and future development within the study area should take into account the natural resources located on and around their property.

Businesses that utilize environmental management systems should be targeted by Frederick County. Further, developers should consider available renewable energy options with their projects.

#### ***HISTORIC RESOURCES***

Frederick County is a community that recognizes and protects the historic structures and sites within the study area. Possible historic districts and significant structures have been identified and recognized. Priority sites for preservation within the study area should be identified and efforts initiated to preserve those of highest need. These include Frederick Hall/Parkins Mill Battery and the historic area around Carpers Valley Road.

Consideration should be given to increase the rehabilitation, adaptive reuse, or restoration of historic structures. Heritage tourism should be promoted within the study area. The Comprehensive Plan calls for the adaptive reuse of historic structures, future development applications that have historic resources on the property should incorporate the site into development.

Sensitive natural areas and historic areas are shown on the land use map for the study area. By recognizing these historic sites and structures, we are implementing the policies of the Comprehensive Plan.



## APPENDIX I - AREA PLANS

---

### **Other recommendations from the group:**

- Require archaeological surveys to be conducted prior to development, particularly any that involve battlefield areas, homesteads, American Indian encampments, and waterways.
- Significant structures and properties should be shown with a sensitive natural/historic designation. These NSA's should be protected through historic districts and/or buffered from adjacent development activity.
- The historic areas around Frederick Hall/Parkins Mill Battery and the historic area around Carpers Valley Road should be considered for possible historic districts.
- Developments should incorporate and/or convert historic properties into recreational elements, including pedestrian trails, parks, and museums. Establish a linear historic greenway between Crosspointe (Hillandale, Carysbrooke, and the preservation park) and the fort (at Parkins Mill Battery), preserving the natural, recreational, and historical features and promoting accessibility.
- Create a historic gateway park to Frederick County by supporting the restoration and adaptive reuse of the Millbank House in conjunction with other preservation partners.
- The historic one-lane bridge located on Valley Mill Road should be maintained and preserved.
- Ensure connectivity of bicycle or pedestrian transportation accommodations to existing or proposed public facilities and historic resource areas.

A regional park site has been identified on Senseny Road; this site contains a potentially significant structure and one of the few remaining farming complexes within the developed area of the study area. This park should incorporate the historical farm house and contributing structure as a means to demonstrate urban agriculture.

### ***PUBLIC FACILITIES***

The need for public spaces within the study area (such as schools, neighborhood parks, and regional parks) is recognized and addressed. The accompanying maps identify general locations within the Senseny/Eastern Frederick Urban Area Plan where such facilities should be accommodated in order to ensure adequate public facilities corresponding with the growth of the community.

Future school sites should be located within or near established or planned residential areas to encourage walk zones, as well as create a focus point for the community. Residential land uses that complement existing public facilities and schools are encouraged.

Utilities and infrastructure will be needed within the study to accommodate future growth. Frederick County needs to look at preserving the intent of the landowner when planning for public facilities while still meeting the needs of the community.

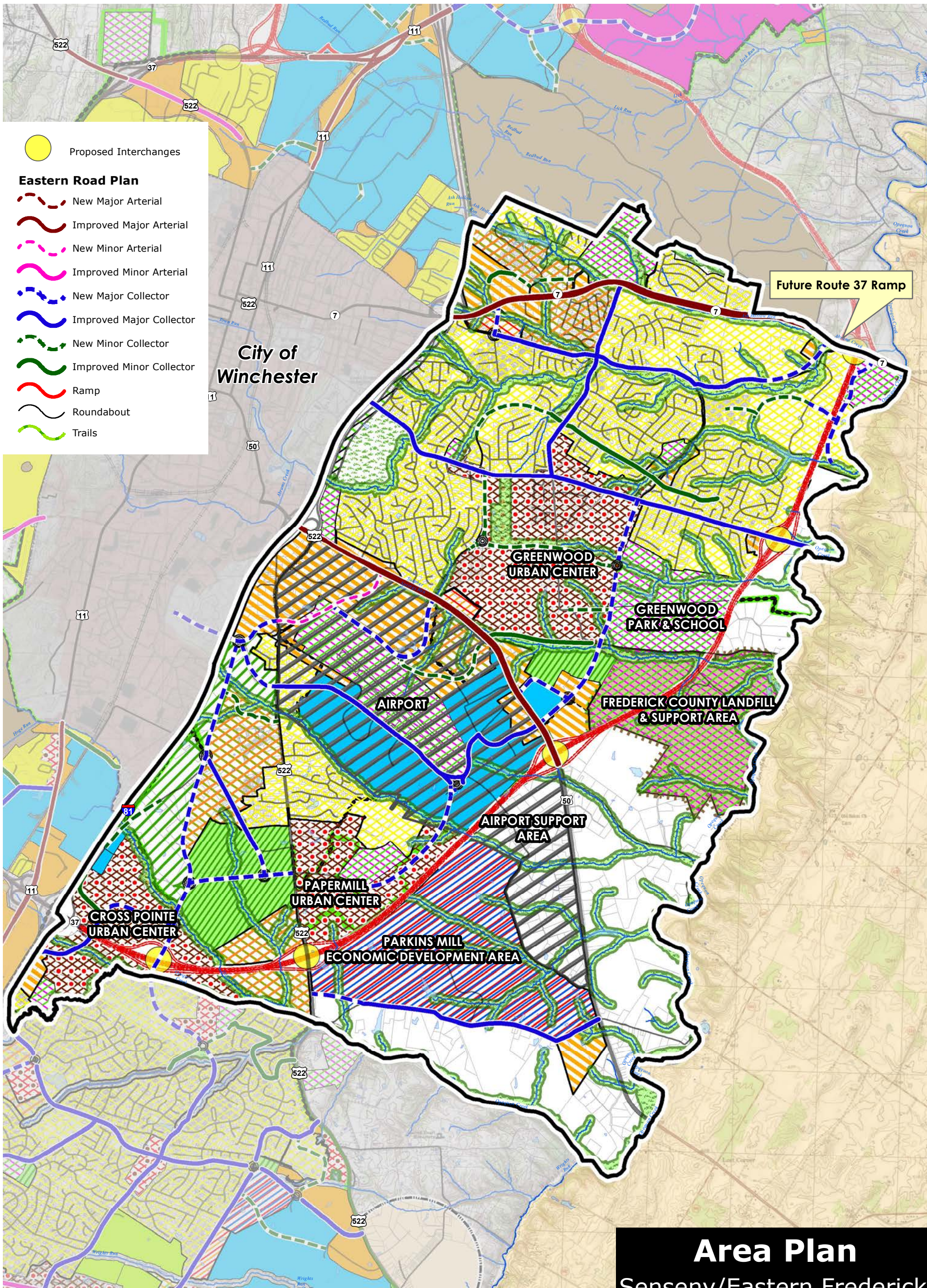
## APPENDIX I - AREA PLANS

---

### **Other recommendations from the group:**

- On any given request for development, the development community should work with all public facility providers to determine future public facility needs based upon this plan and the established standards of the public facility providers.
- The Parks & Recreation Department should continue to evaluate the “ideal” park site rings that are within the Comprehensive Plan. Sites that are outside of the identified park rings should be considered if they meet the needs of the community.
- A regional park is envisioned within the study area. In addition, a smaller park is envisioned within the Greenwood Urban Center that should incorporate the historical farm house and contributing structure as a means to demonstrate urban agriculture.
- Urban parks and other public spaces should be constructed within or near communities. These parks should be open to the public and connected not only by road, but by various pedestrian facilities.
- The 42 acre parcel owned by the landfill (old landfill site) could be considered for future use as a park.
- Public access areas to the Opequon Creek should be constructed, taking into account environmentally sensitive areas.
- The bicycle and pedestrian facilities shown on the map and the WinFred MPO planning documents should be implemented.
- Pedestrian facilities should be constructed that connect existing and future neighborhoods to school, park and library facilities to promote access and walkability. A trail or sidewalk should be provided along Greenwood Road.
- Support completion of a linear recreation path encompassing the Senseny Road, Abrams Creek, Channing Drive areas.
- Ensure connectivity of bicycle or pedestrian transportation accommodations to existing or proposed public facilities and historic resource areas.
- Ensure connectivity with existing or proposed bicycle or pedestrian transportation accommodations wherever possible.
- A pedestrian crossing over Route 7 in the Millbrook School area should be provided.
- Handley Regional Library needs should be recognized and addressed within the study area. A satellite library location should be provided within the study area (similar to Bowman Library) to meet this need. Frederick County Public Schools should also work with the Handley Regional Library to provide public library locations within new school locations.
- Future areas for Fire & Rescue stations have been identified on the map; development proposals in these areas should take this future need into account.
- The Airport has a 20 year Master Plan that outlines their ultimate expansion goals for this facility. Development proposals should not be considered on properties that fall within this planned expansion area. Also, development proposals considered within the Airport Support Area should not impact the current or future needs of the Airport.
- Incompatible development should be avoided near the landfill to ensure that their operations are not impacted (i.e., residential, urban, etc.). Industrial uses may be appropriate near the landfill. A landfill support area should be created around the landfill similar to the Airport Support Area. This support area should extend 1,000 feet from the boundaries of the landfill.





- Proposed Interchanges
- 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
- Future Rt 37 Bypass

**Land Use Legend**

- |                               |                               |                                     |                                 |
|-------------------------------|-------------------------------|-------------------------------------|---------------------------------|
| Airport Support Area          | Mixed Use Industrial \ Office | High-Density Residential, 6 u/a     | Environmentally Sensitive Areas |
| Landfill Support Area         | Employment                    | High-Density Residential, 12-16 u/a | Interstate Buffer               |
| Business                      | Residential                   | Commercial Recreation               | Sensitive Natural Areas         |
| Mixed-Use                     | Planned Unit Development      | Recreation                          | Institutional                   |
| Mixed Use Commercial \ Office | Urban Center                  | Natural Resources & Recreation      | Rural Community Center          |
| B2 / B3                       | Neighborhood Village          | Park                                |                                 |
| Industrial                    | Residential, 4 u/a            |                                     |                                 |

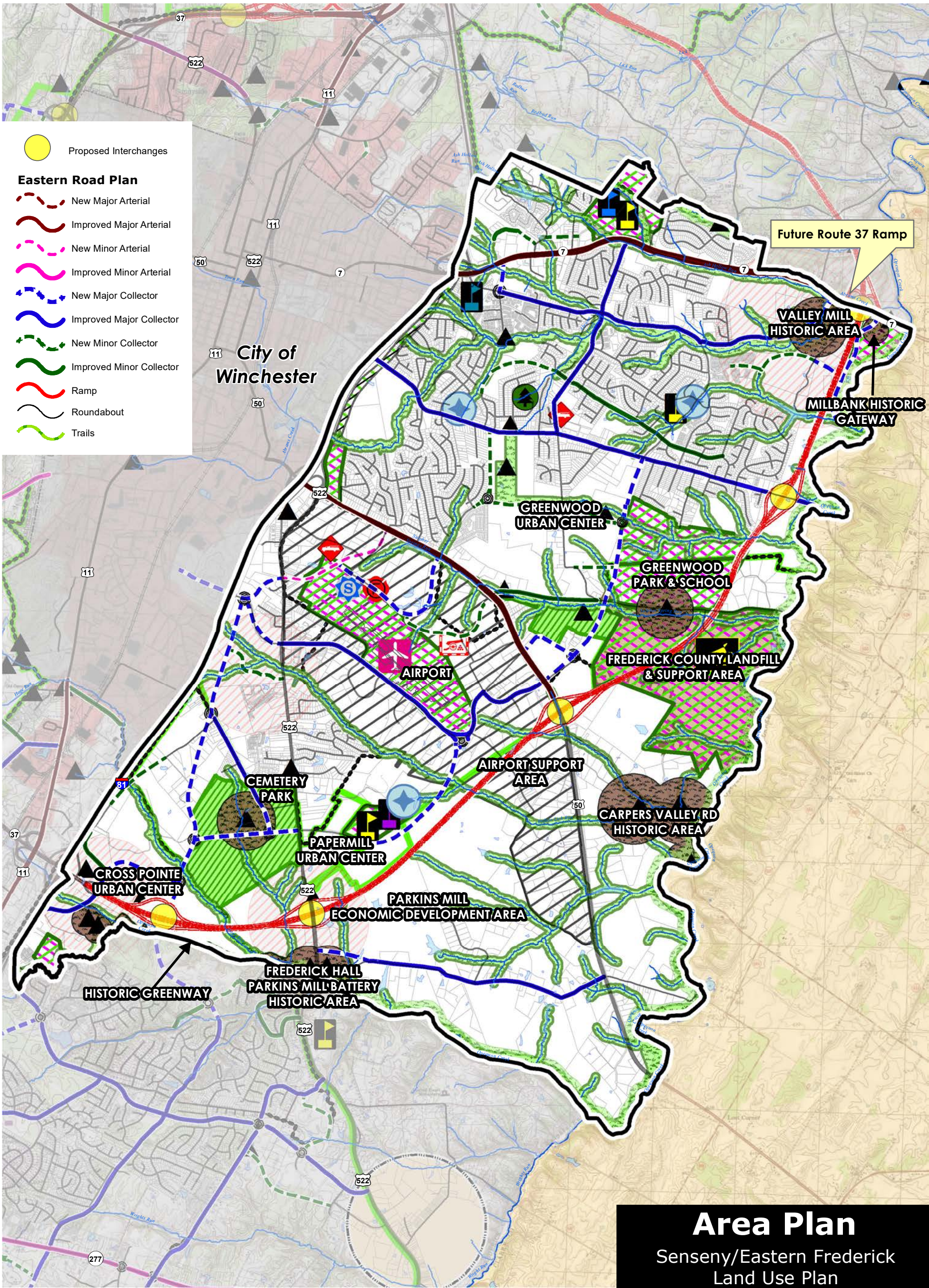
0 0.25 0.5 1 1.5 Miles

**Area Plan**  
Senseny/Eastern Frederick  
Land Use Plan



The Comprehensive Plan  
Adopted November 10, 2021





- Proposed Interchanges
- 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

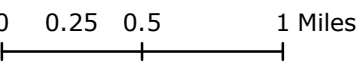
# Area Plan

Senseny/Eastern Frederick  
Land Use Plan  
Historic and Natural Resources

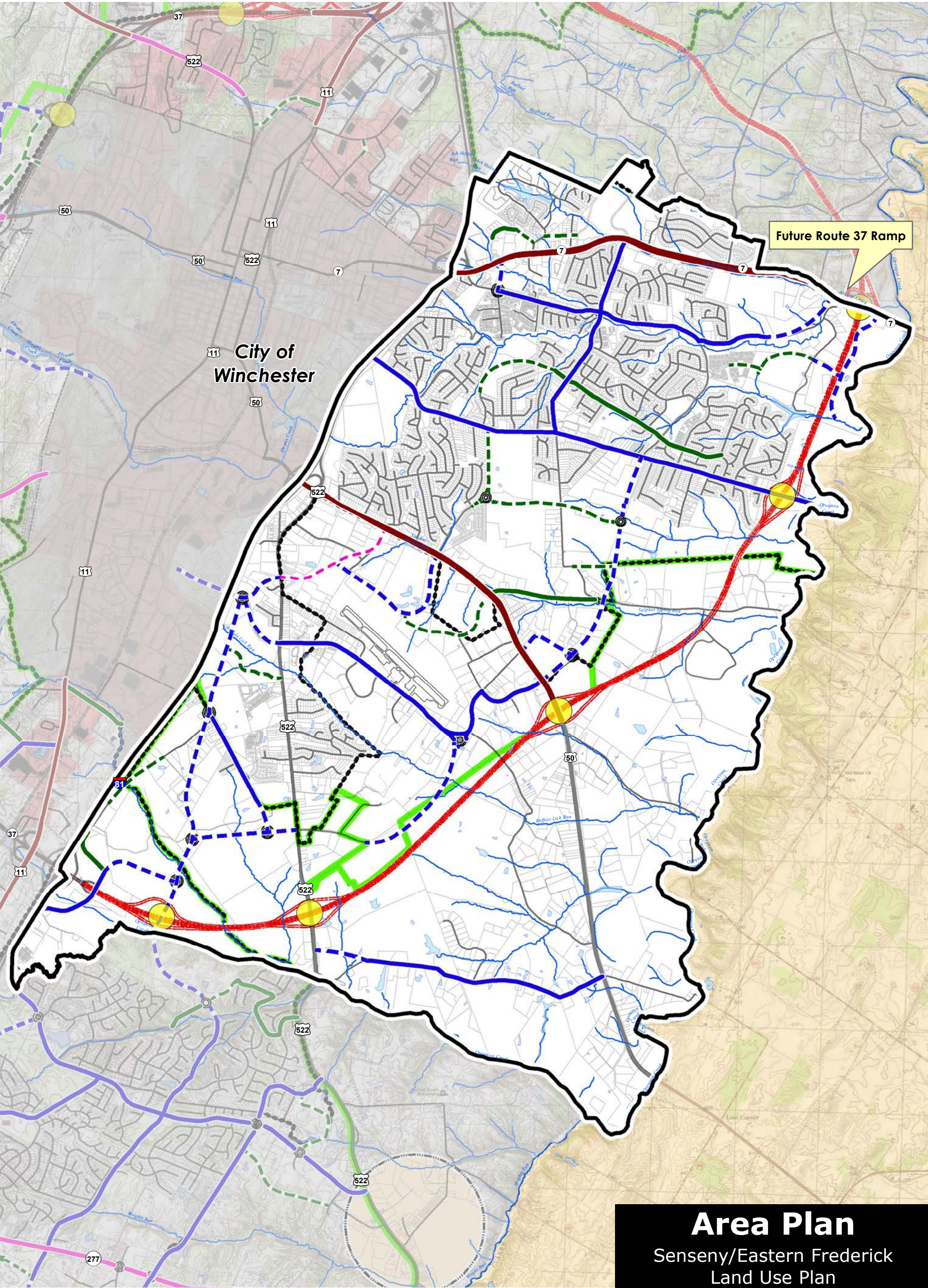
- Urban Development Area
- Sewer and Water Service Area
- Future Rt 37 Bypass
- Existing Elementary
- Future Elementary
- Existing Airport
- Existing Fire Station
- Existing Landfill
- Existing Public Safety
- Existing Park
- Existing Vocational School
- Armory
- Existing Community Center Facility
- Existing Middle School
- Future Park
- Historic Rural Landmarks
- Environmentally Sensitive Areas
- Land
  - Institutional
  - Interstate Buffer
  - Park
  - Natural Resources & Recreation
  - Landfill Support Area
  - Possible Historic District
  - Possible Fire Station



The Comprehensive Plan  
Adopted November 10, 2021





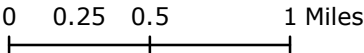


Urban Development Area    Sewer and Water Service Area    Future Rt 37 Bypass

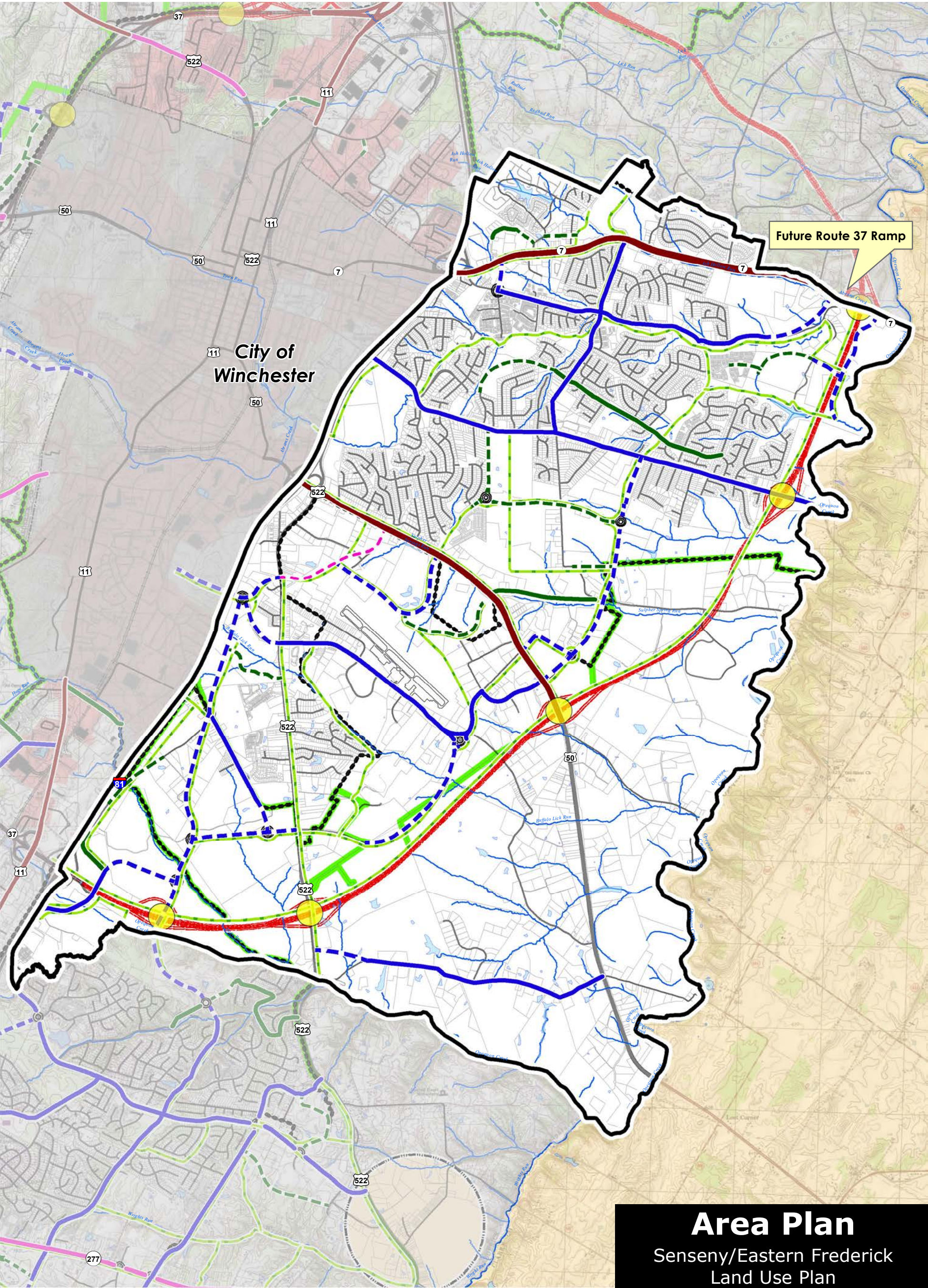
**Eastern Road Plan**

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

Proposed Interchanges







Urban Development Area Sewer and Water Service Area Future Rt 37 Bypass

- 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
  - Proposed Interchanges



0 0.25 0.5 1 Miles

The Comprehensive Plan  
Adopted November 10, 2021



**SOUTHERN FREDERICK AREA PLAN**

**SoFRED**

**BOARD OF SUPERVISORS**

APPROVED ON JANUARY 10, 2024

INCLUDING TEXT APPROVED WITH THE FOLLOWING AMENDMENTS:

- LEONARD PROPERTY
- SARGENT PROPERTY
- MADISON PROPERTY

## APPENDIX I - AREA PLANS

---

### **SOUTHERN FREDERICK AREA PLAN**

**The Southern Frederick Area Plan builds on the Route 277 Triangle and Urban Center Plan, consolidates the Tasker Woods Plan, and incorporates previously unplanned areas within the study boundary into a cohesive and proactive area plan.**

The Southern Frederick Area Plan continues to identify opportunities to create new communities, integrate land use and transportation choices, address community infrastructure needs, and expand the County's goals for economic development.

A series of maps have been prepared which identify future land use, transportation, and natural, historical, and community facilities within the study area.

The Southern Frederick Area Plan originally promoted five main areas of new land use focus; the Sherando Center, the Route 277 Triangle; Center of Economy, Interstate Commercial at I-81 Exit 307, White Oak Woods Neighborhood Village, and Tasker Woods. In the 2014 update, several additional areas of land use focus were envisioned: Lakeside Neighborhood Village, Artrip Neighborhood Village, Warrior and Tasker Neighborhood Village, and Lake Frederick Neighborhood Village.

The above areas combine to frame the southern boundary of the County's urban areas. In addition, Route 522 South within the study area defines the eastern boundary of the County's urban areas. South and east of this study area; the County's rural areas are strengthened as the primary land use designation. The Lake Frederick Sewer and Water Service Area (SWSA) is recognized in this area plan.

### **LAND USE**

#### ***THE SHERANDO CENTER***

The Sherando Center is envisioned to be an intensive, walkable urban area that is well integrated with the surrounding community. The center should be based on the principles of New Urbanism or Traditional Neighborhood Design promoted in the Comprehensive Plan. It shall contain a large commercial core, generally higher residential densities with a mix of housing types, an interconnected street system, and public open space around which the center is designed. Community facilities shall also provide a focal point for the center and surrounding community. Presently, Sherando High School and Sherando Park provide this function. In the future, these resources shall be complemented by a new elementary school which shall serve the existing and future population and be located within the center. Public spaces in the form of pocket parks, plazas, or greens shall be further integrated into the design of the Sherando Center.

The commercial and residential mix of land uses shall have a strong street presence and shall relate to existing Route 277, Warrior Drive and Double Church Road. The mix of commercial,

## APPENDIX I - AREA PLANS

---

residential, employment, and community uses shall be linked to the surrounding community with inter modal transportation choices and public open spaces.

The Sherando Center is centrally located to the community and is in the short term, respectful to the Agricultural District.

### ***ROUTE 277 TRIANGLE - CENTERS OF ECONOMY***

The Route 277 Triangle Centers of Economy is designed to be a significant area of commercial and industrial opportunity that is fully supportive of the Frederick County Economic Development Authority's targeted goals and strategies. The intent of the mixed-use designation is to further enhance the County's commercial and industrial areas and to provide focus to the County's future regional employment centers. In specific areas a mix of flexible uses, with office uses in prominent locations is encouraged. Such areas are supported by substantial areas of industrial and commercial opportunity and provide for areas that are well designed with high quality architecture and site design. It is the intent of such areas to promote a strong positive community image. Residential land uses are not envisioned in this area.

### ***LAKE FREDERICK URBAN DEVELOPMENT AREA***

The Lake Frederick Urban Development Area serves as a focal point to the 277 Triangle Centers of Economy, and as a gateway feature for the Shenandoah/Lake Frederick community. On a broader scale, a gateway feature for Frederick County as citizens and visitors approach the County from the east is desirable in this area. This development area should promote a strong positive community image. Residential land uses would be permitted only as an accessory component of the neighborhood village commercial land uses. Previously, a small area of neighborhood village commercial was identified on the south side of Route 277 in the general vicinity of the future entrance of Shenandoah and the existing Sandy's Mobile Home Park. The 2014 update to the Plan provides for an overall greater area and mix of uses in this area that is reflective of a desire to create a more substantial focal point for activity. This is primarily based on the growth and development of the Lake Frederick Community and the involvement of new residents from this area. The existing Lake Frederick community is included in order to serve as the core area of this new Urban Development Area, and to demonstrate the quality of construction and type of land use patterns desired in this area.

In addition to the proposed north-south trails connecting the Route 277 Triangle to the Existing Lake Frederick Community, vehicular connections should be considered to provide inter-parcel connectivity between the Lake Frederick Community and other parcels located south of the Route 277 corridor. These connections will allow existing residents pedestrian and vehicular access to commercial areas without the need to travel on arterial roads. In order to serve the needs of the growing residential community in and around the Lake Frederick Urban Development Area, medical uses should be considered within the core commercial areas around the Route 277 corridor.



## APPENDIX I - AREA PLANS

---

### ***INTERSTATE COMMERCIAL I-81 EXIT 307***

Located at a highly visible location on an interstate interchange, this area of land ~~use~~ shall be designed specifically to accommodate and promote highway commercial land uses. Particular effort must be made to ensure that access management for the supporting transportation network is a key priority as the function of the interstate and primary road network is of paramount importance. The building and site layout and design of the projects shall be of a high quality. In addition, an enhanced buffer and landscaping is planned adjacent to the Interstate 81 right-of-way, its ramps, the new arterial road (South Frederick Parkway), and adjacent to Route 11.

### ***WHITE OAK WOODS NEIGHBORHOOD VILLAGE***

The White Oak Woods Neighborhood Village is a neighborhood village commercial area that is proposed at White Oak Road and Route 277. This area should be sensitive to the existing character and scale of the location, adjacent to Sherando Park and the White Oak Campground. The orientation of this neighborhood commercial shall be to the park and adjoining street network. A new fire and rescue facility and community facility shall provide an additional focal point to this area. This facility and the commercial land uses shall be of a general scale and context similar to projects such as Creekside. High quality building and site design is a priority. Accessory residential uses are only permitted as an accessory component of the neighborhood village commercial land uses.

### ***TASKER WOODS***

The Tasker Woods area provides guidance on the future land uses for the areas between Route 522, Tasker Road, and White Oak Road. An area of neighborhood village commercial is proposed between the originally proposed residential areas and Route 522, serving the Tasker Woods area. Access Management is a priority along the Route 522 corridor. An internal access road serving this area was provided with the Tasker Woods project; therefore, no new commercial entrances shall be permitted on Route 522. A significant corridor appearance buffer is proposed along Route 522 similar to that established for Route 50 West corridor in the Round Hill Land Use Plan. This buffer should consist of a 50-foot landscaped buffer area, and bike path. Residential uses are only permitted as an accessory component of the neighborhood village commercial land uses within area. Generally speaking, the area along Tasker Road between White Oak and Route 522, may be a strategic location for new Fire Station 22.

The area of natural resources connecting Tasker Woods with Route 522, including the existing pond shall continue to be recognized in this plan. An extension of the neighborhood commercial land uses may be appropriate on the east and west sides of the existing pond if a balance is achieved between protecting the environmental features and allowing compatible uses, which may also include commercial recreational uses.

## APPENDIX I - AREA PLANS

---

In addition to the neighborhood village commercial land uses, an area of commercial land use is proposed generally north of Tasker Road – this expands on previously planned commercial uses in this area. Two areas have been identified as recreational and natural resources and have been connected together in an effort to protect the existing natural resources and provide additional recreational opportunities for the Tasker Woods area.

### ***LAKESIDE NEIGHBORHOOD VILLAGE***

The Lakeside Neighborhood Village is proposed along Tasker Road in the Lakeside area, in the vicinity of the Bowman Library. This small-scale commercial area is sensitive to the existing character and scale of the location, the library, the adjacent lake, and the historic and natural resources in this area. The orientation of this neighborhood commercial shall be on the southern side of Tasker Road, opposite to the library and lake and shall be planned with a new street network providing the framework for the new neighborhood. The Bowman Library is an invaluable community facility for the area shall provide a focal point for future development. The commercial land uses shall be of a general scale and context similar to projects such as Creekside. High quality building and site design is a priority. Within the core area of the neighborhood village, residential uses are only permitted as an accessory component. An area of residential land use is proposed to surround the core neighborhood village area that shall be of a higher density.

### ***ARTRIP NEIGHBORHOOD VILLAGE***

The Villages at Artrip contains approximately 170 acres of land designed as a neo-traditional village community. This neighborhood village was designed to provide an urban feel in what was historically a rural setting. This development was rezoned in 2006 and is anticipated to include a mix of 900 single family homes and townhouses, over 100,000 square feet of retail, as well as numerous restaurants and office space. A future elementary school is proposed in this area which will provide a focal point and valuable community resource for this area of new development.

### ***WARRIOR & TASKER NEIGHBORHOOD VILLAGE***

The Warrior and Tasker Neighborhood Village proposed along Warrior Drive, adjacent to the intersection of Warrior Drive and Tasker Road. This small-scale commercial area is sensitive to the existing residential character of the area, in particular the scale of the adjacent neighborhoods, yet seeks to build upon the existing commercial character of this intersection. The commercial land uses shall be of a general scale and context similar to projects such as Creekside. High quality building and site design is a priority. Residential uses are only permitted as an accessory component of the neighborhood village commercial land uses within the core area.

### ***DEFINED RURAL AREAS***

The Southern Frederick Area Plan has sought to further define the boundary between the rural and urban areas of the community. As noted, the above areas of proposed land use combine

## APPENDIX I - AREA PLANS

---

to frame the southern boundary of the County's urban areas. In addition, the rural areas to the east of Route 522 south further define the boundary of the County's urban area in this location. The plan provides enhanced recognition of Double Church Agricultural and Forestal District, which provide for a clear separation between the County's rural and urban areas.

### ***ARMEL RURAL COMMUNITY CENTER***

The general location of the Armel Rural Community Center was identified in earlier versions of the Comprehensive Plan. This community center, along with several other centers, have an important role to play as service centers for the County's rural areas.

The Southern Frederick Area Plan seeks to further define the Armel Rural Community Center and promote future consideration of this unique area; future development of this area should ensure that it remains distinct from the general urban development occurring in the urban areas of the Plan. Future policies for this rural community center should reflect the characteristics of the center and the desires of its residents; this could be achieved through a broader effort to create small area plans for all of the County's Rural Community Centers.

### **SHERANDO-LAKE FREDERICK TRAILWAY**

A new multi-purpose path is envisioned to be constructed from the planned lakeside path at Lake Fredrick westward along Crooked Run, connecting into future planned land uses and ultimately intersecting with a Sherando Park path. This pathway surface should be consistent with that of the Sherando Park paths and trails. The new pathway will connect large segments of planned Southern Frederick trails and provide additional public to access Lake Frederick's lakeside trails and other constructed facilities. Such an environmental and recreational resource would provide an excellent example for other recreational opportunities in the County.

### **RESIDENTIAL DEVELOPMENT**

Outside of the Sherando Center and Neighborhood Villages described above, the residential land uses in the Southern Frederick study area are defined in two main categories:

- R4 – these are generally reflective of existing residential densities at approximately 4 units per acre.
- R6 – these are slightly higher residential densities that may fall within the 6-12 units per acre range (this is generally attached house and may also include multifamily and a mix of other housing types).

These densities are necessary to accommodate the anticipated population growth of the County, with the intent of focusing residential land uses in the urban areas

The residential land uses east of Route 522 South within the study area are envisioned to be rural ~~area~~ residential in character. Route 522 South may generally be considered as the boundary between the urban areas and rural areas within the eastern part of this study area.



## APPENDIX I - AREA PLANS

---

This provides a transition area to the Opequon Creek and Wrights Run and to the well-established rural character of adjacent Clarke County.

### **BUSINESS DEVELOPMENT**

The business development section of the Plan provides recommendations that are ~~also~~ intended to implement the Comprehensive Plan by promoting the efficient utilization of existing and planned land areas and transportation networks. Further, the recommendations promote commercial, industrial, and employment land use areas to assure the County's desired taxable value ratio of 25 percent commercial/industrial to 75 percent residential and other land use is achieved.

The Plan provides for new industrial park and employment center areas to match the Frederick County Economic Development Authority's (EDA) vision for this portion of Frederick County.

The Plan identifies a prime area for mixed use development, the Sherando Center, to capitalize on future commercial and employment opportunities. In addition, areas are identified for neighborhood village commercial use, to accommodate the needs of existing residential communities.

The relocation of the Exit 307 Interchange on Interstate 81 provides a significant commercial opportunity that the Plan seeks to take advantage of by identifying the interstate commercial at Exit 307 area of land use.

The business development recommendations desirable business types to draw to the area. Including, but not limited to:

- Light Industrial/High Tech targeted businesses
- Lodging / Event / Dining along the Route 522 corridor and at the interstate
- Fast-Casual Dining (EG - Panera, Chipotle)
- Higher-end Dining (chain and Local businesses) as well as casual pubs and cafes
- Premium Grocery & Retail in the UDA Center area (EG - Wegman's)

### ***The business development group also provided the following general comments:***

- All areas should be designed to promote/support pedestrian and bike access, making this a walkable community. This will decrease reliance on cars and enable residents to more readily access business and employment centers.
  - To expand the pedestrian & bike access the undeveloped land zoned as Natural Resource / Flood Plain should include walking/biking trails.
- Identify ways to leverage abundant supply of natural gas in the RT 522 corridor.
- Determine if incentives to rezone to commercial uses for landowners with agricultural zoned property should be made available.
- Promote development of small parcels of land that already contain residential structures along transportation corridors for business purposes, examples of which may include doctors, dentist offices, and other professional offices. Promotion could

## APPENDIX I - AREA PLANS

---

be in the form of incentives or credits to offset the cost of site improvements and transportation improvements required by the site development.

- Restaurants and community based businesses such as dry cleaners, convenience stores, and the like, should be located close to and easily accessible by car or by foot to the areas targeted as industrial, commercial and office uses. This could also be within the Sherando Center or neighborhood village commercial areas which are located within accessible distances from these areas.
- Identify ways to draw more light manufacturing and targeted economic development businesses to the area around the FBI facility off Tasker Rd.
- The Southern Frederick area would be a natural fit for various outdoor events and festivals, especially once road and walking path networks have been established and more lodging and dining options are available. This type of business has a low impact on the environment and provides an external infusion of revenue.

Specific implementation steps have been identified which would further promote business development opportunities in the Southern Frederick Area Plan. This is consistent with those identified in the Senseny/Eastern Frederick County Urban Area Plan. These include:

- The creation of a future land use revenue incentive program that could provide property owners with the ability to sell residential density rights to keep their property available for future employment, commercial, or industrial land use as recommended by the Comprehensive Plan.
- Incentivize the property owner with automatic placement of the property into the Sewer and Water Service Area (SWSA) if a rezoning application is processed for future employment, commercial, or industrial land use if capacity and existing infrastructure exists.
- Assist property owners with applying for State funding to assist in the financing of major road infrastructure needed to serve the development project. Additionally, provide for County-managed support of the major road infrastructure projects to streamline the approval process for project design and construction management.
- Incentivize the property owner through the implementation of expedited rezoning processes for future employment, commercial, or industrial land use as recommended by the Comprehensive Plan.
- The creation of new Zoning Ordinance requirements that facilitate more intensive Floor to Area Ratios (FAR), and height allowances for future employment, commercial or industrial land use, especially in the urban centers.
- The County should support and partner with various athletic organizations to sponsor regional or state tournaments and events using existing facilities to promote tourism in support of existing hotels, restaurants, and attractions.

### **TRANSPORTATION**

In support of the new areas of land use, a transportation network has been proposed which relates to the location and context of the areas of land use, promotes multi-modal transportation choices and walkability, furthers the efforts of the Win-Fred MPO, and reaffirms

## APPENDIX I - AREA PLANS

---

the planning done as part of the Route 277 Triangle Area plan. In this study there is a direct nexus between transportation and land use.

The relocation of Interstate 81, Exit 307, provides a new orientation for the County's primary road system, and provides new opportunities to create a transportation network which supports the future growth of the community in the right locations. This area is also heavily influenced by the ongoing and future improvements to I-81 Exit 310 and the future extension of Warrior Drive. Minor modifications are proposed to the alignment of the Tasker Road flyover of I-81. As Warrior Drive is extended north and connection with future Route 37 is made, the current Route 37 access point with Tasker Road will be disconnected, resulting in a significant shift of traffic flows in this area.

As in all transportation elements of the Plan and area plans, all development of new roadways, development along existing roadways and upgrades to existing roadways is planned to implement bicycle and pedestrian accommodations to grow the County's accessibility to all forms of transportation users.

Access management is a significant consideration of this study and general transportation planning in Frederick County. This concept is supportive of providing for key connections to the south. The use of frontage roads, minor collector roads, and inter parcel connections to bring traffic to common shared access points is promoted in order to improve safety and efficiency of the County transportation network.

Roundabouts will be considered as a priority preference for intersection design. Roundabouts are particularly effective when used in series and when used where intersection spacing may be an issue.

The context of the collector road network is proposed to be significantly different with the focus being placed on a more walkable and multi-modal street thoroughfare design. The change in context is based upon classification of road and to ensure compatibility with adjacent land uses and community goals. Particular attention should be paid to street network within the urban centers. The surrounding land use, site design, and building design are features that will help create context and promote the creation of new communities, places, and focal points. Attention should also be provided to the context of the street in the neighborhood village commercial areas to ensure that these prominent locations are safe and accessible to all modes of transportation. Bicycle and pedestrian accommodations should be fully integrated into street designs. Appropriately designed intersection accommodations should include pedestrian refuge islands and pedestrian actualized signals.

More specific transportation considerations for Sherando Park include taking a proactive approach in creating safe interconnected routes to the park from the adjacent areas and creating additional access points. Traffic calming across the entire frontage of Sherando Park is warranted with special attention placed on providing a safe and efficient main entrance to the park. As usage of this regional park facility continues to grow this is an increasing need.



## APPENDIX I - AREA PLANS

---

Consistent application of Comprehensive Plan goals to achieve an acceptable Level of Service (LOC) on area roads and overall transportation network, LOC C or better, should be promoted. Further, efforts should be made to ensure that additional degradation of the transportation beyond an acceptable LOC shall be avoided. Consideration of future development applications within the study area should only occur when an acceptable LOC has been achieved and key elements and connections identified in this plan have been provided.

The Eastern Road Plan calls for White Oak Road between Tasker Road and Route 277 to be an improved two-lane roadway. While this improvement has partially taken place for the northern portion of the roadway near Tasker Road, the southern portion of White Oak Road to the south remains a winding and narrow roadway which may be difficult and costly to improve. The area plan identifies improvements to White Oak Road in this area which may include its realignment near the Wrights Run stream crossing, passing to the east of and behind the existing residences fronting White Oak Road.

### **Other recommendations from the transportation group:**

- Emphasize the role of the State and the development community in the implementation of the planned road system.
- Use modeling to determine lane needs based upon build out of planned land uses but consider plans of neighboring localities when making recommendations. Consider the needs of bicycle users and pedestrians in the following ways:
  - Continue to plan for multi-modal street designs that take all users into consideration.
  - Within residential neighborhoods, this would mean that sidewalks be used, and cyclists share the roads. Use of striping that defines parking bays or cycling areas would be preferred.
  - On collector roadways or higher, make use of separated multi-use paths at least 10 feet in width.
  - Incorporate wide shoulders or bike lanes into roadways that have budgetary or right-of-way limitations. This would be viewed as a step toward the ultimate goal of a separated facility.
  - Make use of paved shoulders with striping on rural roadways as a long-term measure. Rural roadways would be defined by traffic count or as roadways outside of the UDA that are not part of the Primary System (ex. Route 522).
  - Bike paths should be constructed on the same grade as the adjacent roadway.
  - Bike path maintenance should be addressed by adjacent property owner groups whenever possible.
  - Continue to enforce improved access management with redevelopment or new development. This includes, but is not limited to, entrance location and spacing as well as traffic signal location and spacing.
- Roundabout use is preferred over signalization of intersections where traffic control is needed.
- Attractive median treatments (as alternative to standard grey concrete median) other than grass or other landscaping should be considered when maintenance agreements with VDOT cannot be achieved. Treatments should be reasonably consistent.

## APPENDIX I - AREA PLANS

---

- Street sections could be modified due to DCR changes specific to drainage requirements.

### **NATURAL RESOURCES, HISTORIC RESOURCES, AND PUBLIC FACILITIES**

#### ***NATURAL RESOURCES***

Frederick County should be a community that understands, values, and protects its natural resources.

The natural resources element of the Southern Frederick Area Plan should directly correlate to the Natural Resources chapter of the Comprehensive Plan. To that end, Frederick County should focus on the creation of greenways, stream valley parks, and stream buffers around waterways. Shared use trails should be constructed that connect these features to other public facilities. Consideration should also be given to creating linear parks with shared use trails along major streams, particularly the Opequon Creek, with buffering vegetation appropriate for preventing erosion, filtering pollutants, and providing wildlife habitat.

#### **Recommendations from the Natural Resources Committee are:**

- Shared use trails should provide connections to other shared use trails as well as other public facilities in the study area.
- New construction within the study area should take into account the natural resources located on and around their property. The County should ensure that when new developments are planned, that connectivity of greenways is included through the project.
- Preserve and maintain existing natural wetlands, woodlands, and grasslands to the maximum feasible extent to provide wildlife habitats for animals and plants. Buffer wetlands and creeks using latest water management principles to promote environmental protection of those localities, stabilize stream banks, and promote such protective steps during residential development throughout the South Frederick area.
- All types of urban open spaces like greenways, squares, plazas, urban parks, playgrounds, and street medians should be considered as part of urban development planning and implemented wherever reasonable.
- Ensure that stormwater is managed in accordance with the County's Erosion and Sediment Control Ordinance and Virginia's storm water Requirements, and work to implement Low Impact Development (LID) measures where appropriate.
- Provide for best storm water management practices at urban centers, residential developments, and industrial areas to facilitate environmental protection.



## APPENDIX I - AREA PLANS

---

- Protect floodplains and steep slopes from unsuitable uses and recognize their value for stormwater management and ecological functions.
- Ensure that with new development, people and wildlife are protected from unhealthy levels of noise and light.

### **HISTORIC RESOURCES**

Frederick County should recognize and protect the historic structures and sites within the study area.

Sensitive Natural Areas, including historic areas, are shown on the land use map for the study area. The historic element of the Southern Frederick Area Plan should directly correlate to the Historic Resources chapter of the Comprehensive Plan. To that end, the rehabilitation, adaptive reuse, or restoration of historic structures should be increased and incentivized. The Comprehensive Plan calls for the adaptive reuse of historic structures and therefore, future development applications that have historic resources on the property should incorporate those resources into development.

Recommendations from the Historic Resources Advisory Board are:

- Significant structures and properties shown with a sensitive natural/historic designation should be buffered from adjacent development activity.
- Require archaeological surveys to be conducted prior to development, particularly any that involve battlefield areas, homesteads, Indian encampments, and waterways.
- The Rural Landmarks Survey should be updated and maintained regularly in order to keep current the inventory of structures older than fifty years.
- There are at least six historic sites and markers in the Southern Frederick Area Plan. Those sites and markers should be buffered from adjacent development activities and preserved in their original condition whenever possible during any development or future land use planning exercises.
- The Melvin Sandy house is located immediately adjacent to Sherando Park and would be ideal for use as an element of the park. In the event that the sites could not, it would be appropriate for the site to develop in a way to protect any structures or features.; accessibility to the park is encouraged.
- Frederick County should assist property owners that want to register their properties with the State or National Register of Historic Places.
- Increasing shared use trails throughout the study area would give emphasis to the preservation and rehabilitation of nearby historic sites and structures. Developments should be encouraged to incorporate and/or convert historic properties or sites into

## APPENDIX I - AREA PLANS

---

recreational elements, including shared use trails, parks, and museums. The Zig-Zag trenches should be preserved and connected via a linear park/trail network to the Crosspointe development.

- Development of any urban center in the study area should provide for the integration, preservation, restoration, rehabilitation, or adaptive reuse of any historic structures and sites located within the boundaries of the project.

### **COMMUNITY FACILITIES**

The importance of public spaces and facilities within the study area needs to be recognized and incorporated into future development.

The public facility element of the Southern Frederick Area Plan should directly correlate to the Public Facilities chapter of the Comprehensive Plan. The public facilities element should also expand upon the existing Comprehensive Plan and ensure that opportunities for needed public facilities, which are not currently identified, are not overlooked.

#### **Recommendations from the public facilities group are:**

- The need for future facilities for Schools, Fire & Rescue, and Parks and Recreation should be identified in this Plan, the CIP and incorporated into development proposals as appropriate.
- The County should focus on the development of the north side of Sherando Park.
- Ensure connectivity with existing or proposed bicycle or pedestrian transportation facilities wherever possible.
- Pedestrian facilities should be constructed that connect neighborhoods to school and park facilities to promote accessibility and walkability.
- Trails should be planned and constructed that connect Sherando Park, the proposed South Frederick Parkway and Lake Frederick (see the Sherando-Lake Frederick Trailway example described in the land use section).
- A trail network should be constructed around the Lake at the Bowman Library.
- Linear parks should be constructed along creeks where permissible due to topography.
- A new fire & rescue station is needed within the study area; this facility would provide an additional focal point to the White Oak Woods Neighborhood Village area.
- The 13-acre parcel owned by the Frederick County adjacent to Bass Hoover Elementary should be planned as a combined school, park and recreation facility.
- New schools identified in this Plan and in the CIP should be pursued and may be used as focal points for future community development. Existing schools should also be upgraded as identified in the CIP.



## APPENDIX I - AREA PLANS

---

### **ZONING AMENDMENTS TO IMPLEMENT THE PLAN**

#### **REVISED/MORE FLEXIBLE B2 OVERLAY CONCEPT**

Neighborhood Village Commercial areas are envisioned to be compact commercial centers that focus and complement the surrounding neighborhoods, are walkable and designed at a human scale, and which are supported by existing and planned road networks.

Residential uses within the neighborhood Villages are only permitted as an accessory component of the commercial land uses within the core area. ***However, the residential uses are allowed in a variety of configurations and are not just limited to the second and third floors of commercial buildings. They may also be located in separated buildings, again provided that they are accessory to the commercial uses.*** This provides a greater amount of flexibility with the residential design, while still affording the commercial land uses primary status. *Previously, residential land uses were only permitted on the second floor and above commercial buildings.*

#### **TRADITIONAL NEIGHBORHOOD DESIGN ZONING CLASSIFICATION**

This flexible zoning classification is intended to enable Neighborhood and Urban Village Centers, or a part thereof, to be developed.



# Area Plan

## Southern Frederick Land Use Plan

- Urban Development Area
- Sewer and Water Service Area
- Future Rt 37 Bypass

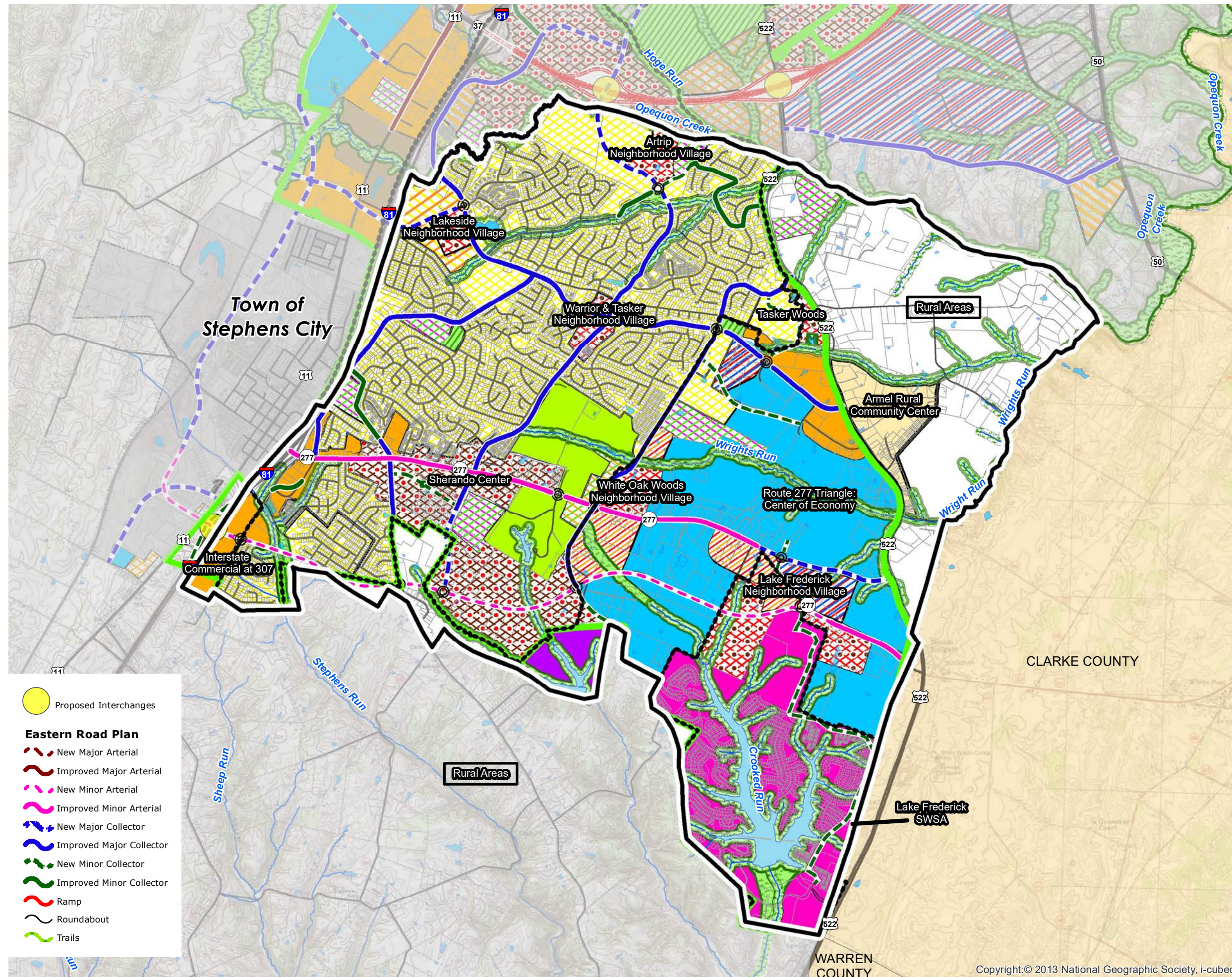
### Land Use Legend

- Airport Support Area
- Business
- Mixed-Use
- Mixed Use Commercial \ Office
- Highway Commercial
- B2 / B3
- Industrial
- Mixed Use Industrial \ Office
- Employment
- Mobile Home Community
- Planned Unit Development
- Urban Center
- Neighborhood Village
- Residential, 4 u/a
- High-Density Residential, 6 u/a
- High-Density Residential, 12-16 u/a
- Commercial Recreation
- Recreation
- Park
- Environmentally Sensitive Areas
- Sensitive Natural Areas
- Institutional
- Rural Community Center

0 0.2 0.4 0.8 Miles

The Comprehensive Plan  
Adopted November 10, 2021  
Amended January 10, 2024

(CPPA #01-23 Madison II, LLC)  
Amended January 24, 2024  
(CPPA #04-23 Sargent Properties)





# Area Plan

## Southern Frederick Land Use Plan Historic and Natural Resources

- Urban Development Area
- Sewer and Water Service Area

- Proposed Interchanges

### 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
- Historic Rural Landmarks

### Land Use

- Institutional
- Park
- Rural Comm Center
- Recreation
- Future Fire & Rescue Facility

0 0.2 0.4 0.8 Miles

The Comprehensive Plan  
Adopted November 10, 2021  
Amended January 10, 2024



(CPPA #01-23 Madison II, LLC)  
Amended January 24, 2024  
(CPPA #04-23 Sargent Properties)






# Area Plan

## Southern Frederick Land Use Plan Transportation Map

-  Urban Development Area
-  Sewer and Water Service Area

-  Proposed Interchanges

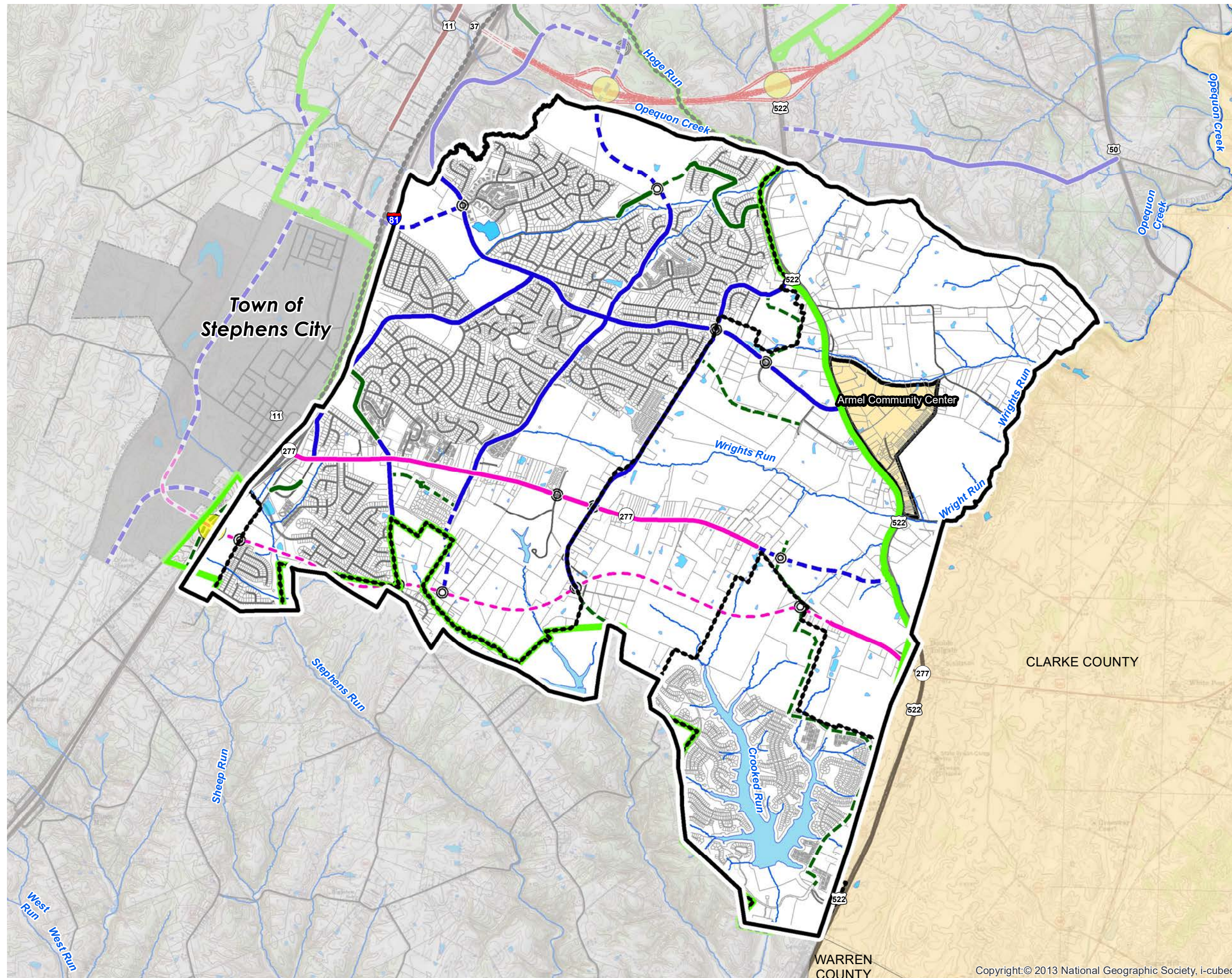
### Eastern Road Plan

-  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

0 0.2 0.4 0.8 Miles

The Comprehensive Plan  
Adopted November 10, 2021  
Amended January 10, 2024



(CPPA #01-23 Madison II, LLC)  
Amended January 24, 2024  
(CPPA #04-23 Sargent Properties)

















# Area Plan

## Southern Frederick Land Use Plan Transportation w/Trails Map

-  Urban Development Area
-  Sewer and Water Service Area

-  Proposed Interchanges

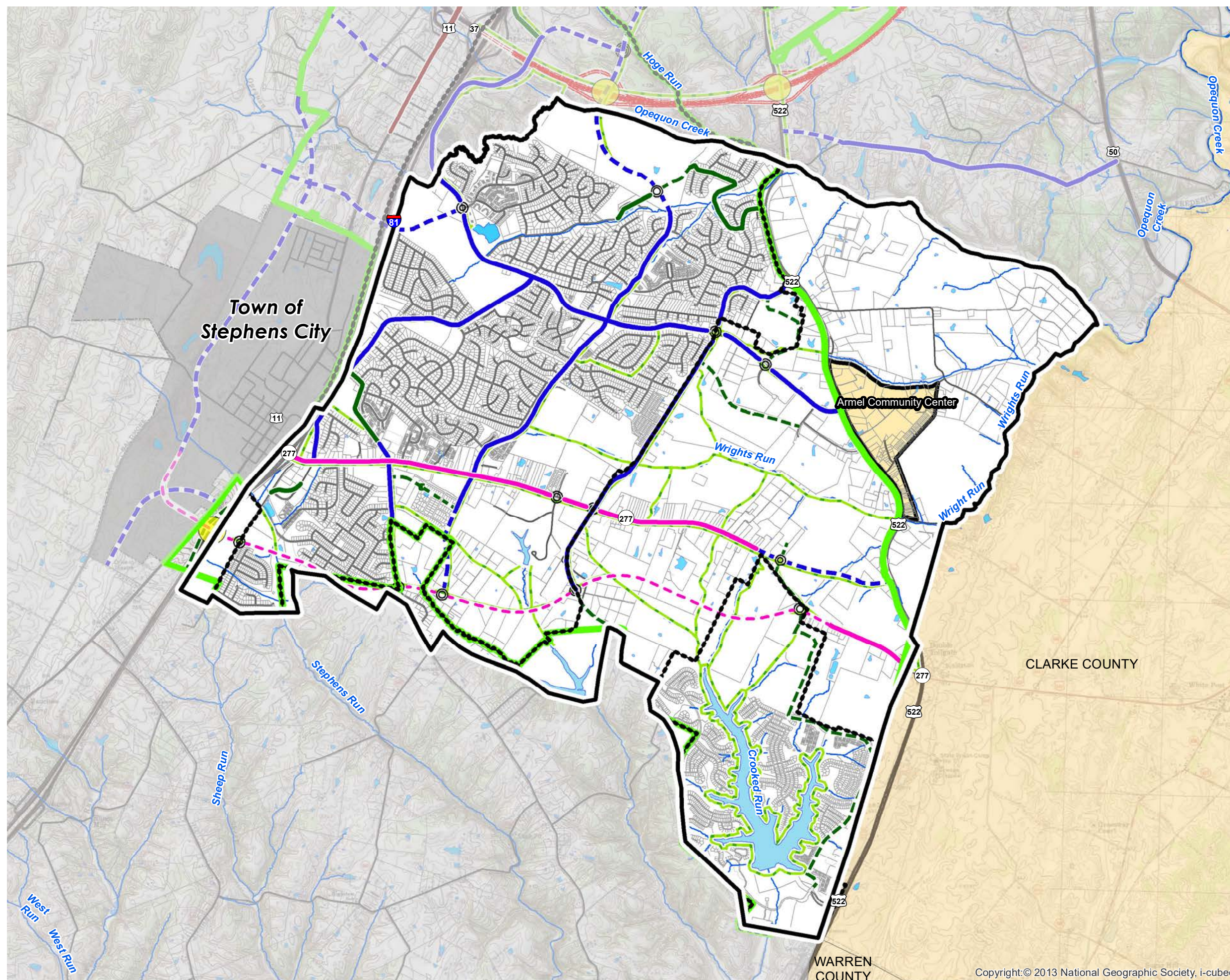
### Eastern Road Plan

-  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

0 0.2 0.4 0.8 Miles

The Comprehensive Plan  
Adopted November 10, 2021  
Amended January 10, 2024

(CPPA #01-23 Madison II, LLC)  
Amended January 24, 2024  
(CPPA #04-23 Sargent Properties)





**WESTERN FREDERICK LAND USE PLAN  
WFLUP**

**BOARD OF SUPERVISORS**

Adopted 01-08-2025



## APPENDIX I - AREA PLANS

### WESTERN FREDERICK LAND USE PLAN (WFLUP)

#### **STUDY AREA AND PLAN PURPOSE**

The study area encompasses approximately 6,229-acres of the County generally west of the City of Winchester, including areas inside and out of Route 37, north and south of Route 522 (North Frederick Pike), north and south of Route 50 (Northwestern Turnpike), and north from Cedar Creek Grade (Route 622). The western most sections extend along Route 50 to Poorhouse Road (Route 654) and immediately east of Wardensville Grade (Route 608).

This new *Western Frederick Land Use Plan* (WFLUP) incorporates three previously studied planning areas: Round Hill Community (adopted 2010), Western Jubal Early (2006), Route 37 West (1997; now referred to herein as “Albin”) and includes the area between the City of Winchester and Route 37 and north/south of Route 522 known as “Sunnyside” (not previously studied). Each of the above planning areas is detailed separately in the subsections below. The Plan reflects community values, a shared vision, and aspirations gathered through extensive public outreach and surveying conducted in the winter and summer of 2024. 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 Western Frederick Land Use Plan builds upon existing community assets and identifies opportunities to integrate land use and transportation, address infrastructure and housing needs, and expand the County’s goals for economic development. The intent of the plan is to preserve rural lands, natural and historic resources, and views west of Route 37. The plan envisions concentrating 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 the limits of the Sewer and Water Service Area or SWSA) and other County services. New planning policies, and plan implementation strategies have been included to achieve the above intent.

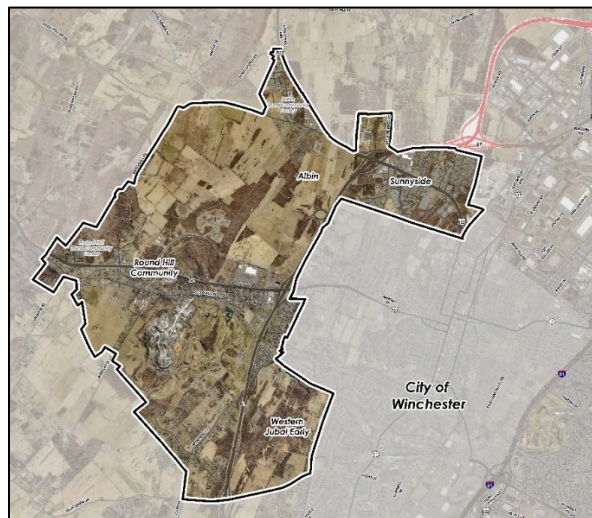


Figure 1: Western Frederick Study Area

A series of maps have been prepared which identify future land uses, transportation, historical resources, natural resources, and community facilities within the study area.

## APPENDIX I - AREA PLANS

---

### **EXISTING CONDITIONS & FUTURE LAND USE**

#### ***Sunnyside Planning Area***

This northernmost planning area is bounded by the City of Winchester to the east and Route 37 to the west. Sunnyside contains a mix of existing business and residential uses. The housing stock is primarily older (pre-2000), single-family detached (SFD) homes on small lots served by public utilities (both Frederick Water and the City of Winchester). Duplexes, apartments and townhomes are also mixed in but are not the predominate housing type. Residential neighborhoods are siloed and not well integrated or connected. Age-restricted housing (including multi-family) exists in the County and straddles the City of Winchester limits (Shenandoah Valley Westminster-Canterbury, SVWC). This age-restricted community has its own diverse set of needs. The commercial core, situated north and south along Route 522 (North Frederick Pike), includes a shopping center (Stonewall Plaza) with a grocery store anchor, other small convenience and retail uses, gas stations, restaurants with drive-thru facilities, and a hotel. Frederick County Government also owns a 70,614 square foot (SF) former shopping center (known as "Sunnyside Plaza") on the south side of Route 522 and east of Fox Drive (Route 767). The shopping center is mostly vacant with few tenants remaining under existing lease agreements. An office park adjoining Route 37 serves as an employment hub for financial, legal, and medical offices. The Route 522 corridor serves as an entryway to the City of Winchester from areas to the north and west.

Sunnyside is envisioned to be a new "urban center" of mixed residential and commercial (business) development and redevelopment harmonizing with existing residential neighborhoods north of Route 522. These existing neighborhoods are planned to remain "residential." This area of the County should be an accessible semi-urban area with a vibrant commercial core along Route 522, higher residential densities for new development and include a community focal point. The urban center should also be well-integrated with the surrounding community through inter-parcel connections that allows for circulation away from Route 522. New urban center development or redevelopment should be linked to existing residential neighborhoods (such as Star Fort and Darlington subdivisions) and retail centers by sidewalks and trails. Development directly fronting Route 522 should be of a high-quality design and building materials (i.e. brick, stone, and concrete facades) and of an appropriate scale, creating a *seamless* transition to the City of Winchester. New multi-story mixed-use buildings should be located along the roadway with parking behind the buildings. Parking lots should not be the predominate view from Route 522. New housing types should be prioritized to address a variety of income types (especially low income, affordable and workforce housing) and preferences (apartments, duplex, triplex, and townhomes) of the community. Given the planning area's inclusion in the Urban Development Area (UDA) and Sewer and Water Service Area (SWSA) and proximity to the City's newly designated design district, Sunnyside should be viewed as a prime location for infill (i.e. new building on vacant or underutilized lots) and redevelopment through the consolidation of small lots, including higher density residential (multi-family) and mixed-use residential development over commercial spaces.

Frederick County Government is working to identify what County services and other support services may utilize former Sunnyside Plaza. At the time of plan writing (2024), a space needs assessment has been conducted, and County staff will evaluate reuse of the vacant shopping



## APPENDIX I - AREA PLANS

---

center structures or complete redevelopment of the site. The County's Voting Registrar has already relocated to Sunnyside Plaza. Redevelopment of the shopping center may spur other commercial redevelopment and/or additional residential units in the vicinity and serve as a focal point and community hub of the Sunnyside urban center.

### **Plan Implementation Strategy**

***To implement this urban center designation, Frederick County may consider a comprehensive "upzoning" process to properties along Route 522 using the TNDB (Traditional Neighborhood Design-Business) Overlay District. Rezoning property with the TNDB Overlay District may require a phased approach. Revisions to the RP (Residential Performance) Zoning District may also be required to expand the available housing types and residential densities to achieve desired land use policies. New ordinance standards to address the challenges of small lot assemblage, including revisions to the TNDB Overlay District as necessary, and infill may also be further studied.***

### **Albin (formerly Route 37 West) Planning Area**

This area is bounded by Route 522 to the north, Route 37 to the east, the Round Hill planning area to the south, and a definitive ridge line (Round Hill, elevation 1,381 feet) and Poorhouse Road (Route 654) to the west. The predominant land use is agricultural, open space and a core area of the Second Battle of Winchester. At the northernmost point of the planning area is the Albin Rural Community Center, a historic hinterlands crossroads community; James Wood High School (JWHS) and Apple Pie Ridge Elementary School (APRES) serve as another community focal point.

Properties, including those within the newly defined limits of the Albin Rural Community Center, should remain in their current rural condition, continuing the present land use of agriculture and orchards while preserving the historic integrity of the battlefield, as well as historic properties identified in the Frederick County Rural Landmarks Survey. A significant portion of the planning area has been designated with the "recreation" land use, this includes properties identified as core battlefield and the former Frederick County Poorhouse property. Where public-private partnership opportunities exist for use of historic and rural properties, walking and interpretive recreation amenities may serve not only the residents of western Frederick County but the larger County population and visitors as well. Expansion of the SWSA west of Route 37 and north along Route 522 should not be a priority, as development of this area of the County should be prohibited to maintain existing views, natural systems, historic properties, open space, forestal land and viable agricultural lands.

### **Round Hill Planning Area**

The Round Hill Planning Area has three (3) distinct areas, the long-established Round Hill Rural Community Center clustered along Round Hill Road (Route 803), the established commercial area along Route 50 (Northwestern Pike) and the Route 37 interchange, and properties south of Route 50 which includes a livestock exchange, an existing extractive mining (quarry) operation (Stuart M. Perry, Inc.), a 36-hole golf course (Rock Harbor Golf Course), and a rural residential (estate) subdivision (Roscommon).

## APPENDIX I - AREA PLANS

---

The core of the long-established Round Hill Rural Community Center consists primarily of small lot residences. Most residential lots in the Round Hill Rural Community Center are less than one-half acre. These residential lots contain single-family detached housing on wells and septic systems with reduced front yard setbacks that do not conform to modern Zoning Ordinance standards. Several small businesses such as gas stations and other convenience type uses also exist but struggle to compete with new commercial areas to the east. The development pattern established in the Round Hill Rural Community Center consists of both small lots along Round Hill Road, Poorhouse Road, Woodchuck Lane and other roads, and the larger lots and small farms on the periphery. This pattern of development should remain unchanged, and primarily rural.

The Round Hill Rural Community Center has been included within the limits of the Sewer and Water Service Area (SWSA). Inclusion in the SWSA is intended to allow for those small residential lots to connect to public utilities, at such time private systems are no longer a viable option and where public utilities have been extended. Future residential and commercial development within the rural community center, outside of those areas not already identified with a "business" land use designation, should be *limited* in scale and intensity to maintain the historic fabric and rural nature of this area of the County. The extension of public utilities will be driven by demand and end users' willingness to pay for the connection to be made. This should be viewed as a very long-term vision for this area of the County.

### **Plan Implementation Strategy**

***The creation of a new overlay district should be further evaluated to accommodate infill development within the designated rural community center that is appropriate for the character and scale of the Round Hill community. Such a district may address desired housing types (including duplexes), lot sizes, setbacks and allowed uses. Allowed commercial uses permitted within this new zoning district should be of a neighborhood-scale limited to general retail, restaurants (without drive-thru facilities), personal services, land surveying and offices, and other uses complementary to rural property owners. The new zoning district should also address design standards that create a more livable place (street trees, curb-side parking, discreet signage, site lighting and underground utilities, etc.).***

Historically, highway commercial uses have located along Route 50 (Northwestern Pike). These uses include gas stations, restaurants, and small retail establishments. In more recent years, Round Hill Crossing (including the large Wal-Mart center) has developed on the north side of Route 50 and serves as a commercial hub along the corridor. Future planned commercial areas were also approved with The Village at Orchard Ridge (TVOR) development. The objective of this plan is to create an attractive, functional commercial area with limited access to Route 50. Consolidated entrances are strongly encouraged to avoid impeding traffic flows along Route 50 and maintain entrance spacing requirements. A planned secondary roadway system will also link the future commercial uses at TVOR with the Round Hill Crossing shopping center. The new development in the identified "business" areas along Route 50 should also include pedestrian accommodations, including sidewalks and/or trails, where appropriate and be interconnected through a well-planned road and trail network to TVOR.



## APPENDIX I - AREA PLANS

---

The quarry property, south of Route 50 and Round Hill Road, is planned to remain “extractive mining.” While the quarry itself may not expand beyond the current boundary, upgrades to the facility and equipment should be expected in the future to maintain operations. Rock Harbor Golf Course (previously studied for a Comprehensive Plan Amendment, adopted 2010, and designated with a “commercial recreation” future land use) is envisioned as commercial area and have a balance of land uses that promote the recreational component as the primary land use and enhances the economic development opportunities of the area. Compatible commercial ventures such as conference/event facilities, lodging opportunities (hotel), restaurants, and limited accessory retail may also be appropriate. These new uses should be clustered around the existing course clubhouse and driving range, providing for a significant setback (physical separation) from neighboring residences to the south and west. High quality building designs and materials are expected within the identified mixed-use area, low impact design for stormwater management along with substantial areas of open space that provide a transition to the rural areas to the west of the planning area and mitigate potential negative impacts of new commercial development. Access to future uses should be thoroughly studied to identify impacts to the transportation network, and it is likely significant improvements will need to be made to handle increased traffic and manage circulation. Future expansion of activity to the Rock Harbor Golf Course should also be mindful of the rural residential (estate) subdivision to the south and include enhanced buffers and screening and ensure open space is maintained along common boundaries to mitigate impacts to existing residences.

### ***Western Jubal Early Planning Area***

The land included within the Western Jubal Early planning area represents transitional area between the urban and suburban density in the City of Winchester and the rural areas of western Frederick County. A dominant feature of the planning area is the Abrams Creek wetland (watershed).

The Western Jubal Early planning area is envisioned as “planned unit development” (PUD) with a defined, well-planned cluster of suburban style residential development and limited neighborhood-scale commercial development at major intersections (outlined below). A PUD designation provides flexibility to future development of these areas and elevates the land to the highest use given the area’s inclusion within the Urban Development Area (UDA) and Sewer and Water Service Area (SWSA). The PUD designation is intended to continue the established land use pattern in the vicinity of the planning area, including a mix of residential housing types and densities like those in the City of Winchester and the City’s new design districts along Cedar Creek Grade and Route 11.

The Western Jubal Early area is one of the last large property assemblages without entitlement (approved rezoning) available for development within the Urban Development Area. The development of these properties should be done *comprehensively*, and be well-integrated with the City of Winchester, of a high-quality architectural design, and maximize the potential residential density available. Piecemeal development of individual lots, without consideration to the wider planning area, should be avoided. Careful consideration should be given to building types, height, dimensions, design, setbacks, and lot coverage to harmonize with existing development east and west of the future PUD but also achieve desired densities and housing types.

## APPENDIX I - AREA PLANS

---

The PUD will be linked by an efficient road system including an extended north/south connector from existing Merrimans Lane and a new roundabout intersection with Cedar Creek Grade and new east/west extension of Jubal Early Drive from the City of Winchester to Route 37. Multi-purpose trails and sidewalks should accompany all roadways and provide an efficient network for pedestrians and bicyclists. Sensitive natural areas (Abrams Creek wetland watershed) should be preserved by significant buffers and may serve as a recreation amenity for residents through new trail connectivity around the wetlands and to the existing Green Circle Trail in the City of Winchester. Development that encroaches on Abrams Creek, limits or does not provide access to the sensitive natural area or reduces the ability of the wetlands to continue to function as a vital “ecosystem” should be *discouraged*.

The commercial component is envisioned to consist of neighborhood-scale commercial uses along Cedar Creek Grade at the interchange with Route 37 and the intersection of Merriman’s Lane and West Jubal Early Drive extended. Priority should be given to neighborhood scale commercial uses (retail and personal services) with high-quality architecture and attractive site design as these will serve the needs of residents and create focal points for the new community. High-quality building materials such as brick, stone, glass and wood should be the predominant feature for new commercial building facades, along with attractive landscaping and site design. Big box retail, self-storage, and other non-neighborhood scale uses are strongly *discouraged*. Consolidated (shared) entrances will be encouraged to avoid multiple entrances along Jubal Early Drive, Cedar Creek Grade, and the new collector road.

### **Plan Implementation Strategy**

***When considering rezoning applications in the Western Jubal Early planning area, elevations, design proposals, and patterns books should be provided by potential applicants/developers and reviewed by staff to ensure high-quality architecture and building materials, attractive site design, and cohesion are addressed. Collaboration between property owners in the development process is crucial to implementing the plan.***

## **TRANSPORTATION**

### **Sunnyside Planning Area**

The County’s *Eastern Road Plan* (a Comprehensive Plan element) identifies Route 522 (Northwestern Pike) through the Sunnyside planning area to be an improved four-lane divided minor arterial roadway from the limits of the City of Winchester west through the interchange with Route 37 and out to Indian Hollow Road (Route 679). Redevelopment of small lot commercial along the corridor should incorporate consolidated entrances to reduce the number of entrances to and from Route 522. The south side of Route 522 should include a new minimum 10-foot (FT) wide multi-use trail, and the north side of Route 522 should include new 5-FT wide sidewalks. Some segments of this pedestrian network already exist.

Crosswalks across Route 522 should be prioritized to provide appropriate accommodation to all users, including the elderly and those with physical disabilities. A pedestrian connection should also be made along Route 522, north to Apple Pie Ridge Road and connect James Wood High School (JWHS) with the Sunnyside planning area. Thoughtful consideration should be



## APPENDIX I - AREA PLANS

---

given to this pedestrian amenity to ensure pedestrian, student, and vehicle safety and avoid impeding the signalized intersection of Route 522 and Apple Pie Ridge Road. Given the income, demographics, residential density, and the destination and convenience retail nature of the commercial core along Route 522, bicycle and pedestrian connectivity is critical for all new development and redevelopment. A future study identifying opportunities for transit connectivity through Sunnyside should also be considered.

### **Plan Implementation Strategy**

***Frederick County may consider Transportation Alternatives Program (TAP) funding through the Virginia Department of Transportation (VDOT) to accelerate sidewalk and trail infrastructure in the Sunnyside planning area and provide much needed connectivity to existing users along the Route 522 corridor.***

### ***Albin (formerly Route 37 West) Planning Area***

Improvements may need to be made to the intersection of Apple Pie Ridge Road and Route 522 to enhance safety and traffic flows for residents and school traffic. Limited commercial entrances along Route 522 heading north should also be prioritized to maintain flow of traffic consistent with the transportation chapter of the County's [Comprehensive Plan](#).

### ***Round Hill Planning Area***

The *Eastern Road Plan* designates Route 50 to be improved to a six-lane divided (grass median) minor arterial road between Route 37 and Poorhouse Road (Route 654). West of Poorhouse Road, Route 50 is planned as a four-lane divided minor arterial roadway. Sidewalks are planned on the south side of Route 50 and multi-purpose trails on the north side. Developments along Route 50 will be expected to incorporate these road and pedestrian improvements.

An east/west collector road, north of and parallel to Route 50 is also included in the *Eastern Road Plan*. A section of this road, Petticoat Gap Lane, will be built with subsequent phases of the Round Hill Crossing development. Ultimately this roadway will connect from Botanical Boulevard, the Round Hill Crossing Shopping center to National Lutheran Boulevard to the west. This road is envisioned as an urban roadway that includes landscaped medians, controlled left turns, street trees, and pedestrian and bicycle facilities, to enhance transportation on the north side of Route 50. Future development proposals will need to accommodate the continuation of this collector road to ensure completion. A future study identifying opportunities for transit connectivity to the Valley Health West Medical Campus (WMC) should also be considered.

A Route 37 Jubal Early interchange improvement is also proposed providing access to the Rock Harbor Golf Course, rural residences, and to the east to the Western Jubal Early planning area and future planned unit development (PUD). This project was previously proffered (funded by a developer/privately funded) as part of the Willow Run rezoning, including right-of-way (ROW) dedication. Significant study is still required before such a project would be implemented.

## APPENDIX I - AREA PLANS

---

As noted in the Comprehensive Plan, as all road projects and development or redevelopment take place, the development and associated transportation facilities should be accessible to all users (including bicyclists and pedestrians). In addition to sidewalks and trails along major roadways, a new multi-purpose trail system is planned through the Round Hill Community to serve the area and provide access and connectivity with the West Jubal Early Community and ultimately to the City of Winchester's Green Circle Trail. The location of the proposed trail shown on the plan is general, with the precise location of the trail connection still undecided.

The development of new road systems, new signalization and improvements to existing road systems are all elements of this plan. It will be the responsibility of private property owners and developers to ensure that these improvements are made.

### ***Western Jubal Early Planning Area***

The *Eastern Road Plan* of the Comprehensive Plan calls for the extension of Jubal Early Drive to the west through the planning area to Route 37, a new north/south connector, and a new interchange at Route 37 and future Jubal Early Drive extended (this also aligns with the City of Winchester's Comprehensive Plan, adopted in 2022). The extension of Jubal Early Drive and the future interchange at Route 37 are critical to providing connectivity within the planning area, the City of Winchester, and to the west toward the Round Hill Community. Future study to determine the timing of the new interchange will still be required. The extension of Jubal Early Drive is envisioned as a divided four-lane roadway that includes landscaped medians and pedestrian and bicycle facilities. A new major north/south collector road is planned to facilitate traffic movement between Jubal Early Drive extended and Cedar Creek Grade. This boulevard style road is envisioned as an urban divided four-lane roadway that includes landscaped medians as well as pedestrian and bicycle facilities. A roundabout is proposed to connect the new north/south collector roadway to Cedar Creek Grade to facilitate the efficient movement of traffic in this area of the County.

### ***Plan Implementation Strategy***

***Coordination with the City of Winchester and the Virginia Department of Transportation is critically important to ensure expanded north/south and east/west connections through the planning area to serve new mixed-use planned unit development (PUD). Additional study, including updating regional transportation modeling, will be required prior to any implementation of the planned unit development policies.***

Cedar Creek Grade is planned to be widened to a four-lane collector roadway from the City of Winchester west to Route 37, with signalized ramps planned at the intersection of Cedar Creek Grade and Route 37. The Comprehensive Plan also identifies Cedar Creek Grade as a short-term destination route for cyclists. Therefore, this plan incorporates improvements to Cedar Creek Grade, to a four-lane divided major collector road with a bicycle lane or ideally a separate bike path, and improvements to the interchange at Route 37 and Cedar Creek Grade.



## APPENDIX I - AREA PLANS

---

### **WATER AND SEWER**

#### ***Sunnyside Planning Area***

The Sunnyside planning area is within the Sewer and Water Service Area (SWSA) and new development and redevelopment may be served by public utilities owned and operated by Frederick Water. Existing developments may continue to be served by the City of Winchester, where currently connected. However, limited water and sewer capacity from Frederick Water can be expected due to topography challenges in extending public utilities. Frederick Water policy states that new development is responsible for paying for the cost of utility extension and upgrades to existing facilities. Those physical impediments, costs for new or expanded service, and the current Frederick Water policies may hinder development and redevelopment, especially for new residential, in the short term.

#### ***Albin (formerly Route 37 West) Planning Area***

The Albin planning area is primarily outside of the limits of the SWSA (JWHS and APES are within the SWSA). Rural Community Center (RCC) policies elsewhere in the plan envision community water and sewer systems to support RCC properties where failing private systems may no longer be viable. Expansion of the SWSA along Route 522 to include the Albin Rural Community Center is not envisioned at this time. Caution should be taken to any future discussions about SWSA expansion west of Route 37, including to support additional commercial opportunities along Route 522, and if extension of the SWSA furthers policies outlined elsewhere in the WFLUP.

#### ***Round Hill Planning Area***

The Sewer and Water Service Area (SWSA) extends west from Route 37 and encompasses the planned business parcels in the planning area, including Round Hill Crossing, planned areas south of Route 50 and Rock Harbor Golf Course. The area immediately west of Route 37, including Winchester Medical Center – West Campus and Round Hill Crossing are currently served by the Opequon Water Reclamation Facility. The transmission lines serving this facility have limited capacity. Therefore, future development south of Route 50 and also west of Round Hill Crossing are planned to be served by the Parkins Mill Wastewater Treatment Plant. Future development proposals will need to demonstrate that sufficient sewer capacity exists (or what upgrades may be required at the expense of the developer). Water lines exist along Route 50 and through Round Hill Crossing and the Winchester Medical Center – West Campus and along Route 37. These water lines have sufficient capacity to provide the volume of water to serve planned land uses identified in the plan; however, they do not have sufficient pressure. To provide adequate pressure, existing line pressure will have to be boosted and water storage provided. Expansion of the SWSA, specifically sewer service, as envisioned to include the Round Hill Rural Community Center, will require significant additional improvements. Costs for those improvements are borne by the end users. The SWSA boundary expansion is included and intended to expand currently adopted Comprehensive Plan policy for the identified Rural Community Centers and is a very long-term element of the area plan study.

#### ***Western Jubal Early Planning Area***

The Western Jubal Early planning area is within the limits of the Sewer and Water Service Area (SWSA) and Urban Development Area (UDA) and is envisioned to be developed primarily

## APPENDIX I - AREA PLANS

---

for residential uses through a new planned unit development (PUD). The developer of Willow Run will make improvements necessary to serve their 300-unit residential development, including upgrades to the pump station north of Cedar Creek Grade. However, any additional residential development will require *substantial* upgrades to the sewer network to provide adequate service. Improvements to the network will be completed by the developer, and in the short term may be a barrier to any additional residential and commercial development beyond what is already approved (Willow Run).

### **NATURAL RESOURCES, HISTORIC RESOURCES AND COMMUNITY FACILITIES**

#### ***Sunnyside Planning Area***

Star Fort is one of the last remaining earthen defensive forts surrounding the City of Winchester, located north of the intersection of Route 522 and Fortress Drive (designated recreation and sensitive natural area). During the Civil War, Star Fort played a major role in the defense of Winchester and today visitors can still see the remains of star-shaped earthworks, magazine pits, and artillery platforms. Several interpretive markers explain the significance of the fort and the role it played during the Second and Third Battle of Winchester. The Star Fort site is owned and preserved by the Shenandoah Valley Battlefields Foundation (SVBF).

Development of vacant parcels, infill, and redevelopment of existing lots within the planned urban center, should be carefully evaluated to assess new demand to public and community facilities, including schools, fire and rescue services and parks for residents of the developments and which may benefit the broader community.

#### ***Albin (formerly Route 37 West) Planning Area***

Areas to the north and west should remain in their present, rural condition, continuing the present land use of agriculture while preserving the historic integrity of the battlefield, as well as historic properties identified in the Frederick County Rural Landmarks Survey. Rural properties (privately owned) within the core battlefield may be conserved in partnership with the Shenandoah Valley Battlefields Foundation (SVBF) and may be used as recreational areas for the community. Individual property owners should pursue these partnerships with SVBF and Frederick County Parks and Recreation. One significant historic resource in this planning area is the Frederick County Poor Farm Complex, erected in 1820 and closed in 1947. The Frederick County Poor Farm property is now in private ownership, with the buildings currently being used for storage. In 1993, the complex was added to the National Register of Historic Places (NRHP Reference Number 93000823). The property may serve as a historic site accessible for public use in the future in coordination with other recreation amenities.

James Wood High School (JWHS) and Apple Pie Ridge Elementary School (APRES) continue to serve as community focal points. JWHS is receiving substantial internal and external renovations, anticipated to be completed in 2025, allowing the facility to continue to serve the Frederick County community.



## APPENDIX I - AREA PLANS

---

### ***Round Hill Planning Area***

The area is dominated by two major natural features – Round Hill itself, which is west of Poorhouse Road (Route 654) and a north/south ridgeline. The ridgeline, west of the Round Hill Crossing shopping center, is highly visible and should be sensitively developed. This topographic feature, which also has connections to Civil War history, could potentially be a future recreation opportunity serving the Round Hill community (the previous community park facility was closed when the fire company relocated to The Village at Orchard Ridge). Ponds, streams and floodplains are present and will need to be taken into consideration so as to minimize and/or mitigate negative impacts with any future development. These natural areas provide an obvious location for a trail system.

Round Hill (rural community center) is one of the older settlements in Frederick County. The original village was located at the base of Round Hill. The community today includes a small number of eighteenth and nineteenth century dwellings. Approximately 30 late-nineteenth century and early-to-mid twentieth century houses, primarily American Foursquares and I-houses are in the area. The mid-nineteenth century Round Hill Presbyterian Church and the early-twentieth century Round Hill School (now used as a residence) are also located in this community. Protection of these historic structures is encouraged.

### ***Western Jubal Early Planning Area***

The Western Jubal Early planning area designates environmental resources associated with the Abrams Creek corridor as sensitive natural areas (SNA). These areas should be preserved through the development process with improvements limited to required road crossings and enhance recreational amenities such as walking trails. A portion of the City of Winchester's Green Circle Trail has been constructed on the north side of the Winchester Western Railroad. The above transportation section envisions completion of connection to the trail out to Merrimans Lane. Additionally, a connector trail should be developed that extends from the existing trail to Cedar Creek Grade as an enhancement to the Green Circle Trail. The connecting trail should be located to enhance the interaction of the user with any environmental features or view sheds that are conserved through implementation of the plan.

One notable historic house located in the southwestern corner of the Western Jubal Early planning area is the Stuart Brown House. The house is identified in the Lake's Atlas of 1885 and has been identified as a potentially significant property in the Frederick County Rural Landmarks Survey. Protection of this structure is encouraged.

The Western Jubal Early planning area envisions the majority of this land to be developed for residential uses through a new planned unit development (PUD). It will be incumbent upon future development within the planning area to provide adequate community facilities, and adequately mitigate other capital costs to fire and rescue services and public schools, to serve any new residential development within the PUD. Recreational amenities, including a new neighborhood park and multi-use trails, should be part of any such development proposals. This is consistent with the *Community Facilities and Services* policies of the Comprehensive Plan.



# Area Plan

## Western Frederick Land Use Plan

### 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

- Urban Development Area
- Sewer and Water Service Area

### Land Use Legend

- Business
- Extractive Mining
- Residential
- Planned Unit Development
- Urban Center
- Commercial Recreation
- Recreation
- Institutional
- Sensitive Natural Areas
- Rural Community Center

0 0.25 0.5 1 Miles



The Comprehensive Plan  
Adopted January 8, 2025








# Area Plan

## Western Frederick Land Use Plan Transportation Map

-  Urban Development Area
-  Sewer and Water Service Area

### Bike - Pedestrian Paths

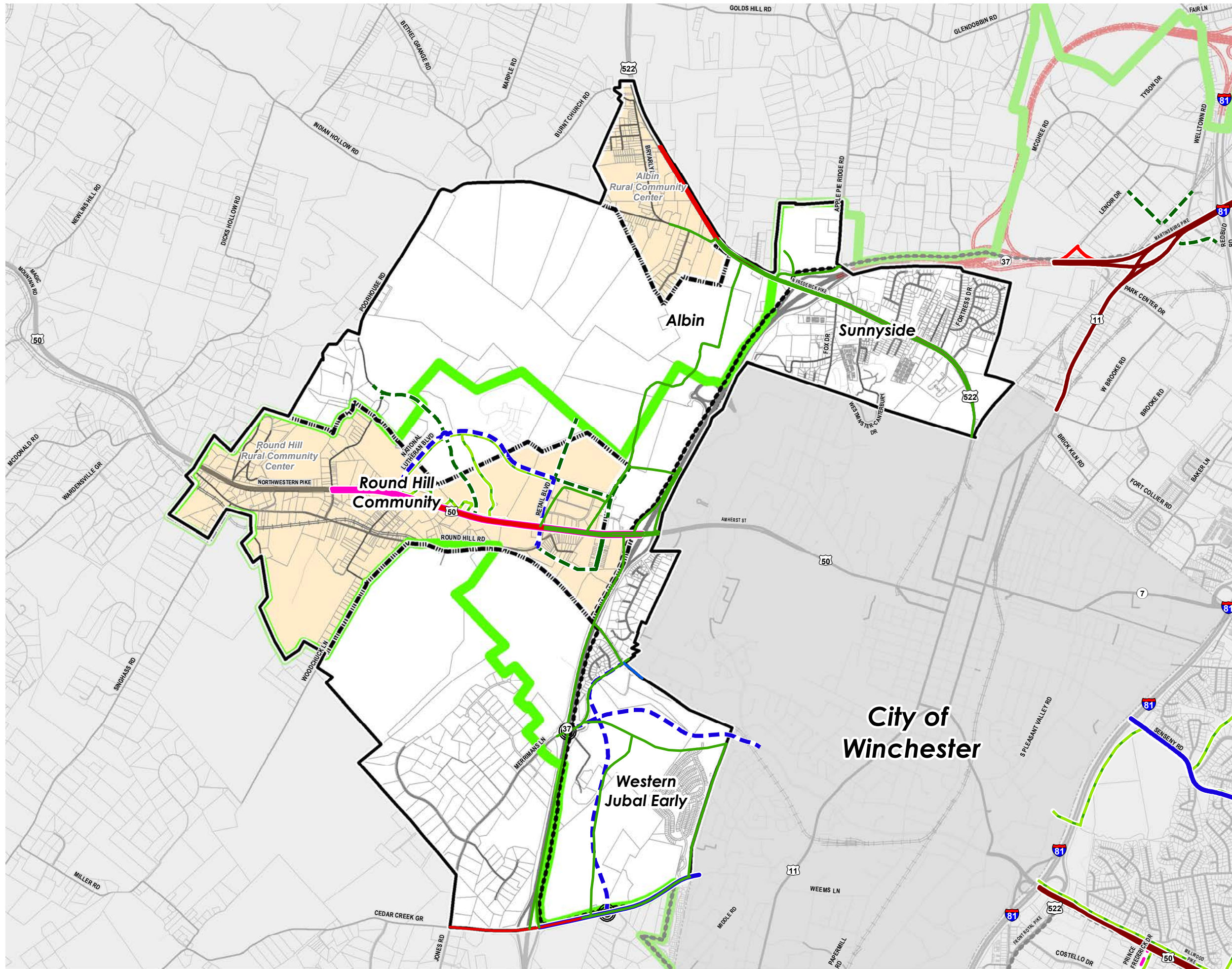
-  Bicycle Only
-  Multi-Use
-  Pedestrian Only

### 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
-  Trails

0 0.25 0.5 1 Miles



The Comprehensive Plan  
Adopted January 8, 2025














# Area Plan





## Western Frederick Land Use Plan Historic and Natural Resources

-  Urban Development Area
-  Sewer and Water Service Area




### 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

### Facilities

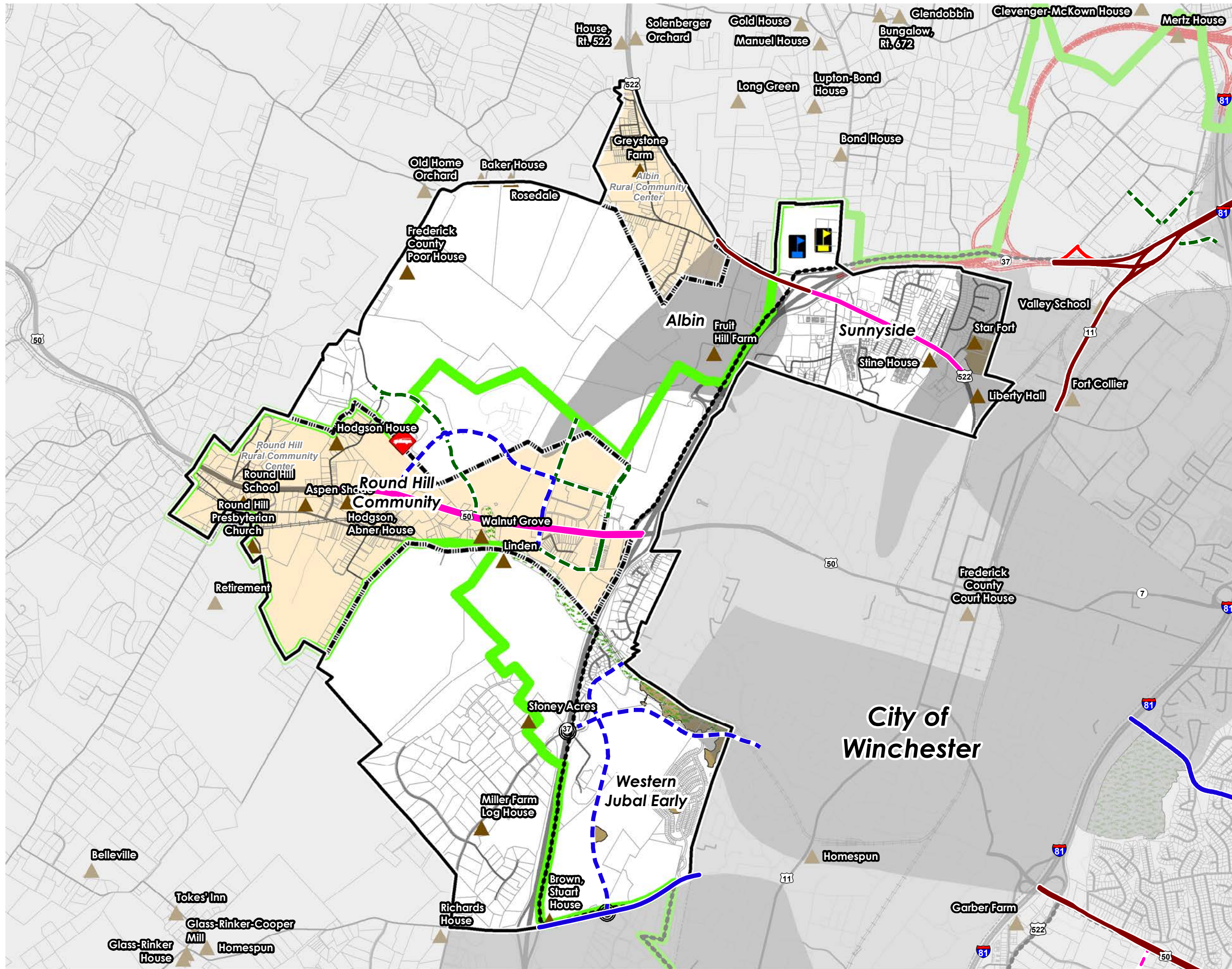
-  Elementary School
-  High School
-  Historic Rural Landmarks
-  Fire Station

### Community Facilities

-  Natural Resources & Recreation
-  Sensitive Natural Areas
-  Battlefields

0 0.25 0.5 1 Miles

The Comprehensive Plan  
Adopted January 8, 2025





**KERNSTOWN AREA PLAN**

**BOARD OF SUPERVISORS**

APPROVED ON JANUARY 26, 2017

**PLANNING COMMISSION**

RECOMMENDED APPROVAL JANUARY 4, 2017

## APPENDIX I - AREA PLANS

---

### **KERNSTOWN AREA PLAN**

The Kernstown Area Plan study area is generally located along Route 11, south of the City of Winchester, north of the Town of Stephens City, and west of I-81. The Kernstown Area Plan builds on the Route 11 South Corridor Plan, and the balance of the Southern Frederick Area Plan which was adopted in 1998, by incorporating the western portion of this plan into the Kernstown Area Plan.

A series of maps have been prepared which identify future land use, transportation, and natural, historical, and community facilities within the study area.

Within this plan, the Shady Elm Road area continues its economic development emphasis, the Route 11 corridor seeks to capitalize on Interstate Commercial opportunities, the industrial land uses north of Route 37 and east of Route 11 are reinforced, and the Bartonsville and Kernstown historical and cultural areas have been identified.

The Kernstown Area Plan in the vicinity of Route 37 and Interstate 81 feeds directly into the Senseny/Eastern Frederick Urban Area Plan with the Crosspointe Development. Interstate 81 improvements at the 310 Interchange, Phase 1 of which has now been completed, in this location further supports this area plan. Route 11, Valley Pike, links the Kernstown Area Plan with the City of Winchester to the north and the Town of Stephens City to the south.

The Kernstown Area Plan promotes a new area of new land use focus; the Kernstown Neighborhood Village in the Creekside area, along the west side of Route 11. This area should promote an attractive street presence along the frontage of Route 11 and reaffirm Kernstown as a distinct community, blending the old with the new, and building on the successful developments that have occurred in this area of the County.

### **Land Use**

The goal of this area plan is to integrate the commercial and industrial (C/I) opportunities and the areas of mixed use with future transportation plans and to recognize the historical and natural resources abundant in this area plan.

### ***Shady Elm Economic Development Area***

The Shady Elm Economic Development Area is designed to be a significant area of C/I opportunity that is fully supportive of the Frederick County Economic Development Authority's targeted goals and strategies. The intent of the industrial designation is to further enhance the County's C/I areas and to provide focus to the County's future regional employment centers. In specific areas a mix of flexible uses, with office uses in prominent locations is encouraged. Such areas are supported by substantial areas of C/I opportunity and provide for areas that are well designed with high quality architecture and site design. It is the intent of such areas to promote a strong positive community image.



## APPENDIX I - AREA PLANS

---

### ***Kernstown Interstate Commercial at Exit 310***

Located at a highly visible location on a prominent interstate interchange, this area of land use both north and south of Route 37 along Route 11, is designed specifically to accommodate and promote highway commercial land uses and commercial uses that continue to promote this area as a regional commercial center.

Particular effort must be made to ensure that access management for the supporting transportation network is a key priority as the function of the interstate and primary road network is of paramount importance. Access to the areas of interstate commercial land uses shall be carefully designed. Access Management is a priority along the Route 11 corridor.

The building and site layout and design of the projects shall be of a high quality. In addition, an enhanced buffer and landscaping area shall be provided adjacent to the Interstate 81 right-of-way, its ramps, and along the main arterial road, Route 11, the Valley Pike. A significant corridor appearance buffer is proposed along Route 11 similar to that established for Route 50 West corridor in the Round Hill Land Use Plan which consisted of a 50-foot buffer area, landscaping, and bike path. The recently developed Kernstown Commons provides an excellent example of an enhanced buffer and landscaping area along Route 11 that also includes a multi-purpose trail that serves the area.

### ***Kernstown Industrial Area***

The existing industrial land uses north of Route 37 and both east and west of Route 11 are reinforced with this area plan. Industries including Trex and H. P. Hood, are well established and should continue to be supported in this area. Additional C/I opportunity that is fully supportive of the Frederick County Economic Development Authority's targeted goals and strategies should be promoted. The intent of the industrial designation is to further enhance the County's C/I areas and to provide focus to the County's regional employment centers.

### ***Kernstown Creekside Neighborhood Village***

Kernstown Creekside Neighborhood Village serves as a focal point to the Kernstown Area and as a gateway feature for this important County location. In addition, the Kernstown Creekside Area serves as a gateway into the City of Winchester, and on a broader scale, a gateway feature for this portion of Frederick County as citizens and visitors approach this portion the County from the south. This neighborhood village should promote a strong positive community image. Residential land uses would be permitted only as an accessory component of the neighborhood village commercial land uses. This area should have a strong street presence with particular attention being paid to the form of the buildings adjacent to Route 11. It is the intent of this plan to reaffirm Kernstown as a distinct community, blending the old with the new, and building on the successful developments that have occurred in this area of the County.

## APPENDIX I - AREA PLANS

---

### ***Defined Rural Areas***

The Kernstown Area Plan seeks to further define the boundary between the Rural and Urban Areas of the community. As noted, the above areas of proposed land use combine to frame the western boundary of the County's urban areas. In addition, the rural areas to the west of Shady Elm Road south of the industrial areas further define the County's urban area in this location. The plan provides enhanced recognition of the rural residential land uses, and the agricultural areas adjacent to Middle Road. This recognition and the location and boundaries of the proposed land uses further promote a clean separation between the County's rural and urban areas. The continuation of agricultural uses west of Route 37 and Shady Elm Road will encourage the continuation of agribusiness activity and protect the integrity of the properties voluntarily placed in the South Frederick Agricultural and Forestal District.

### ***Kernstown Battlefield and Bartonsville Sensitive Natural Areas (SNA's)***

A historic district designation or use of conservation easements is recommended for the portion of the Grim Farm, site of the Kernstown Battlefield owned by the Kernstown Battlefield Association (KBA) that is located in the County. This designation is intended to recognize the preservation of the core area of the Kernstown Battlefield. County regulations stipulate that the formation of a historic district must be accomplished through the consent of the landowner. The County continues to support the Kernstown Battlefield Association's efforts in preserving and promoting this tremendous County resource.

A similar designation should be pursued, in conjunction with property owners, in the Bartonsville area. In addition to its historical significance, much of the Bartonsville area is also within the 100-year floodplain and would therefore be otherwise limited in terms of development potential. In Bartonsville, the rehabilitation, adaptive reuse, or restoration of historic structures should be encouraged. Future development applications that have historic resources on the property should incorporate the resources on the site into development. Any future development should be sensitive to those resources present on the site.

There are several historic sites and markers in the Kernstown Area Plan. Those sites and markers should be buffered from adjacent development activities and preserved in their original condition whenever possible during any development or land use planning.

The Springdale Flour Mill is located in the center of Bartonsville and would be ideal for use as a key element for the Bartonsville Rural Historic Area. It would be appropriate for the use on the property to develop as something which would encourage the protection of the structure and provide a use which encourages adaptive reuse users to utilize the property.

### ***Bartonsville South***

Perhaps the most outstanding feature of the land from Bartonsville south to the Stephens City limits is the relatively pristine state of the southern portion of the corridor. At time of



## APPENDIX I - AREA PLANS

---

writing, it remains relatively undeveloped. The majority of this segment of the study area is currently either used for agriculture or is vacant. Only two, small-scale commercial enterprises are situated in this portion of the corridor. The bigger of the two is a commercial recreational land use known as Appleland. General commercial land uses are envisioned in this area in the future.

As noted, the Route 11 South corridor, in the area in and around Bartonsville, is shown as the site of a future preservation effort.

One of the significant elements of this plan is the buffering of Route 11 South. This southern section of the corridor from Stephens City, north to Bartonsville is intended to be set apart from the existing commercial development along the northern third of the corridor. The intent is that, through a combination of setbacks, vegetative screening, planting of shade trees along the edge of the right-of-way, and the provision of bike way and pedestrian access, the corridor would have a parkway-like appearance. A planted median strip is also envisioned when this section of Route 11 South becomes four-lane. Uses locating within this section of the corridor would be expected to have no direct access to Route 11 South, but rather would access a proposed east-west connector road which in turn would intersect Route 11 South.

### ***Valley Pike Trail***

For the Kernstown Area Plan, it is recommended that a new multi-purpose path be constructed along the length of Valley Pike through the study area connecting areas of land use, in particular those resources identified as sensitive natural areas, and providing connections with the City of Winchester and the Town of Stephens City. This pathway should be consistent with that of the path that exists in several locations along the road today. Examples of this such a recreational resource would provide an excellent example for other opportunities in the County.

In general, the goals for land use in the Kernstown Area Plan are to:

- Promote orderly development within areas impacted by new infrastructure.
- Provide a balance of industrial, commercial, residential, and agricultural areas.
- Promote mixed-use development in-lieu of large areas of residential.
- Concentrate industrial and commercial uses near and around interstate, arterial, and major collector interchanges and intersections.
- Encourage the preservation of prime agricultural areas and the continuation of Agricultural and Forestal Districts.

As noted in the Transportation Chapter of the Plan, as road projects and development or redevelopment take place, the development and associated transportation facilities should be accessible to all users. This means inclusion of bicycle and pedestrian facilities and accommodations as well as the following points:

## APPENDIX I - AREA PLANS

---

- Ensure connectivity with existing or proposed bicycle or pedestrian transportation accommodations wherever possible. In particular, those planned or existing in the Town of Stephens City or in the City of Winchester.
- Pedestrian facilities should be constructed that connect neighborhoods to commercial areas, employment areas and public facilities to promote access and walkability.
- Trails should be planned and constructed that connect the Kernstown area, the proposed Valley Pike Trail, and Bartonsville (see the Valley Pike Trail example described in the land use section).
- Linear parks should be constructed along creeks where permissible due to topography.

### ***Residential Development***

Future residential land uses within the Kernstown Area Plan are only planned within the Urban Development Area in the location identified as the Kernstown Creekside Neighborhood Village. New residential uses should complement the existing residential uses, should be generally of a higher residential density and should include a neighborhood commercial component as described in the Kernstown Creekside Neighborhood Village Land Use. It will be very important to mix residential development in this area with the right balance of commercial uses.

The Kernstown Creekside Neighborhood Village should include slightly higher residential densities that may fall within the 6-12 units per acre range (this is generally attached houses and may also include multifamily and a mix of other housing types). These densities are necessary to accommodate the anticipated growth of the County within the urban areas and are consistent with established patterns within the study area and the densities needed to support the future residential land uses envisioned in the Plan.

The residential land uses west of Shady Elm Road within the study area are envisioned to remain rural area residential in character. Shady Elm Road south is considered the boundary between the urban areas and rural areas within the western part of this study area. This provides a transition area to the Opequon Creek and to the well-established rural character of the Middle Road and Springdale Road area.

### **Business Development**

The Plan identifies a prime area for industrial land uses, the Shady Elm Economic Development Area, to capitalize on future C/I employment opportunities. Existing areas of industrial development are recognized with additional development promoted. Regional commercial development opportunities are reinforced in the Kernstown Interstate commercial area. In addition, an area is identified for neighborhood village commercial use, including retail, to accommodate existing residential communities and to build upon the successful Creekside commercial project.



## APPENDIX I - AREA PLANS

---

The improvements to the Exit 310 Interchange on interstate 81 at Route 37 furthers the significant commercial opportunities by identifying these land uses in the Kernstown Interstate Commercial at Exit 310 area. Future improvements identified for this area are envisioned to continue to enhance this area's major role for commercial and industrial development.

### **Transportation**

The Plan's Eastern Road Plan identifies several significant transportation improvements within the study area boundaries. These plans call for improvements to existing road alignments and interchanges, the relocation of existing roadways, and the construction of new road systems and interchanges. Transportation improvements to the interstate, arterial, and collector road systems will contribute to improved levels of service throughout the study area and will shape the land use patterns in the short and long term.

In support of the new areas of land use, a transportation network has been proposed which relates to the location and context of the areas of land use, promotes multi-modal transportation choices and walkability, furthers the efforts of the Win-Fred MPO, and reaffirms the planning done as part of the Route 11 South Plan and the original Southern Frederick Plan. In this study there is a direct nexus between transportation and land use.

The improvements to Interstate 81 at Exit 310, will provide an improved orientation for the County's primary road system and provides new opportunities to create a transportation network which supports the future growth of the community in the right locations. This area is also heavily influenced by the ongoing and future improvements to Route 11 South, Shady Elm Road, and the future extension of Renaissance Drive to complete a key east-west connection south of Route 37. South of Bartonsville, in the area north of the Town of Stephens City, the road network provides for important connections into the Town and to the west to connect with the planned alignment of the Tasker Road flyover of Interstate 81. Access Management is a significant consideration of this study and general transportation planning in Frederick County. This concept is supportive of providing for key connections to the south. The use of frontage roads, minor collector roads, and inter-parcel connections to bring traffic to shared access points and reducing the overall number of access points is promoted in order to improve safety and corridor traffic flow through the reduction of conflict points.

The context of the collector road network is proposed to be different with the focus being placed on a thoroughfare design that is accessible to all users and a more walkable environment. Particular attention should be paid to street network within the Kernstown Creekside Neighborhood Village Area to ensure that is highly walkable. The change in context in this specific location is to ensure compatibility with adjacent land uses and community goals. The surrounding land use, site design, and building design are features that will help create context and promote the improvement of this area as a focal point and as a place with more distinct character. Attention should be provided to the context of the street in the Neighborhood Village Commercial Areas to ensure that these prominent

## APPENDIX I - AREA PLANS

---

locations are safe and accessible to all modes of transportation. Bicycle and pedestrian accommodations should be fully integrated to achieve a transportation network that is open to all users. Appropriately designed intersection accommodations should include pedestrian refuge islands and pedestrian actualized signals.

In general, Route 11 south of Apple Valley Road will provide for a more functional street open to all users. North of Apple Valley Road, Route 11 will have a more urban scale with a character that builds upon the architecture established in the existing Creekside area.

Special attention should be paid to ensure the transportation considerations of the Town of Stephens City to the south and the City of Winchester to the north are fully coordinated.

In addition, transportation improvements in the Kernstown Battlefield area and the Bartonsville area should include taking a proactive approach in creating safe interconnected routes to the battlefield park from the adjacent areas and creating additional access points. Traffic calming across the entire frontage of Kernstown Creekside Neighborhood Village is warranted with special attention placed on providing a safe and efficient access to this mixed-use area of the community.

Consistent application of Comprehensive Plan goals to achieve an acceptable level of service on area roads and overall transportation network, level of service C or better, should be promoted. Further, efforts should be made to ensure that additional degradation of the transportation beyond an acceptable level of service shall be avoided. Consideration of future development applications within the study area should only occur when an acceptable level of service has been achieved and key elements and connections identified in this plan have been provided.

Further in-depth study should occur in the future regarding the preferred alignment of the road connections in the area immediately south and adjacent to the Bartonsville area. In particular, the Stephens City bypass, particularly in the vicinity of the CSX rail crossing should receive further study to refine the alignment to a configuration that is the most feasible and sensitive to environmental and historical considerations in the area.

### **Community Facilities**

The need for public spaces within the study area needs to be acknowledged. Opportunities for small public spaces within the Kernstown Creekside Neighborhood Village should be pursued.

The public facility element of the Kernstown Area plan should directly correlate to the Public Facilities chapter of the Comprehensive Plan. The public facilities element should also expand upon the existing Comprehensive Plan and ensure that opportunities for needed public facilities, which are not currently identified, are not missed. The development community should work with FCPS, Fire & Rescue, and Parks and Recreation to determine future public facility needs.

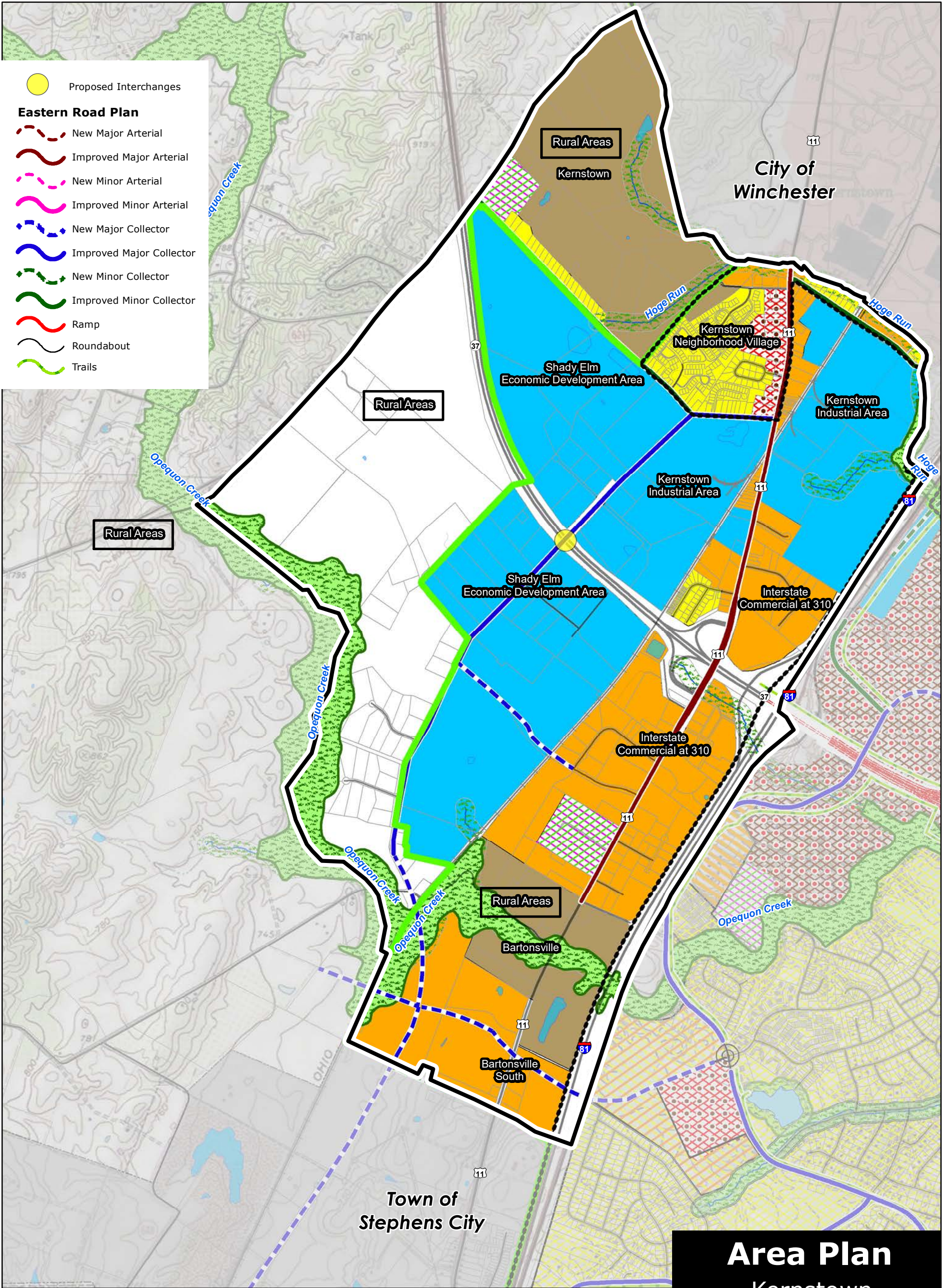


## APPENDIX I - AREA PLANS

---

With regards to Public Utilities, Frederick Water and the County should continue to ensure the availability of adequate water resources in conjunction with the future land uses identified in Area Plans and future development, determine the capacities of water and sewer treatment facilities and projected impacts of future land uses, and provide opportunities for expansion of water and sewage treatment facilities. Currently the City of Winchester provides service for certain areas located within this land use plan; going forward, service for new development should solely be provided by Frederick water.





Proposed Interchanges

**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      Future Rt 37 Bypass

**Land Use Legend**

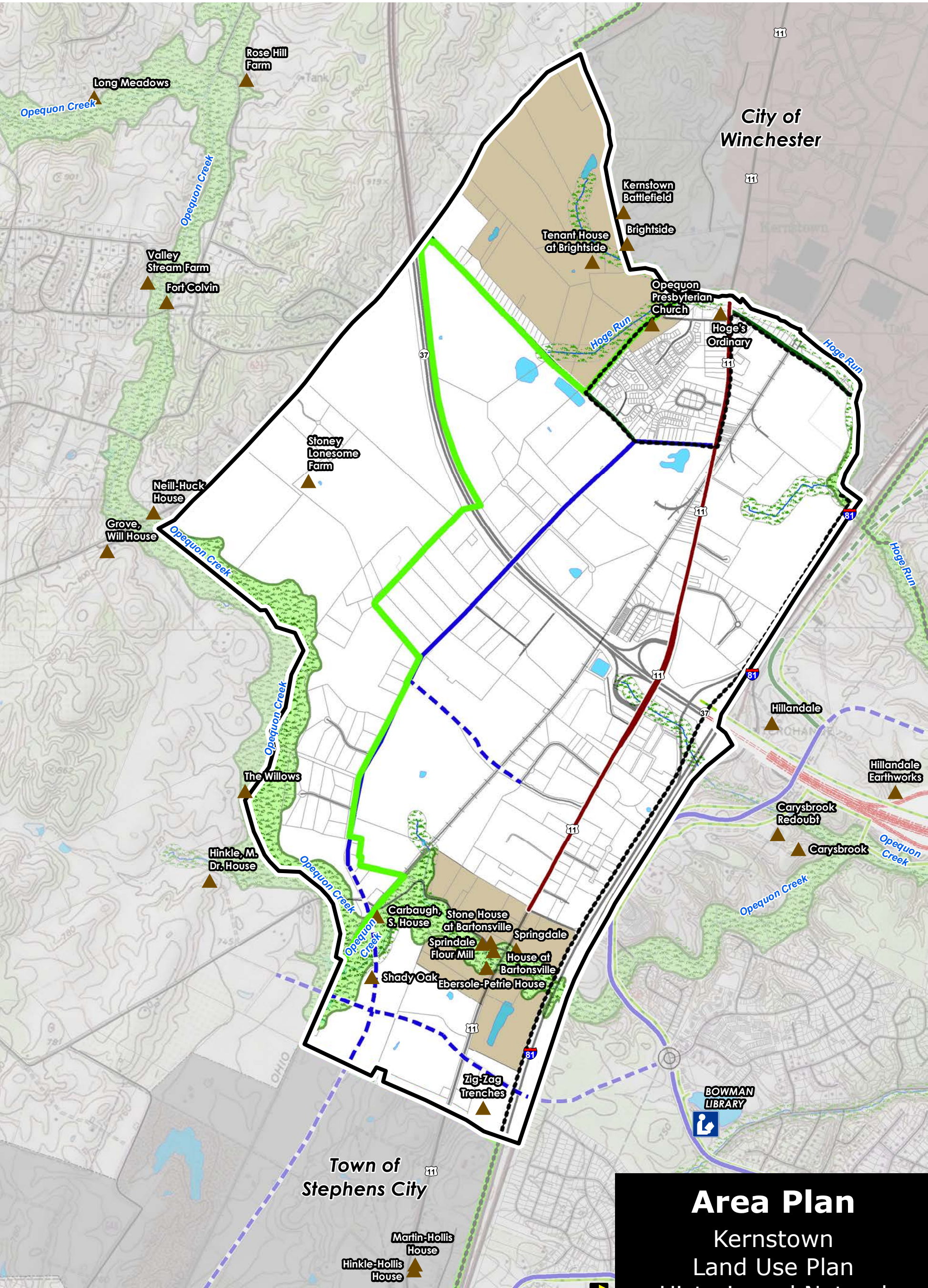
Business	Residential	Natural Resources & Recreation
B2 / B3	Residential, 4 u/a	Park
Industrial	High-Density Residential	Environmentally Sensitive Areas
Employment	Urban Center	Institutional
	Neighborhood Village	Sensitive Natural Areas

**Area Plan**  
Kernstown  
Land Use Plan



The Comprehensive Plan  
Adopted November 10, 2021





City of  
Winchester

Town of  
Stephens City

# Area Plan

## Kernstown Land Use Plan Historic and Natural Resources

Urban Development Area Sewer and Water Service Area Future Rt 37 Bypass

- Eastern Road Plan**

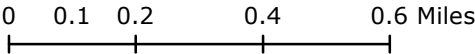
  - New Major Arterial
  - Improved Major Arterial
  - New Minor Arterial
  - Improved Minor Arterial
  - New Major Collector
- Long Range Land Use**

  - Improved Major Collector
  - New Minor Collector
  - Improved Minor Collector
  - Ramp
  - Roundabout
  - Trails
- Historic Rural Landmarks**

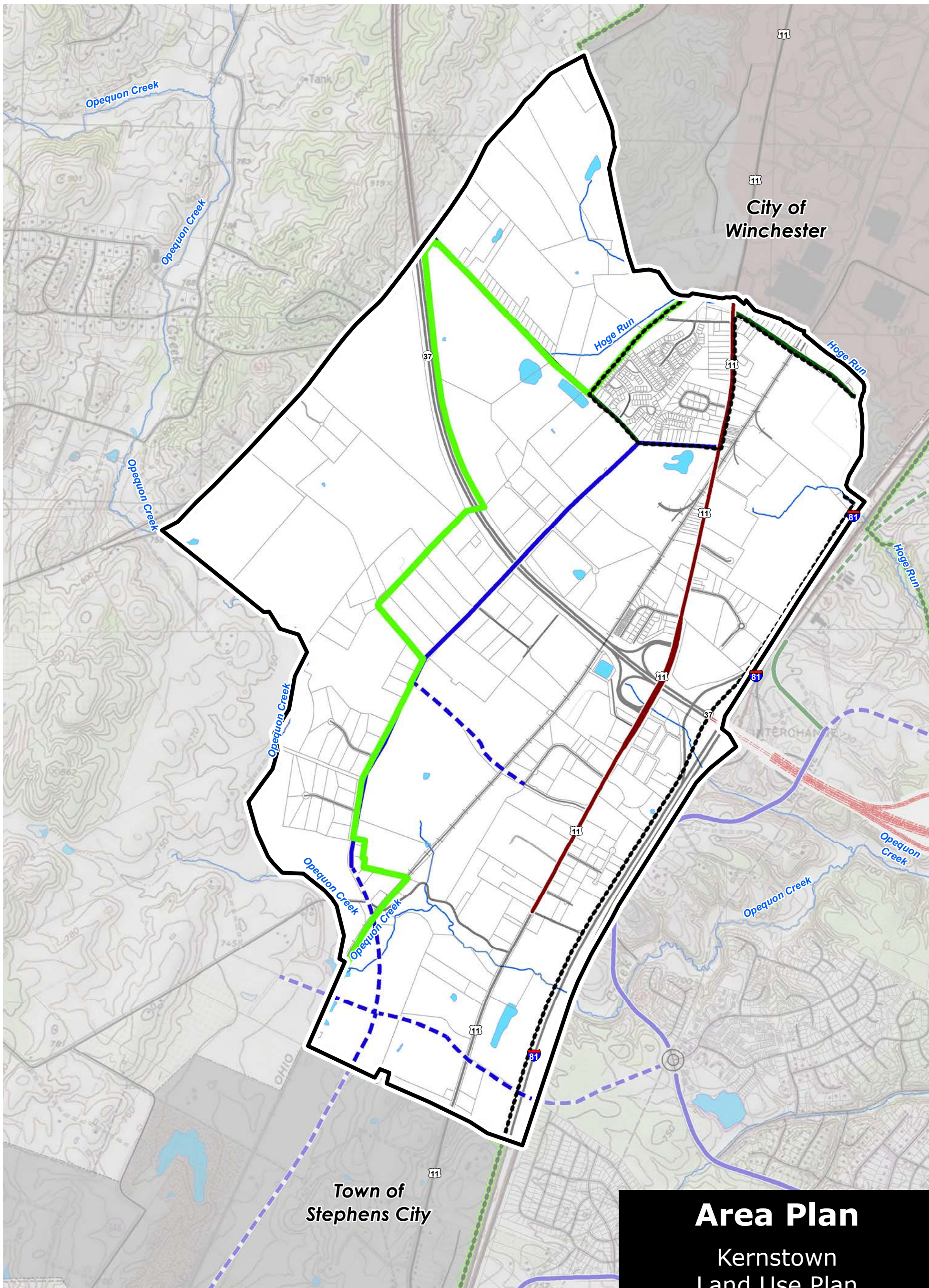
  - Sensitive Natural Areas
  - Proposed Interchanges



The Comprehensive Plan  
Adopted November 10, 2021

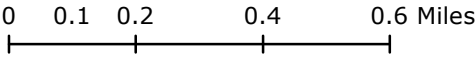






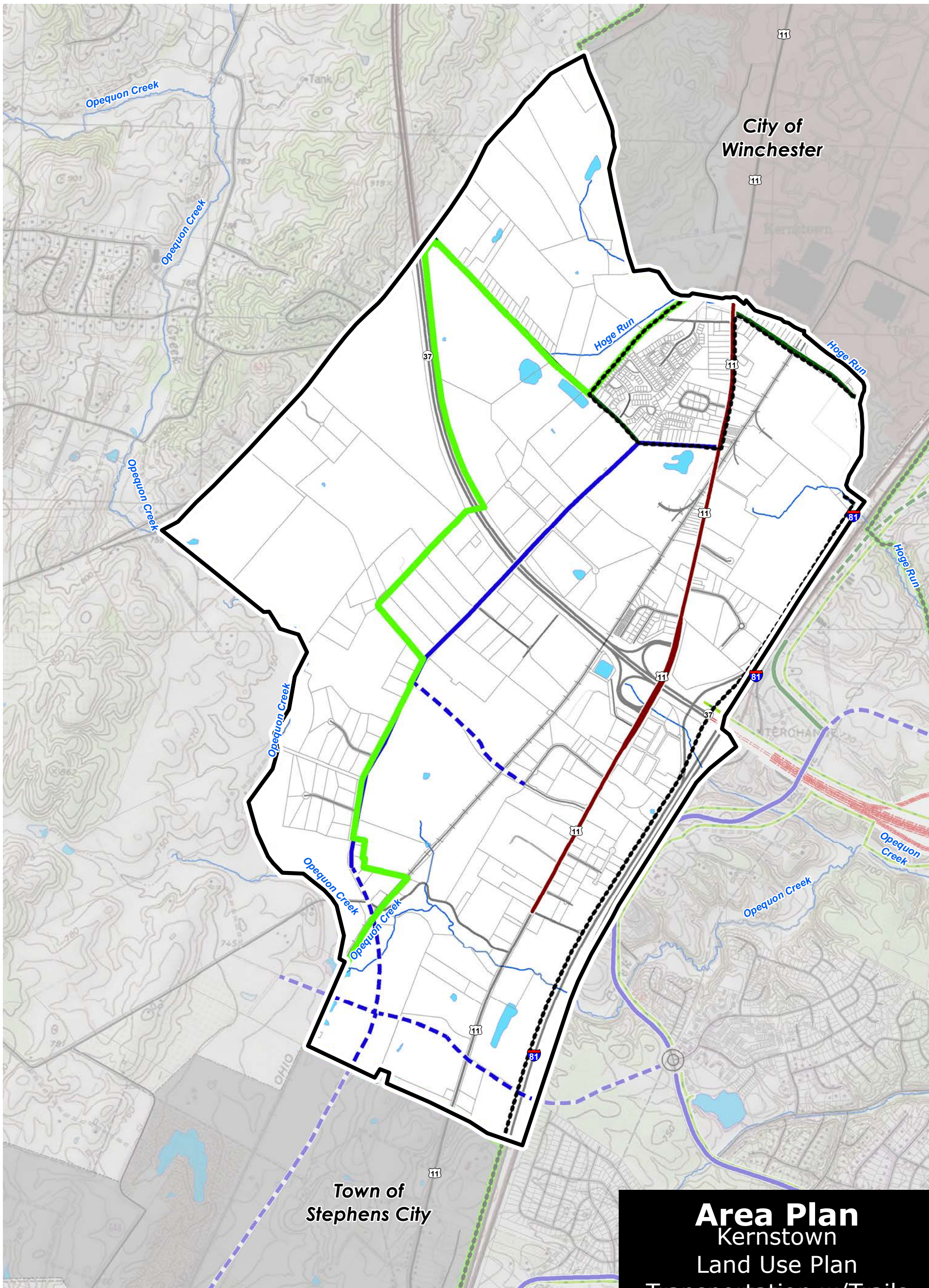
**Area Plan**  
Kernstown  
Land Use Plan  
Transportation Map

-  Urban Development Area
-  Sewer and Water Service Area
-  Future Rt 37 Bypass
- 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
-  Proposed Interchanges



The Comprehensive Plan  
Adopted November 10, 2021





# Area Plan

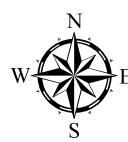
## Kernstown

### Land Use Plan

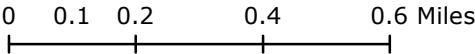
### Transportation w/Trails

### Map

- Urban Development Area
- Sewer and Water Service Area
- Future Rt 37 Bypass
- 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
- Proposed Interchanges



The Comprehensive Plan  
Adopted November 10, 2021





**STEPHENS CITY/FREDERICK COUNTY**

**JOINT FUTURE LAND USE PLAN**

**ANNEXATION AREAS**

*-Final Draft Approved by Stephens City Town Council, February 3, 2009*

*-Final Map Approved by Stephens City Town Council, March 3, 2009*

*- Approved by Frederick County Board of Supervisors, April 8, 2009*



## APPENDIX I - AREA PLANS

---

### **STEPHENS CITY/FREDERICK COUNTY JOINT FUTURE LAND USE PLAN FOR ANNEXATION AREAS**

The Stephens City/Frederick County Joint Future Land Use Plan depicts a conceptual plan for future land uses within the annexation area around the Town of Stephens City. The annexation area is made up of two phases. Phase I consists of a northern and southern portion comprising a total of approximately 360 acres. The northern area of Phase I is adjacent to the town's northern boundary and extends west from I-81, across the railroad. The southern portion of this phase is situated at the town's southwestern boundary, surrounding the Lime Kiln. Phase II of the annexation area is also located south of the town. It comprises an area of roughly 350 acres lying between I-81 and the railroad and extending south to Family Drive.

Overall, the general concept of the land use plan is to allow for growth around the existing town which is compatible with the existing scale and style of Stephens City. Industrial areas are sited to make use of the rail lines while being buffered from view of Route 11 and existing or proposed residential areas.

A major collector road is shown running west of town that would function as a bypass, drawing through traffic from Route 11 and thereby out of the center of town. The "bypass" is intended to assist in reducing congestion at the Route 11 Fairfax Pike intersection. The collector road ties in with a relocated Route 277/Interstate 81 interchange to the south of the present location and to a new overpass of I-81 at an extended Tasker Road to the north. This major collector road would be fed by other new, minor collector roads as well as the existing street system. An extension of this major collector road would provide connectivity with the proposed Shady Elm Collector Road. Key gateway intersections are proposed to include roundabout intersections that will provide effectively functioning intersections with a design quality that enhances the Town.

General categories of future land uses are depicted within the annexation areas by colored areas. These areas of future land use are mixed to coordinate and integrate with each other, take advantage of, and implement the transportation improvements, and relate with the existing character and context of the Town. These general land use categories are described as follows:

#### **LIGHT INDUSTRIAL/MANUFACTURING/OFFICE:**

This category is shown in blue and accounts for roughly 153 acres of the annexation area. Anticipated land uses within these areas would be consistent with the county's current M-1 zoning, including office, light manufacturing, wholesale establishments, and warehousing. This area could also be attractive to the County's targeted economic development businesses which are proposed to be accommodated by the OM zoning classification. One area of this land use, located in the prominently visible site in the area south of the Town, adjacent to the intersection of the Western Bypass and along the Bypass, should seek to accommodate the more commercial and office components of this land use designation. Buildings should be located closer to the road than any accessory uses, including parking

## APPENDIX I - AREA PLANS

---

areas, in an effort to present a strong economic presence and attractive form of development at this community gateway.

### **CONSERVATION/OPEN SPACE:**

These areas are shown in green and account for roughly 300 acres. The areas are located 1) along the Route 11 corridor north of, and south of, the town (depicting an area to be buffered), 2) an area of approximately 15 acres adjacent and connected to the Stephens City Western Bypass and central to this area of development to be utilized by the Town as a park or other public use, 3) an area west of the railroad around the northern quarry, and 4) a low lying area south of town and west of Route 11. The intent of these areas would be to preserve these areas from development for environmental, recreational, and/or aesthetic reasons. The rural corridor preservation buffer along the east and west sides of Route 11 could be up to a maximum 200-feet in width. An additional road efficiency buffer should be provided between any residential development and the proposed Stephens City Bypass.

### **INSTITUTIONAL USE:**

This area is depicted with a pink checked hatch and is shown to the north on the eastern side of the Route 11 corridor. The area consists of approximately 25 acres of existing and future institutional land uses. The intent of this land designation is to serve the public at large through an institutional use that might consist of school (private or public), church or non-profit organization, recreational use, or a government entity. Appropriate amenities may include dormitories, recreational or athletic fields, administration and maintenance facilities, and other similar uses that are customarily associated with this type of institutional land use.

### **MEDIUM DENSITY RESIDENTIAL:**

These areas are depicted in yellow and are shown north of town on both sides of the Route 11 corridor. The area east of Route 11, total roughly 27 acres, is designed to complement the existing residential land uses and complete the area between Route 11 and Interstate 81. The area west of Route 11, between Route 11 and the Western Bypass and totaling roughly 40 acres, is designed to reinforce the residential character of the northern portion of the Town and integrate this residential land use into the proposed areas of Commercial and Mixed Use. The area of medium density residential south of Fairfax Pike is consistent with the residential land use approved by the Town for this property. It is the intent of this land use designation to provide for residential development at a density of approximately four units per acre. This residential development shall implement the standards of New Urbanism and be integrated into the surrounding land uses and orientated towards the internal street network.

### **HIGHWAY COMMERCIAL/COMMERCIAL/OFFICE:**

This area totaling approximately 135 acres is shown in orange and is located in several of the annexation areas at key intersections, but most prominently, in the area immediately



## APPENDIX I - AREA PLANS

---

west of the future relocation of Interstate 81 Interchange, west of Route 11. This area of land use is intended to provide typical highway commercial uses such as retail, restaurants, and office uses. It is located to take advantage of both the significant Interstate traffic that could be anticipated from the relocated interchange, and the local traffic that would be utilizing the local collector road network.

### **MIXED-USE:**

This land use is identified in three locations. The first area is located north of the proposed east west collector road adjacent to the northern boundary of the Town, west of Route 11, and contains roughly 15 acres. The second area is located south of Town, west of Route 11, and adjacent to the collector street connecting the Western Bypass with Route 11. This area is also roughly 15 acres. The third area is at the western gateway to the Town, south of Fairfax Street, and encompasses the area of existing residential lots and an area of approved commercial development. This area is approximately 25 acres in size. These areas would be a mix of commercial, business, and office uses with the possibility of up to twenty-five (25) percent of the land area being available for single family attached residential land uses at a density of four units per acre. In addition, second story and above residences located above commercial land uses shall be permitted. These second story and above residential uses shall be considered bonus residential uses that do not count towards the residential density of the mixed-use area. This area of mixed-use development shall implement the standards of New Urbanism and be integrated into the surrounding land uses and orientated towards the street network.

### **MIXED-USE AGE-RESTRICTED:**

This land use designation is identified in one location in the area north of Town and west of Route 11 and contains approximately 20 acres. This area would be a mix of age-restricted residential land uses at a relatively high residential density, up to approximately 8 units per acre, and shall contain a variety of residential housing types. In addition, this area shall contain a mix of commercial, business, or office uses that would be located on a minimum of fifteen (15) percent of the site. The intent of this land use designation would be to serve active older adults in an environment that takes advantage of the unique characteristics of the Town adds value to the broader community. This area of mixed-use age restricted development shall implement the standards of New Urbanism and be integrated into the Town, the surrounding land uses, and orientated towards the street network which shall be a continuation of the Town's grid pattern.

### **INFRASTRUCTURE AND COMMUNITY FACILITIES**

It is essential to ensure that the infrastructure, in particular transportation infrastructure, and the necessary community facilities are provided in a timely and coordinated manner in order to enable the successful implementation of the land use plan.

The County and the Town agree that any development in implementation of the Joint Land Use Plan shall fully mitigate the impacts associated with the request and shall further the

## APPENDIX I - AREA PLANS

---

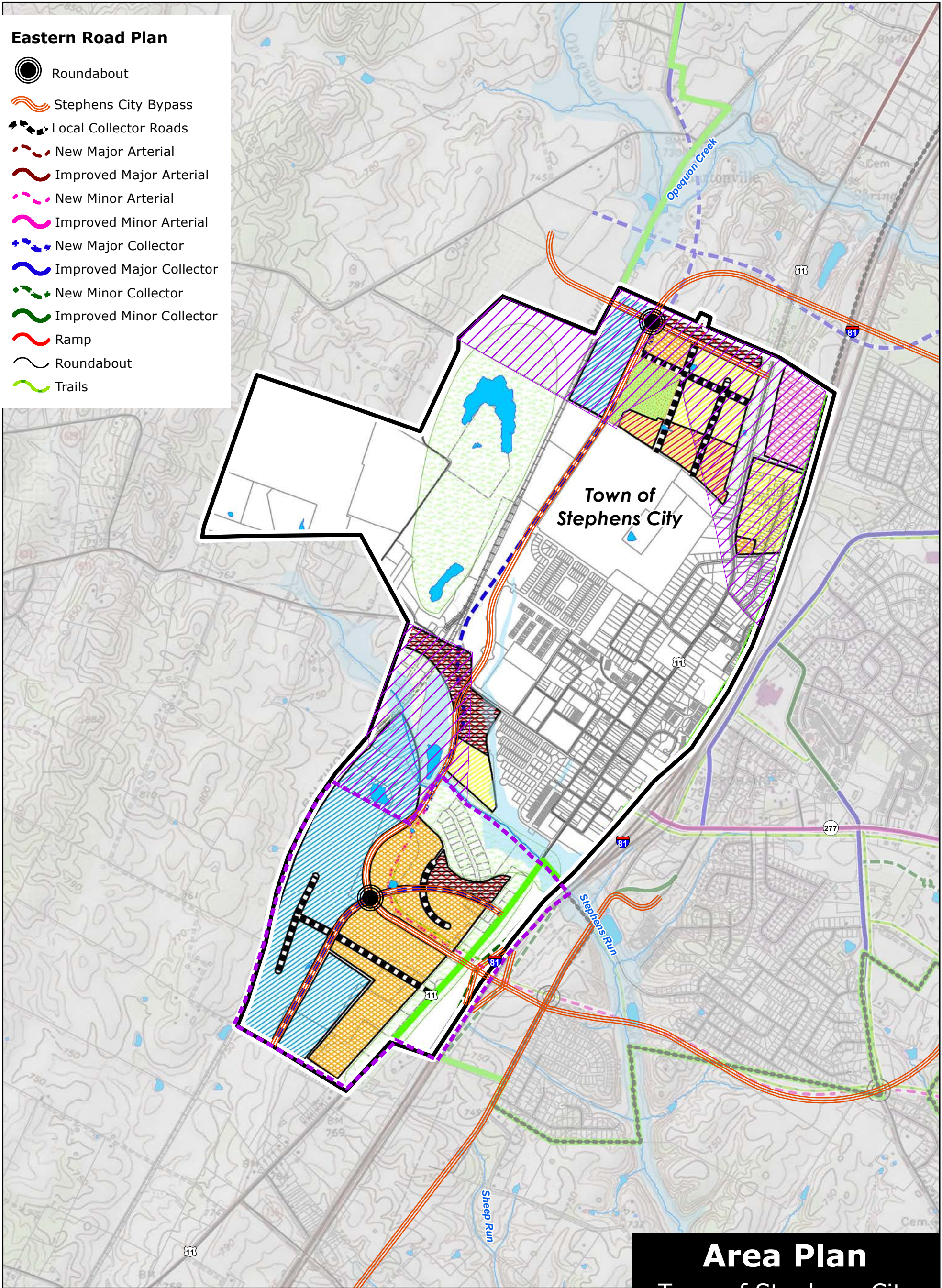
goals of the Joint Land Use Plan, the County's Comprehensive Plan, specifically with regards to transportation policy, and the Town's Comprehensive Plan. Key community infrastructure components identified in the Joint Land Use Plan, the County's Comprehensive Plan, and the Town's Comprehensive Plan shall be fully recognized and development projects shall seek to implement the community facility, transportation, and infrastructure needs of the County and the Town.

The land use designations of the Joint Land Use Plan that will form the basis for future zoning amendments were designed in coordination with the infrastructure, in particular transportation infrastructure, and the necessary community facilities. Therefore, future development applications shall address the impacts of the project and shall further the implementation of the infrastructure and community facility transportation improvements identified in the respective Comprehensive Plans. This may include the design and construction of key segments of proposed roads and intersection/interchanges. Consideration of future development applications within the study area should only occur when an acceptable level of service has been achieved and key elements and connections identified in this plan have been provided.



Eastern Road Plan

- Roundabout
- Stephens City Bypass
- Local Collector Roads
- 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



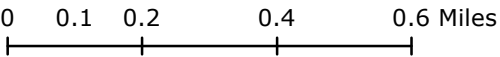
Area Plan  
Town of Stephens City  
Joint Land Use Plan

- Urban Development Area
- Sewer and Water Service Area

Land Use Legend

- Residential
- Mixed Use Age Restricted
- Institutional
- Highway Commercial
- Mixed-Use
- Industrial
- Open Space
- Natural Resource & Recreation

- Phase 1 Annexation Area
- Phase 2 Annexation Area



The Comprehensive Plan  
Adopted November 10, 2021



## APPENDIX I - AREA PLANS

---

### **MIDDLETOWN/LORD FAIRFAX SEWER AND WATER SERVICE AREA**

-INCLUDING 2014 SEWER AND WATER SERVICE AREA (SWSA) EXPANSION

#### **BOARD OF SUPERVISORS**

*APPROVED ON SEPTEMBER 26, 2012*

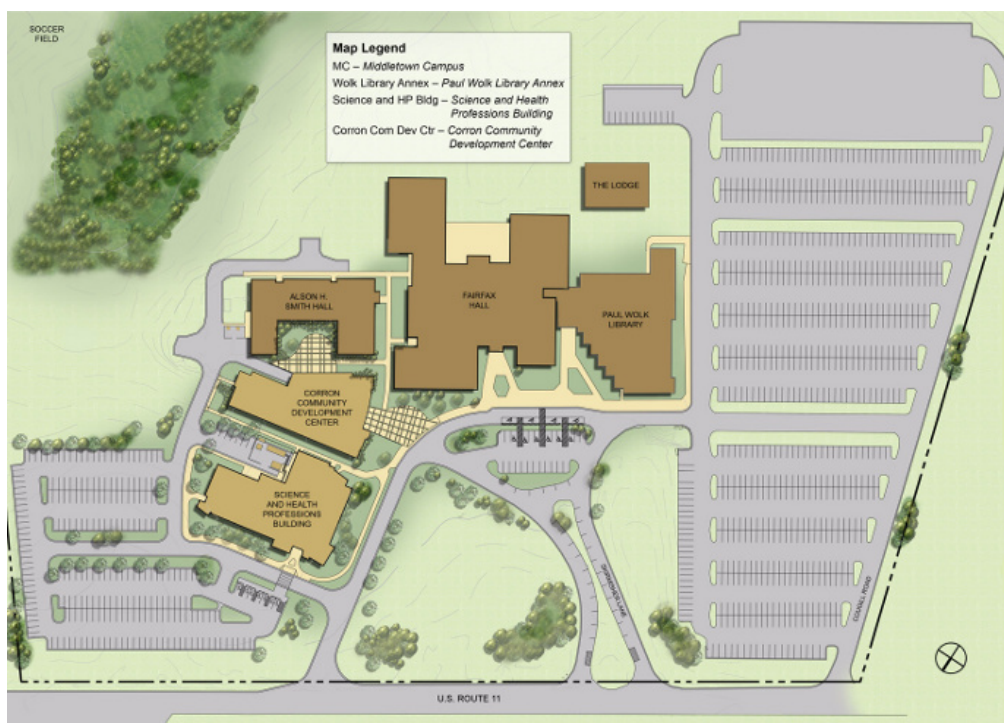
*AMENDED AUGUST 13, 2014*



## APPENDIX I - AREA PLANS

### MIDDLETOWN/LORD FAIRFAX SEWER AND WATER SERVICE AREA

The Lord Fairfax Community College (LFCC) Middletown Campus, located at 173 Skirmisher Lane, is a comprehensive, multi-campus public institution of higher education. Through its three locations — the Fauquier and Middletown Campuses and the Luray-Page County Center — the College serves eight localities in the Shenandoah Valley and Piedmont regions. The localities are the counties of Clarke, Fauquier, Frederick, Page, Rappahannock, Shenandoah and Warren and the City of Winchester. The Middletown campus has grown since it was founded in 1970 into the campus illustrated in the following site plan. Frederick County's Middletown Elementary School is located immediately north of the LFCC.



The Sewer and Water Service Area (SWSA) is an important policy tool used by Frederick County to determine where public water and sewer service may be provided. The Board of Supervisors approves the location of the SWSA boundaries through the adoption of the Comprehensive Plan and amendments thereto. As a result, properties located within the SWSA may enjoy access to public water and sewer if infrastructure is available.

The Middletown/Lord Fairfax SWSA has been established to enable the provision of public water and sewer in the area north of the Town of Middletown to current and future institutional land uses, including LFCC and the Middletown Elementary School. The supporting map identifies the location of the Middletown/ Lord Fairfax SWSA boundary.

Future study of the area surrounding the Town of Middletown may identify additional properties that could be added to the Middletown SWSA, if deemed appropriate by the Board of Supervisors.

## APPENDIX I - AREA PLANS

---

Frederick Water has the primary responsibility to manage the provision of water and sewer in Frederick County, and therefore, within the SWSA. In some cases, other public entities may serve properties within Frederick County, if approved by the Board of Supervisors. LFCC currently obtains water from the City of Winchester, and public sewer service from the Town of Middletown.

The Board of Supervisors, in approving this update to the area plan, expressly stated that Frederick Water will be the party responsible for providing water and sewer in this area.

It is recognized that properties owned by the State of Virginia are preempted from local control by Frederick County. Frederick County and LFCC will continue to work collaboratively on issues related to the growth and development in this area of Frederick County.

### **Land Use**

The area encompassed by the Middletown/ Lord Fairfax SWSA is envisioned to promote the continued growth of institutional land uses that enhance the existing educational institutions, LFCC, and the Middletown Elementary School. To that end, the plan calls for the establishment of approximately 140 acres of institutional land use that will serve the citizens of Frederick County and the broader region.

Institutional land uses are defined as a nonprofit or quasi-public use or institution, such as a church, library, public or private school, hospital or municipally owned or operated building, structure or land used for public purposes. Institutions of higher education are defined as an educational institution whose primary purpose is to provide a collegiate or graduate education.

### **Transportation**

The Middletown/ Lord Fairfax SWSA is immediately north of the Town of Middletown and is bounded by Valley Pike (Route 11), to the west, and Interstate 81 to the east. Access to the area is via Valley Pike Interstate 81 and Exit 302. All are strong assets to the areas' transportation network, and to the success of the institutional uses envisioned for this area. It will be important to ensure the function of this transportation network.

In rapidly growing areas, as noted in the Foresight Middletown plan, controlling, and coordinating the number, design, and location of new access points to major roadways is critical to maintaining the safety and capacity of the road system as traffic volumes increase. Accordingly, access to Valley Pike, should be managed and limited. In the future, internal connections within the institutional land uses should be considered. In addition, the primary route to this area from Interstate 81 should be enhanced to manage the traffic safely and effectively and to reflect the Foresight Middletown plan as a means to create an attractive entrance to the Town and this developing area.

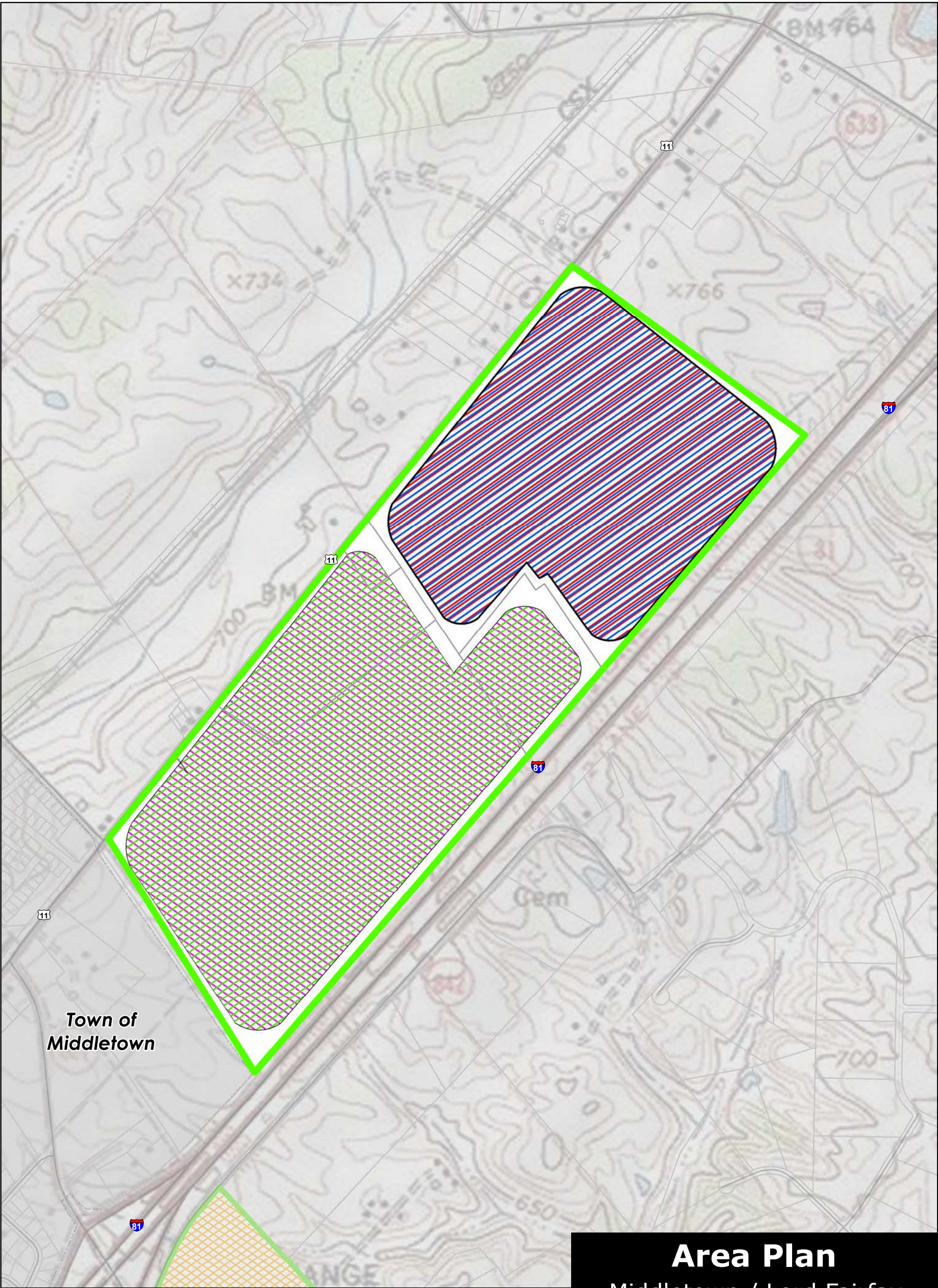



## APPENDIX I - AREA PLANS

---

Consistent application of Comprehensive Plan goals to achieve an acceptable level of service on area roads and overall transportation network, level of service C or better, should be promoted. As roadways are upgraded or built, enhancements should be made to improve bicycle and pedestrian access to all properties in the area. Further, efforts should be made to ensure that additional degradation of the transportation beyond an acceptable level of service shall be avoided. Consideration of future development applications within the study area should only occur when an acceptable level of service has been achieved and key elements and connections identified in this plan have been provided.






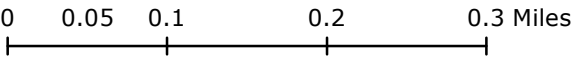


 Sewer and Water Service Area

**Area Plan**  
Middletown / Lord Fairfax  
Sewer and Water Service Area

**Land Use Legend**

-  Highway Commercial
-  Mixed Use Industrial \ Office
-  Institutional





**RELIANCE ROAD AREA LAND USE PLAN**

- INCLUDING 2014 SEWER AND WATER SERVICE AREA (SWSA) DESIGNATION

**BOARD OF SUPERVISORS**

*Approved on December 14, 2011*

*Amended August 13, 2014*

## APPENDIX I - AREA PLANS

---

### **RELIANCE ROAD AREA LAND USE PLAN**

In spring 2010, the Town of Middletown expressed interest in expanding its boundaries to incorporate approximately 250 acres of land on the east side of I-81, Exit 302, following Reliance Road. Shortly thereafter, the Reliance Road Steering Committee (RRSC) was convened. The RRSC was composed of representatives from the Town Council and the Board of Supervisors.

The RRSC met various times over the ensuing months. The Town representatives also held a community meeting and met with individual property owners within the study area to gain an understanding of the interest of the property owners in terms of the Town's desired boundary line adjustment with the County, as well as future land use opportunities; these meetings were summarized and presented to the RRSC by Town representatives. It was noted that while approximately 37 acres of B2 General Business Zoning exists within the study area, only one site has been developed and benefits from the Town's water and sewer system: the 2.7-acre site occupied by an existing Exxon service station.

The RRSC also evaluated the existing transportation network in addition to water and sewer availability. The RRSC considered the Foresight Middletown plan (adopted into the Town's Comprehensive Plan in 2005), which promoted the implementation of a technology park east of the interstate. The results of these findings led to the crafting of the Reliance Road Area Land Use Plan as a means to illustrate the potential land uses, and the supporting transportation and public water and sewer for the area, to foster further discussions.

The land use plan is envisioned to guide land use decisions for an area of approximately 311 acres over the next 20 to 30 years. Recognizing the Town's current water availability, development within the study area will initially be limited until an additional water supply is more readily available. The Board of Supervisors, in approving this update to the area plan, expressly stated that Frederick Water will be the party responsible for providing water and sewer in this area.

### **LAND USE**

The proximity of the study area to I-81, Exit 302, enhances the opportunities for land uses that benefit from the interstate. As such, commercial and technology uses would be most beneficial at this location.

The plan calls for the establishment of approximately 44 acres of commercial uses that serve the travelling public, such as hotels, gasoline service stations, and restaurants. The commercial opportunities would be located immediately east of the interstate interchange, on the north and south sides of Reliance Road. This is also the area where public water and sewer presently serves the existing Exxon service station. These land uses could be implemented through the B2 (Business General) Zoning District.

Technology uses are envisioned both north and south of Reliance Road, covering approximately 259 acres. Based on the targeted businesses identified by the Frederick



## APPENDIX I - AREA PLANS

---

County Economic Development Authority (EDA), the technology uses would include economic sectors such as: Advanced Security, Assembly, Business Services, and Life Sciences. These land uses would be implemented through the OM (Office Manufacturing) Zoning District.

In recognition of the continuation of the agricultural and large lot residential land uses adjacent to the study area, efforts should be implemented through the rezoning and development process that mitigate and lessen the adverse impacts that the commercial and technological uses may introduce. Mitigation techniques such as 100-foot distance buffers and landscape screening would be expected.

### **TRANSPORTATION**

While the existence of I-81, Exit 302, is a strong asset to the areas' transportation network, the actual configuration of the interchange and its close proximity to Buckton Road is not conducive to accommodating future traffic demands. In order for the interchange to operate efficiently and effectively in the future, it is essential to migrate the existing intersection of Reliance and Buckton Roads further east, creating a greater separation distance from the I-81 northbound on/off ramps. Increasing this separation distance will avoid significant degradation of the interchange similar to what has occurred at Exit 307 in Stephens City.

In rapidly growing areas, as noted in the Foresight Middletown Plan, controlling and coordinating the number, design and location of new access points to major roadways is critical to maintaining the safety and capacity of the road system as traffic volumes increase. Accordingly, access to Reliance Road should be managed and limited. The plan calls for limiting Reliance Road access to three points: a managed access entrance point in the vicinity of Confidence Lane, and two appropriately spaced, preferably roundabout, intersections.

As noted in the Transportation Chapter of the Plan, as road projects and development or redevelopment take place, the development and associated transportation facilities should be accessible to all users.

The initial access point onto Reliance Road would be established with the relocation of Buckton Road. A second access point onto Reliance Road would be established with the relocation of Huttle Road, to create a single intersection on Reliance Road for relocated Huttle Road and a new road servicing the southern land area.

These three Reliance Road access points would facilitate traffic movement to/from Reliance Road to the various future land uses to the north and south. It may also be appropriate to utilize a roundabout at the relocated Buckton Road intersection with Reliance Road as a means to define where the developed portion of Reliance Road ends and the rural land uses of the County begin. A similar technique was suggested by the Foresight Middletown plan as a means to create an entrance to the developed area.

## APPENDIX I - AREA PLANS

---

Finally, the Foresight Middletown plan calls for Reliance Road within the Town limits to be a boulevard with a landscaped median; the Reliance Road Area Land Use Plan carries this design concept forward east of the interstate.

Consistent application of Comprehensive Plan goals to achieve an acceptable level of service on area roads and overall transportation network, level of service C or better, should be promoted. Further, efforts should be made to ensure that additional degradation of the transportation beyond an acceptable level of service shall be avoided. Consideration of future development applications within the study area should only occur when an acceptable level of service has been achieved and key elements and connections identified in this plan have been provided.

### **WATER AND SEWER**

The Town recently completed an upgrade to its wastewater treatment facility which enables it to treat upwards of 400,000 gpd. Reflective of the slowing economy and the Town's limited water availability, the wastewater facility is currently operating at less than 30 percent capacity; the facility is available to service future wastewater demands.

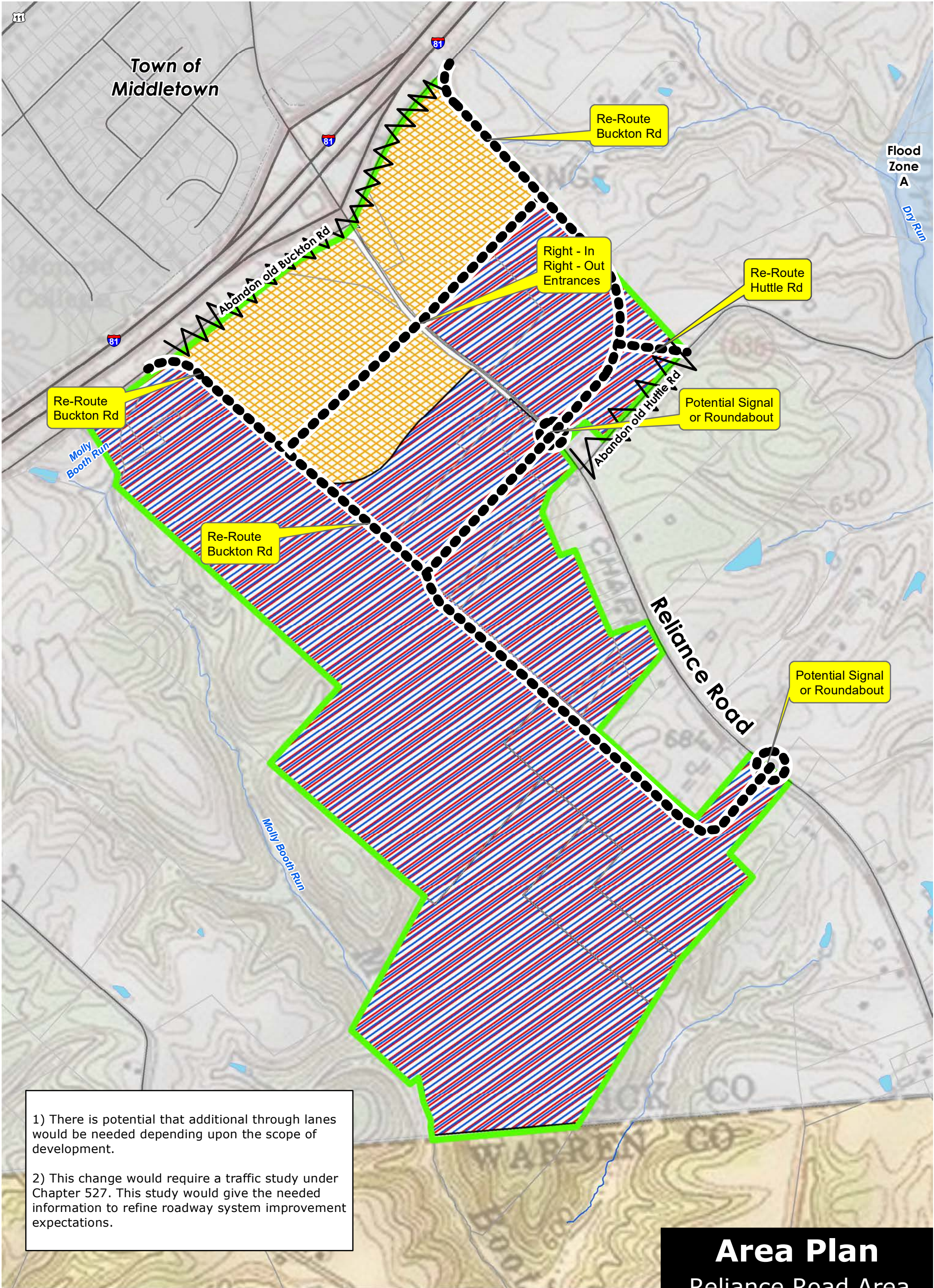
Existing limitations in water availability and the conveyance lines under the interstate may hinder development in the near future. As the Town secures additional water availability, upgrades to the conveyance system could easily be undertaken.

Reflective of current water availability, the Town is positioned to dedicate up to 18,000 gpd of water to development on the east side of I-81. This available water resource could facilitate an initial expansion of the commercial land uses to include a hotel, expanded gasoline service station/convenience center, and a restaurant. Any additional commercial uses would certainly warrant additional water resources.

Development of the technology park land uses will be limited until additional water resources are identified and available. Technology uses that require limited water resources would certainly be more desirable initially, until the expanded water supply has been secured and accessible.

The Board of Supervisors, in approving the 2014 update, expressly stated that Frederick Water will be the party responsible for providing water and sewer in this area.





1) There is potential that additional through lanes would be needed depending upon the scope of development.

2) This change would require a traffic study under Chapter 527. This study would give the needed information to refine roadway system improvement expectations.

# Area Plan

## Reliance Road Area Land Use Plan

Road Abandonment    Proposed Transportation    Sewer and Water Service Area

### Land Use Legend

Highway Commercial    Mixed Use Industrial \ Office

