



Southern Frederick Area Plan

**An amendment to the 2030
Comprehensive Plan; Appendix I –
Area Plans**

THE 2030 COMPREHENSIVE PLAN

FREDERICK COUNTY, VIRGINIA



Recommended by the Frederick County Planning Commission:
April 20, 2011

Adopted by the Frederick County Board of Supervisors:
July 14, 2011

Southern Frederick Area Plan

The Plan consists of four parts:

1. Urban Areas and Residential Development
2. Business Development
3. Transportation
4. Natural Resources, Historic Resources, and Public Facilities



Southern Frederick Area Plan

In addition, four maps are used to illustrate the text of the Plan:

1. Urban Areas, including Residential Development and Business Development.
2. Transportation.
3. Transportation with Trails.
4. Natural Resources, Historic Resources, and Public Facilities.



Land Use

Southern Frederick Area Plan

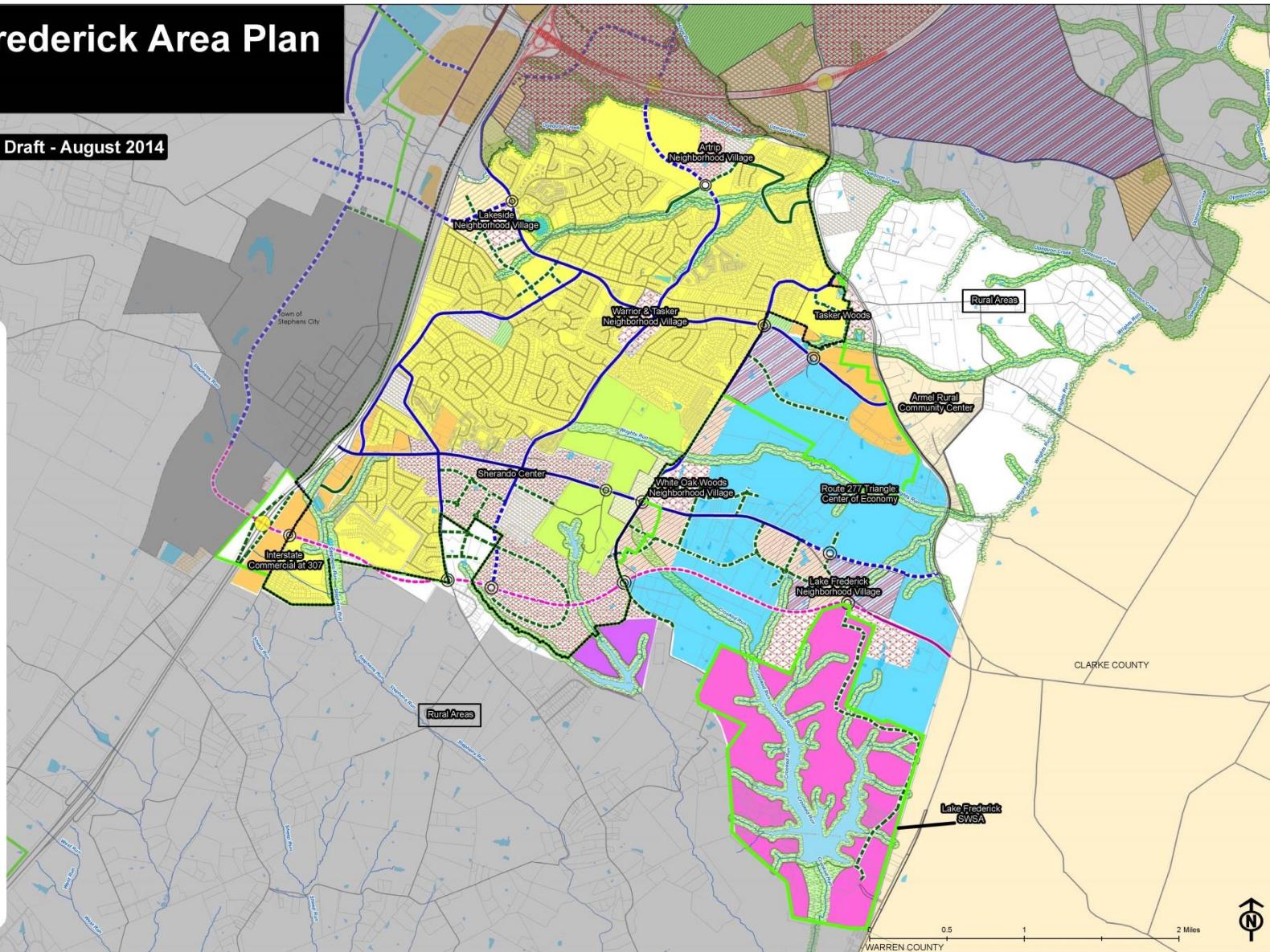
Land Use

SoFred Public Hearing Draft - August 2014

- Southern Frederick Area Plan
- Urban Development Area
- Sewer & Water Service Area
- Parcels

Long Range Land Use Plan

- Residential
- High Density Residential
- Neighborhood Village
- Urban Center
- Mobile Home
- Business
- Highway Commercial
- Mixed-Use
- Mixed Use Commercial/Office
- Mixed Use Industrial/Office
- Industrial
- Warehouse
- Heavy Industrial
- Extractive Minin
- ERR
- Commercial Rec
- Community Center
- Fire & Rescue
- Historic
- Institutional
- PUD
- Park
- Recreation
- School

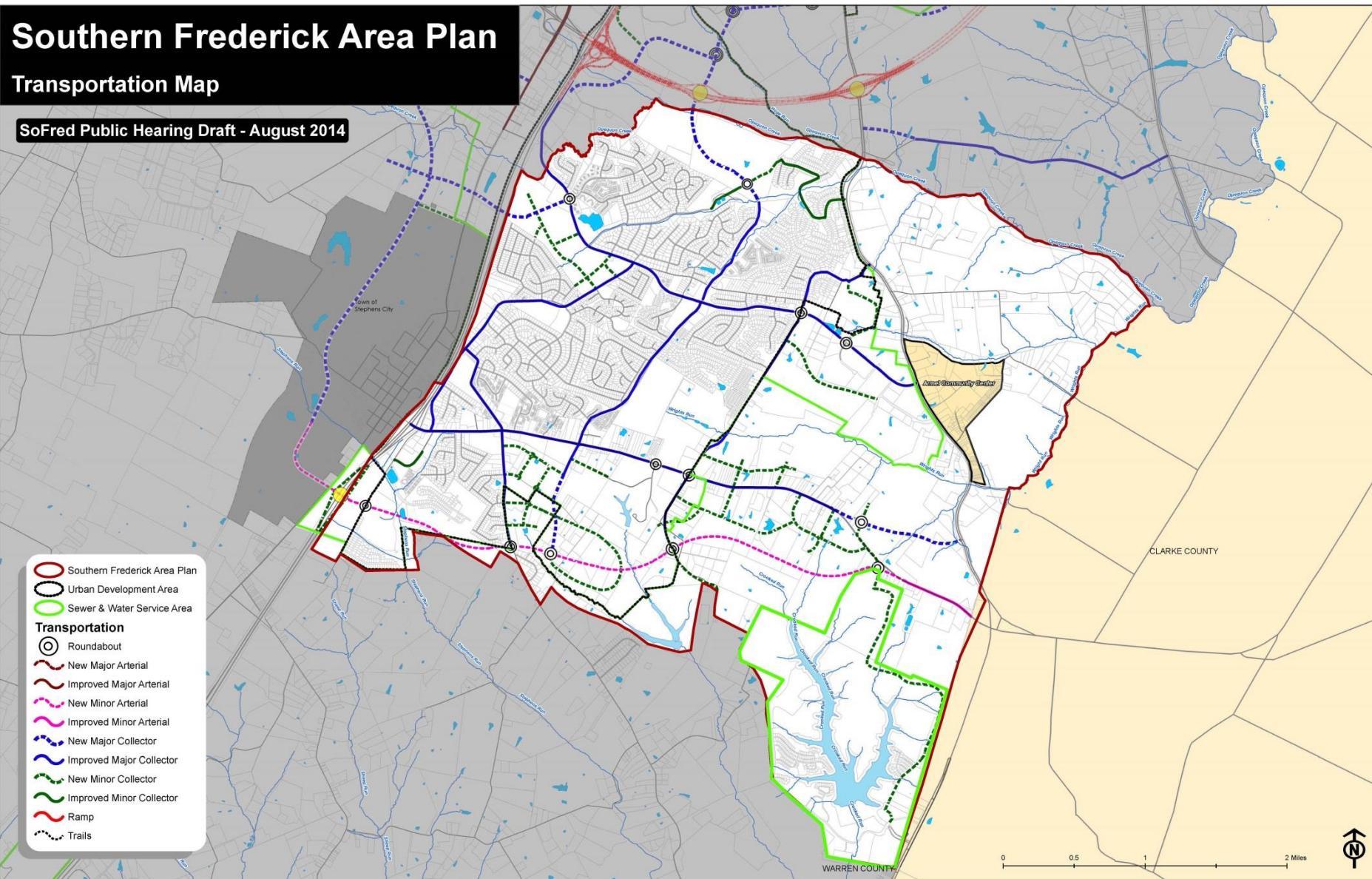


Transportation

Southern Frederick Area Plan

Transportation Map

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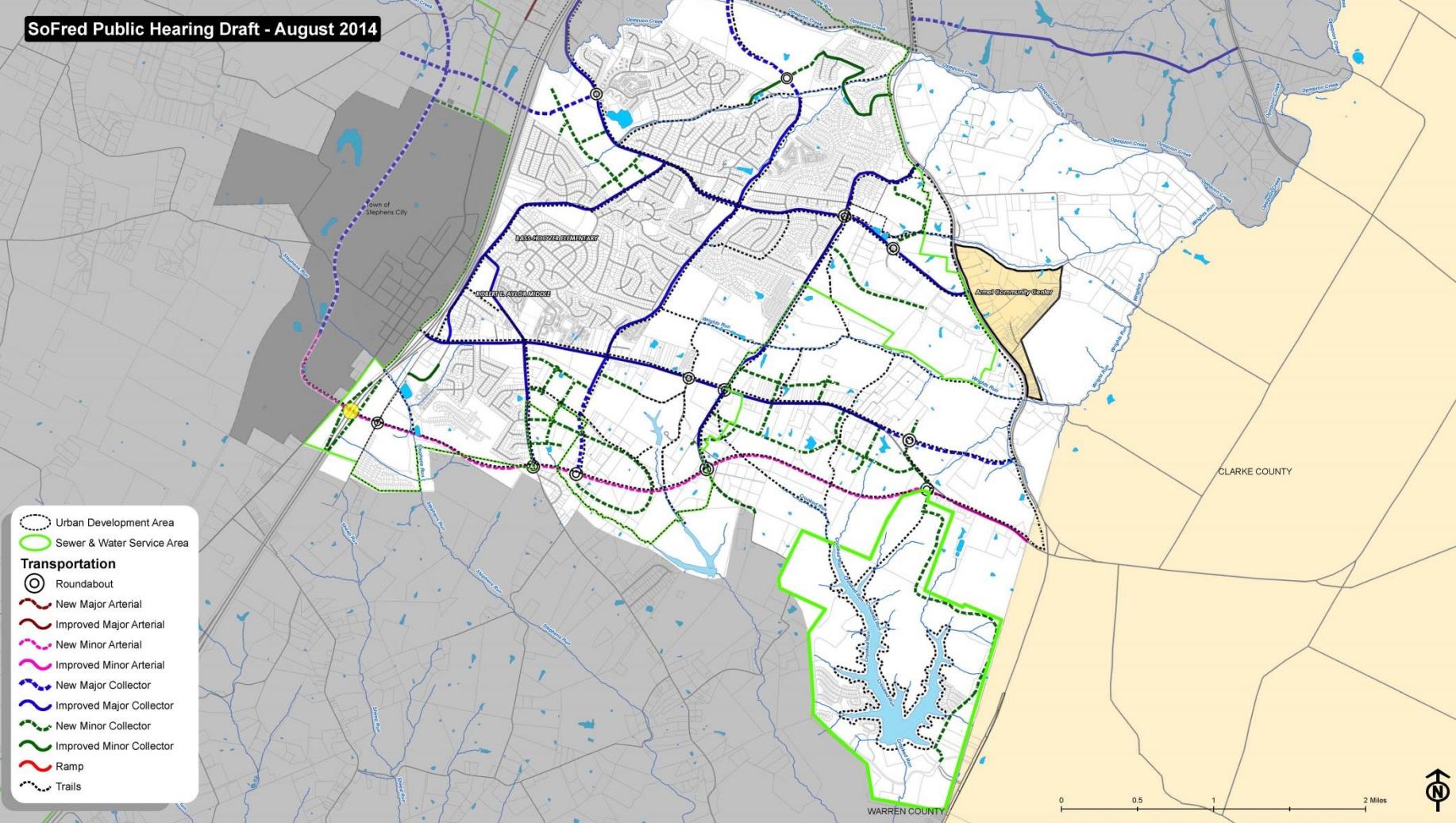


Transportation with Trails

Southern Frederick Area Plan

Transportation w/ Trails Map

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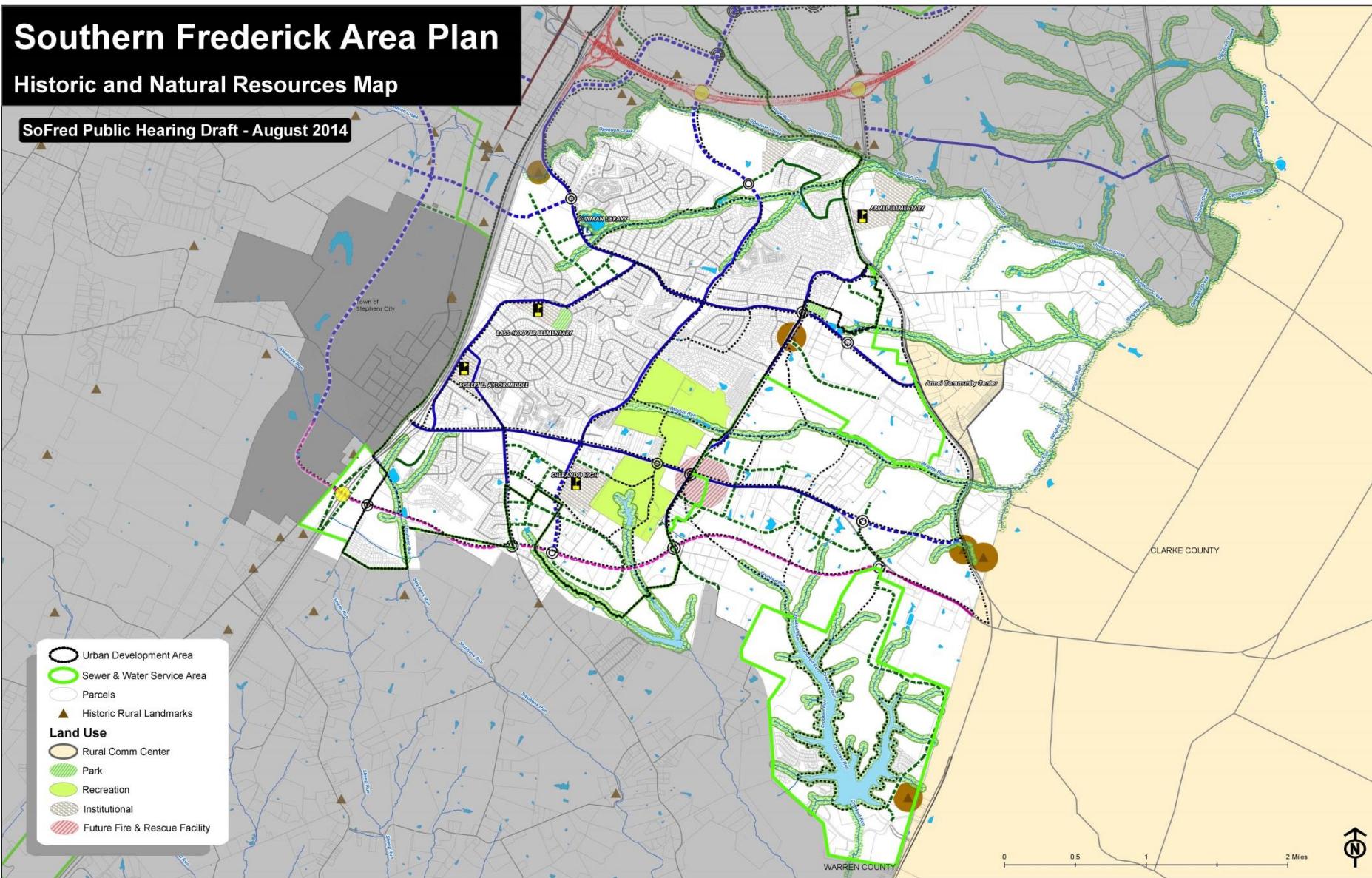


Natural and Historic Resources and Community Facilities

Southern Frederick Area Plan

Historic and Natural Resources Map

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For purpose of illustration and clarification, the following additional detail is provided:

1. A map showing a close up of two main areas of changed land use.
2. A before and after map showing the changes proposed for each of these areas.
3. Each area with only residential land uses, followed by each area with only commercial and industrial land uses.
4. A simplified legend showing only those land uses contained on the above maps.



Southern Frederick Area Plan

1. A map showing a close up of two main areas of changed land use.



Southern Frederick Area Plan

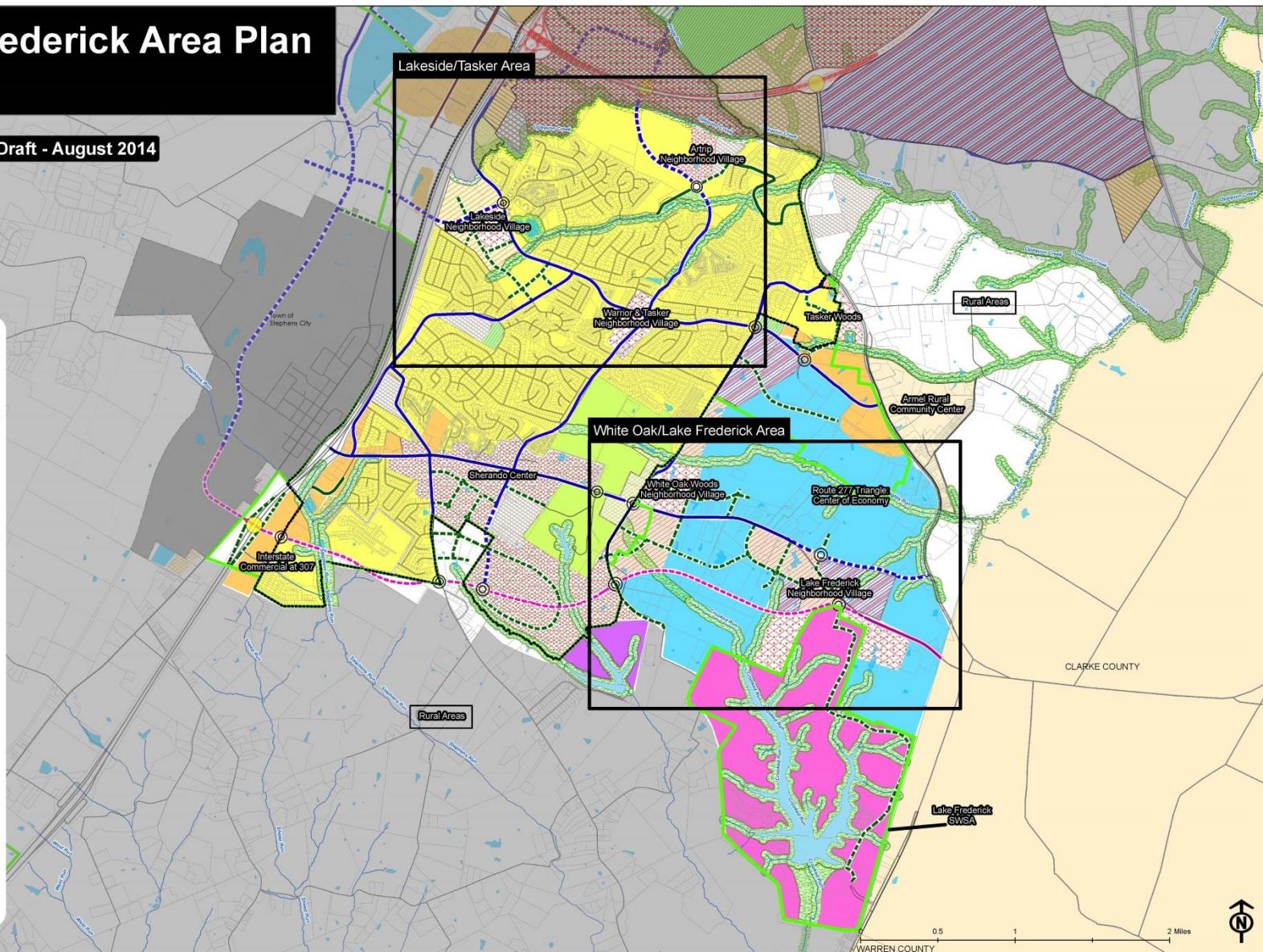
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Long Range Land Use Plan

- Yellow Residential
- High Density Residential
- Neighborhood Village
- Urban Center
- Mobile Home
- Business
- Highway Commercial
- Mixed-Use
- Mixed Use Commercial/Office
- Mixed Use Industrial/Office
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Southern Frederick Area Plan

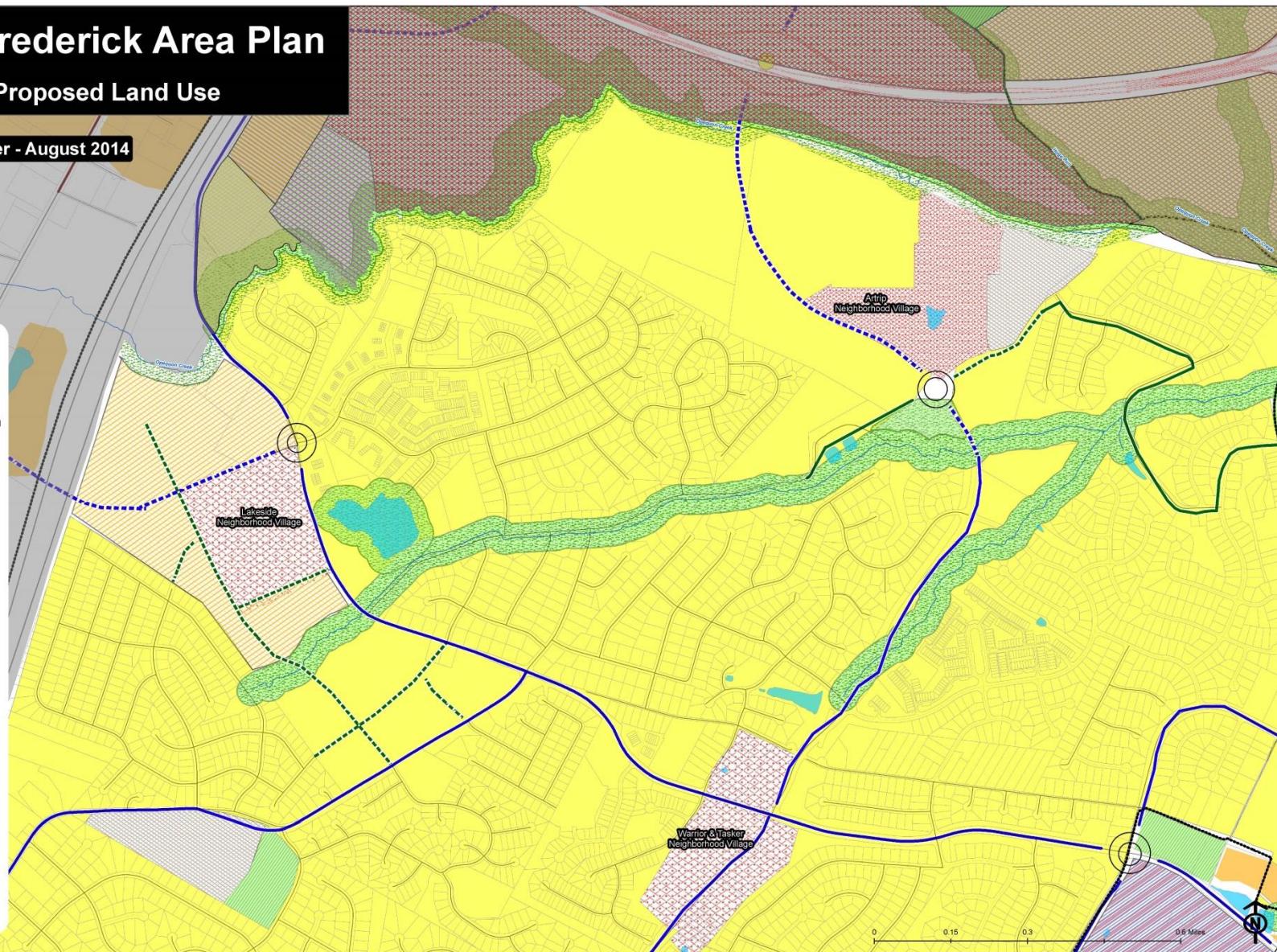
Lakeside/Tasker Proposed Land Use

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- Southern Frederick Area Plan
- Urban Development Area
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- Parcels

Long Range Land Use Plan

- Yellow Residential
- Yellow High Density Residential
- Red Neighborhood Village
- Red Urban Center
- Purple Mobile Home
- Orange Business
- Yellow Highway Commercial
- Red Mixed-Use
- Orange Mixed Use Commercial/Office
- Red Mixed Use Industrial/Office
- Blue Industrial
- Blue Warehouse
- Red Heavy Industrial
- Grey Extractive Minin
- Green ERR
- Yellow Commercial Rec
- Yellow Community Center
- Red Fire & Rescue
- Grey Historic
- Grey Institutional
- Pink PUD
- Green Park
- Green Recreation
- Yellow School



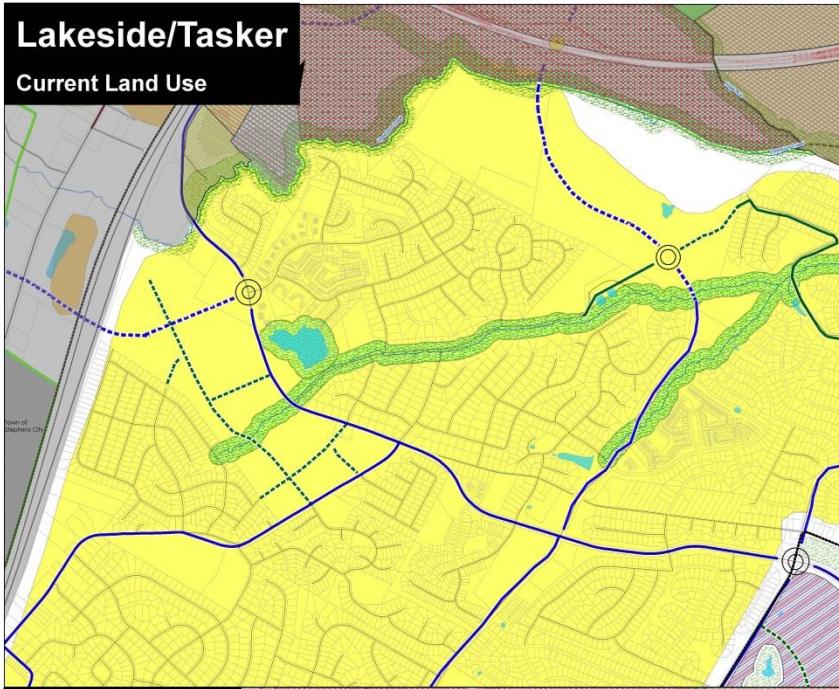
Southern Frederick Area Plan

2. A before and after map showing the changes proposed for each of these areas.

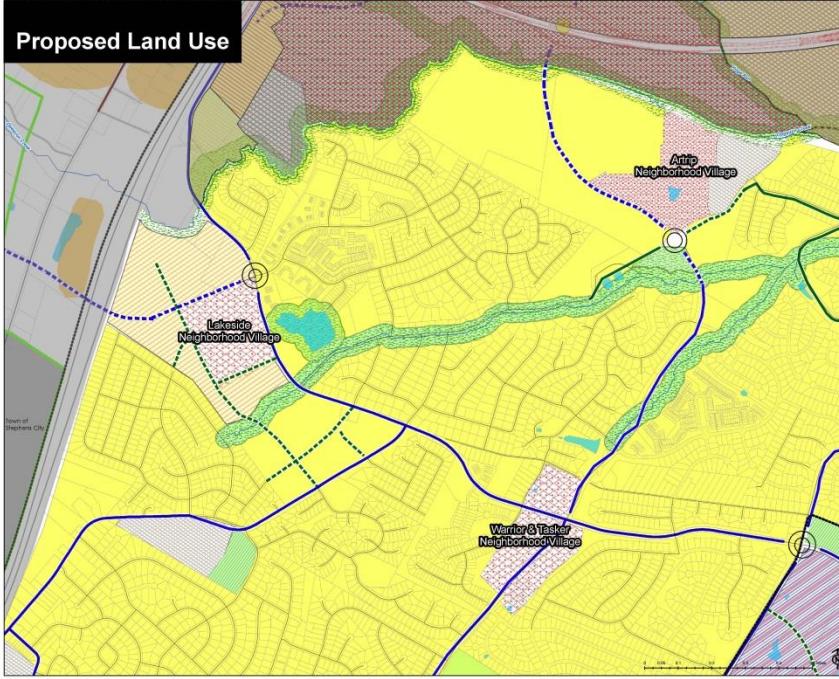


Lakeside/Tasker

Current Land Use

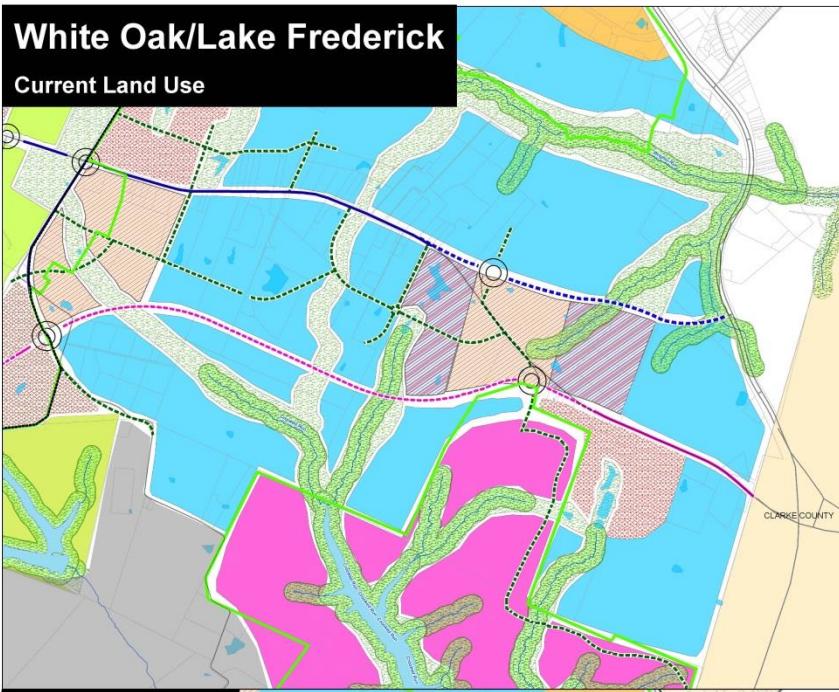


Proposed Land Use

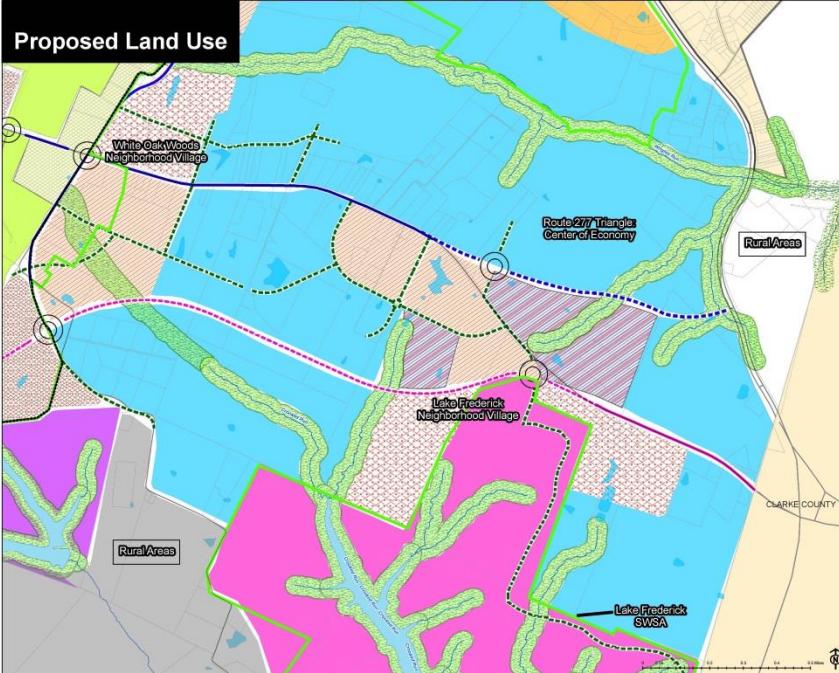


White Oak/Lake Frederick

Current Land Use



Proposed Land Use



Southern Frederick Area Plan

3. Each area with only residential land uses, followed by each area with only commercial and industrial land uses.



Southern Frederick Area Plan

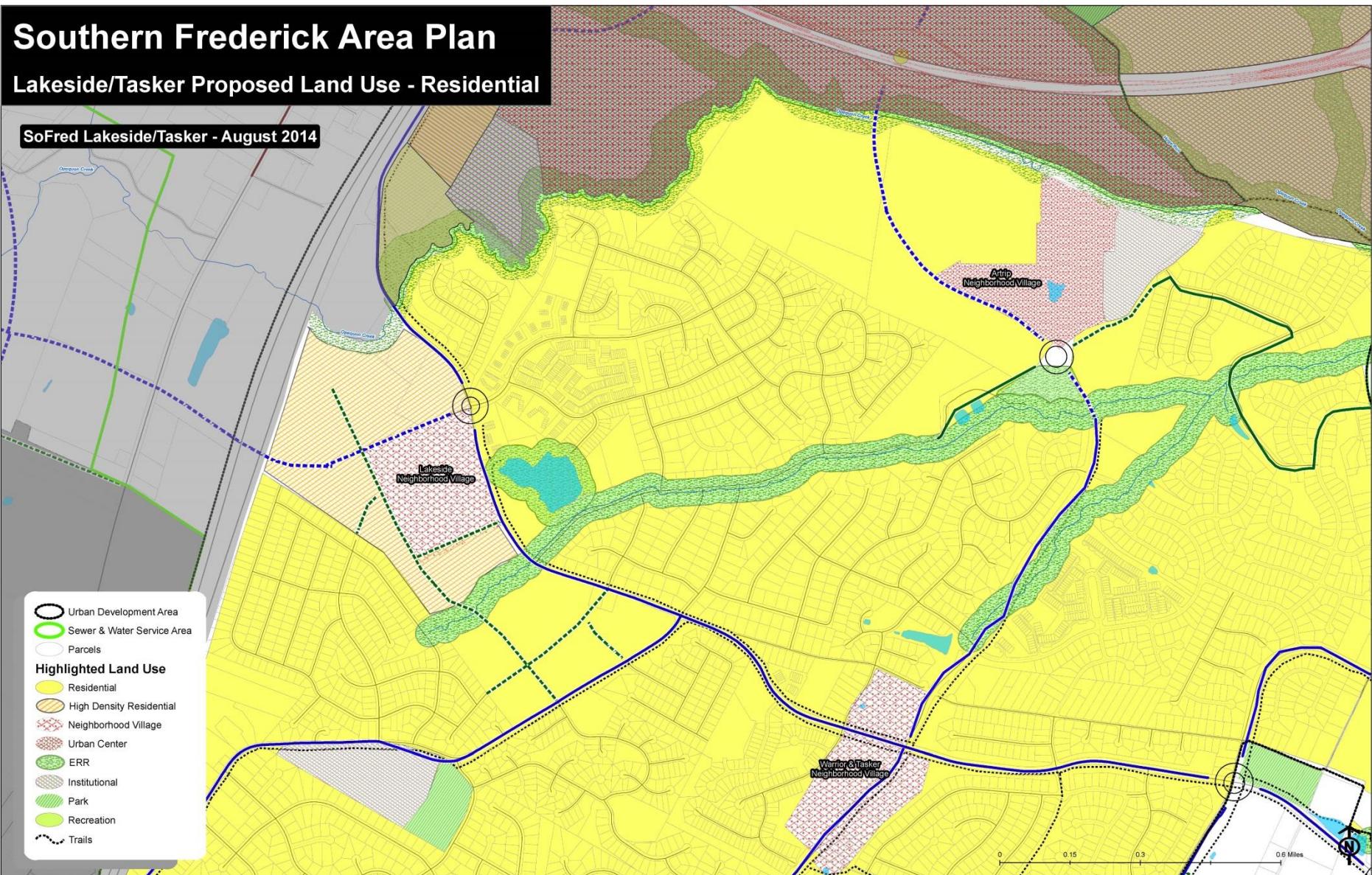
4. A simplified legend showing only those land uses contained on the above maps.



Southern Frederick Area Plan

Lakeside/Tasker Proposed Land Use - Residential

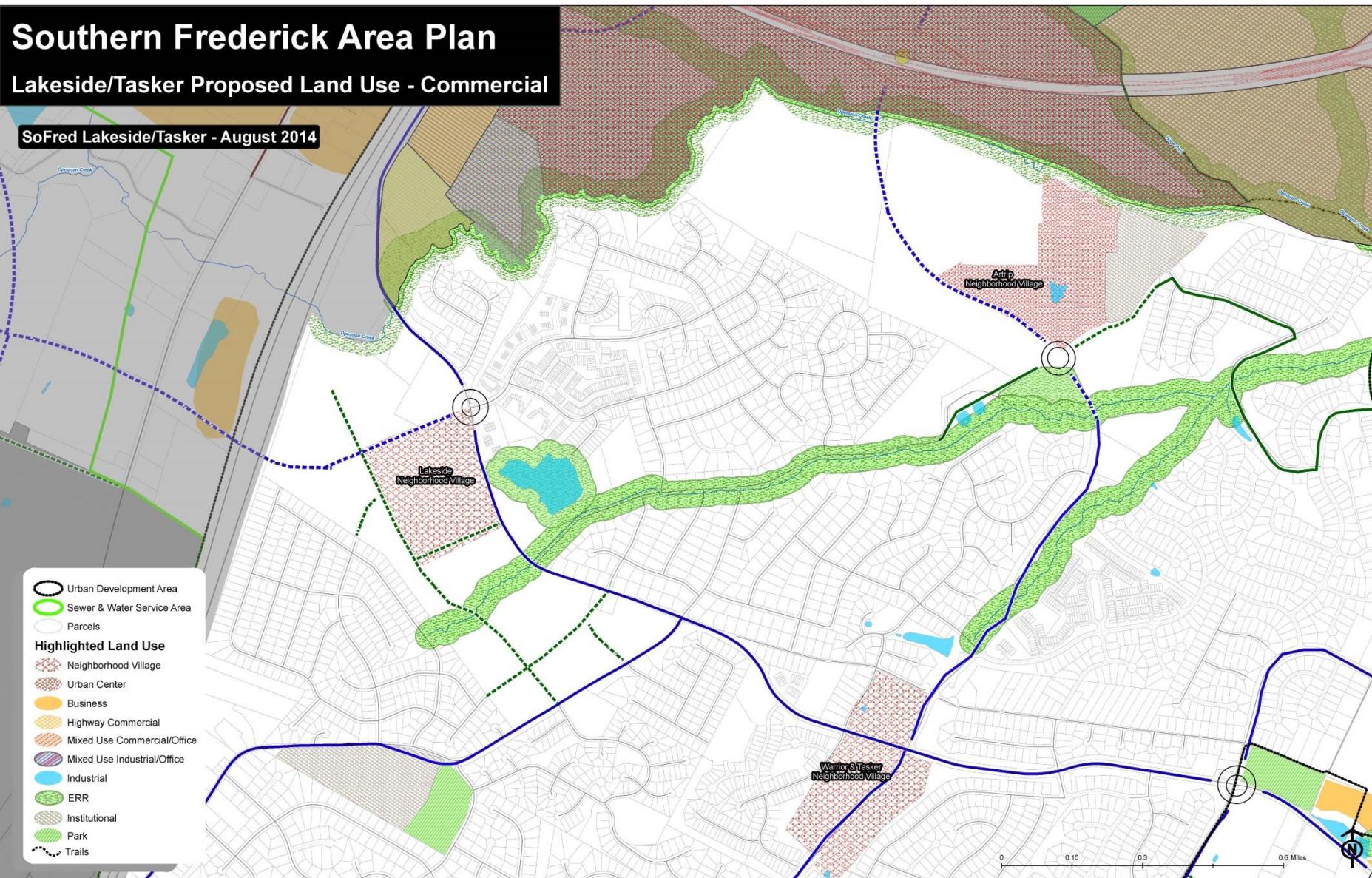
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Lakeside/Tasker Proposed Land Use - Commercial

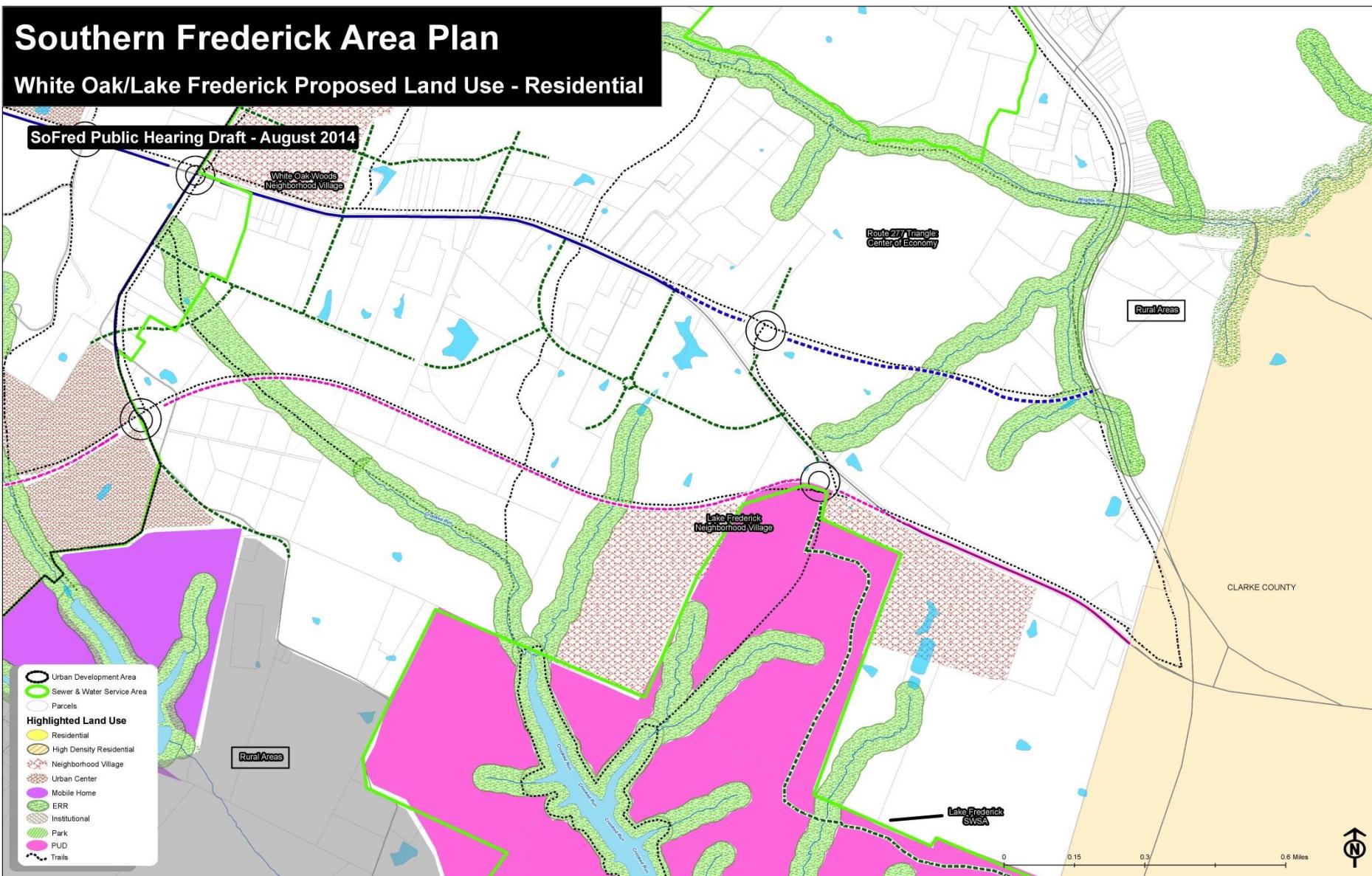
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White Oak/Lake Frederick Proposed Land Use - Residential

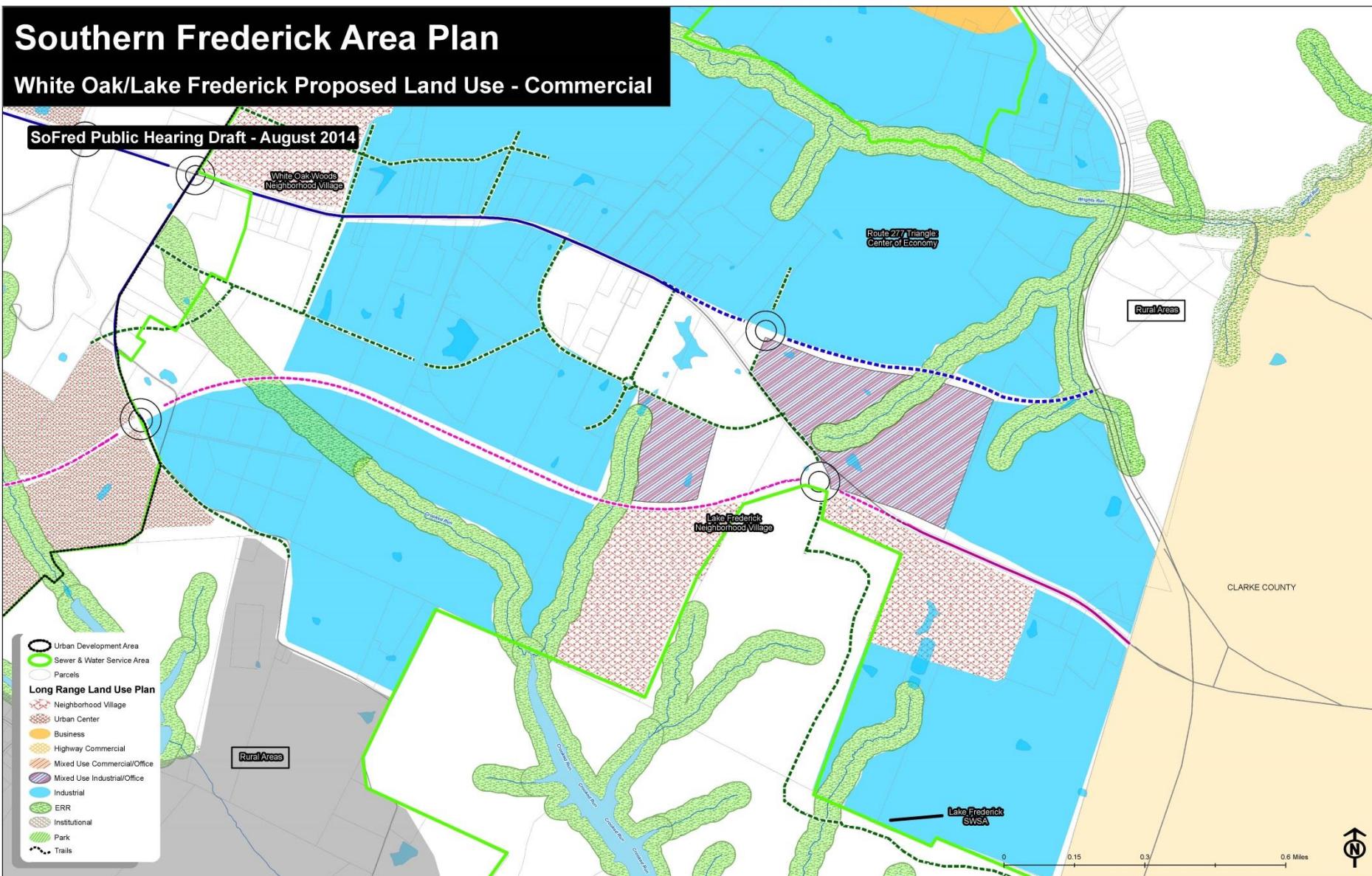
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Southern Frederick Area Plan

White Oak/Lake Frederick Proposed Land Use - Commercial

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Land Use

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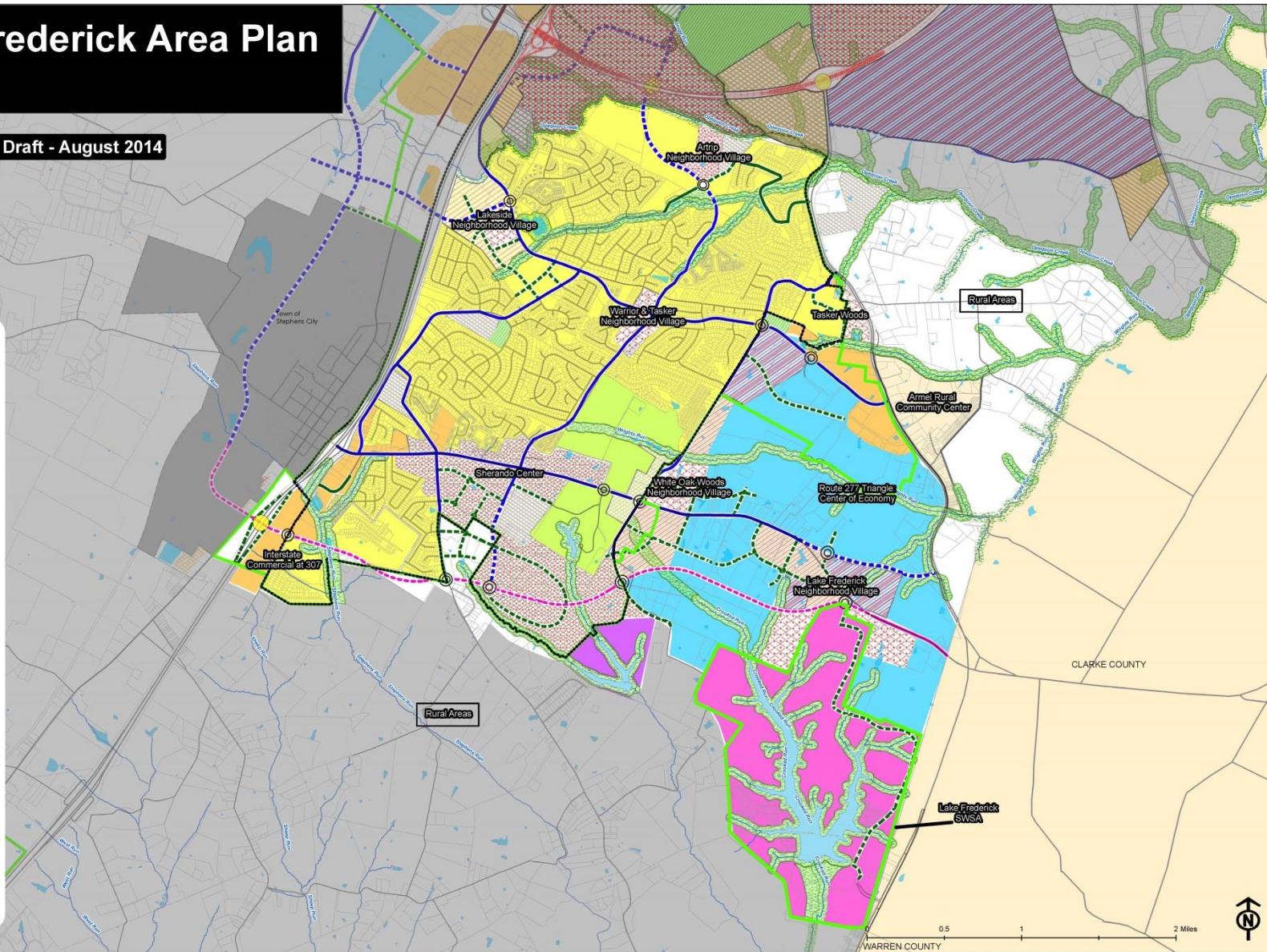
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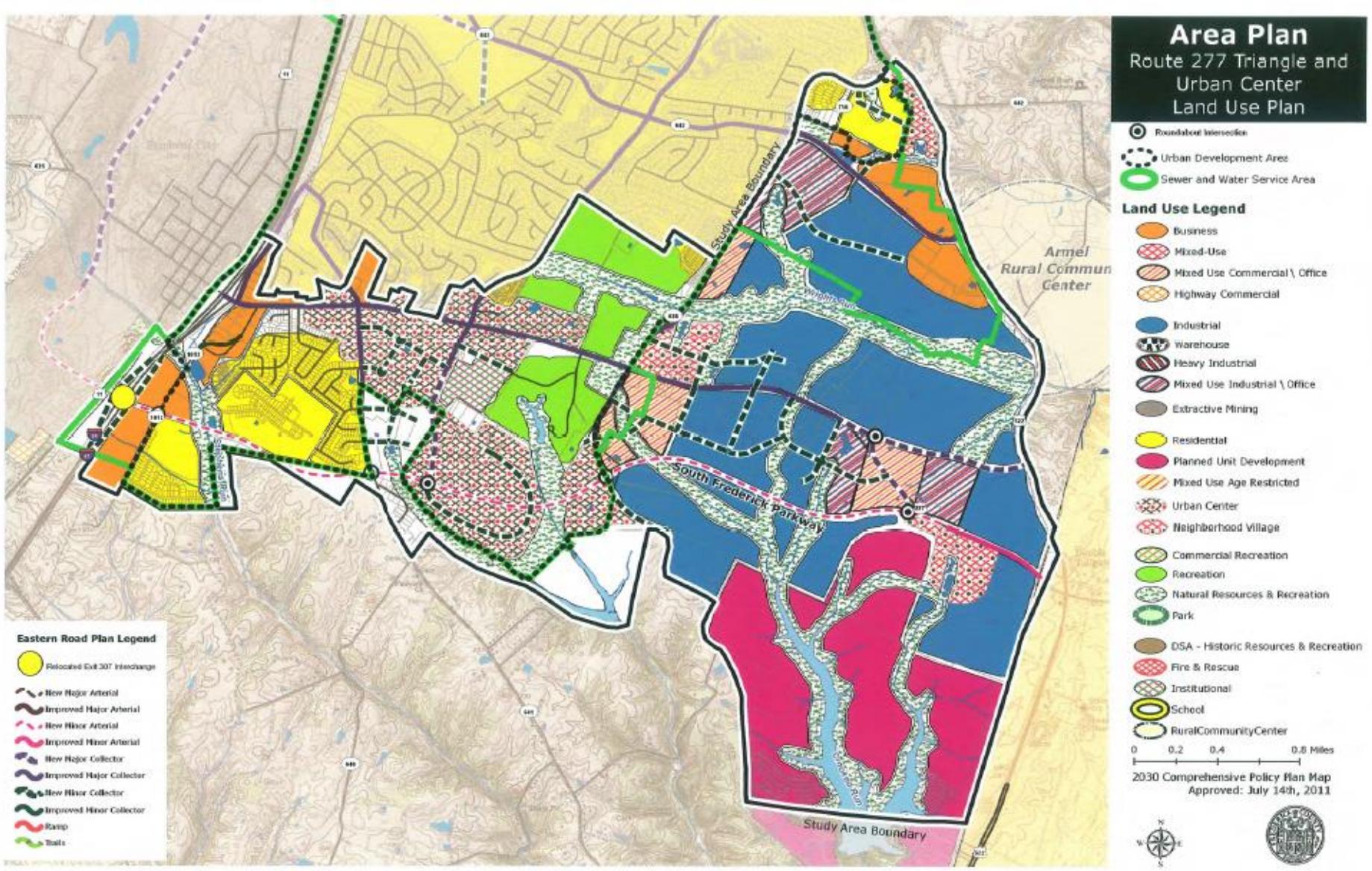


Southern Frederick Area Plan

Public Participation:
Public Introduction Meeting
Working Group Kick Off Meeting
Facilitator Group Meetings
Public Review and Input Meeting
Lake Frederick HOA Review and Input Meeting

www.fcva.us/sofred

Route 277 Plan



Land Use

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