

ROUTE 37 WEST LAND USE PLAN

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Recent land use decisions and development trends have drawn attention to the land within the Route 37 western by-pass area between Route 50 and Route 522. In 1996, 50 acres adjacent to Route 37 and Route 50 were rezoned for commercial use, while land adjacent to Route 37 and Amherst Street within the City of Winchester has continued to develop to accommodate the Winchester Medical Center and the Shenandoah University Pharmaceutical School. It has been indicated that build-out of the site within the City of Winchester is inevitable, if development associated with these uses continues at its current rate.

In 1997, Frederick County undertook a study within this area to identify the most desirable land uses and plans for the future area as a whole. The goal of this study was to balance the economic development opportunities associated with the existing development activities while limiting development potential west of Route 37, promoting the continuation of agribusiness activities, and protecting the pristine landscape of the area.

A study area for the Route 37 West Land Use Plan was identified within the county which encompassed 645 acres. This area is bounded by Route 522 to the north, Route 37 to the east, the Round Hill Community Land Use Plan boundary to the south, and a definitive ridge line to the west. The predominate land use is orchard and a portion of the study area includes a core area of the Battle of Second Winchester.

Land Use Components

Approximately a 120-acre area located in the southeastern portion of the 645-acre study area has been identified as a location for potential business concentrations. It is envisioned that this area should be planned for an office park-type development which complements the medical center and pharmaceutical school, while providing retail services that cater to these uses and the community within the proximity of the study area. The remaining 525 acres within this study area should remain in its present, pristine condition, continuing the present land use of orchards while preserving the historic integrity of the battlefield, as well as potentially significant properties identified in the Frederick County Rural Landmarks Survey.

Transportation Components

Future road networks are proposed for this study area which link the 120-acre business and retail area with Route 37, Route 522, and Route 50. A system of major collector roads is necessary to promote the safe and efficient movement of traffic through this area. The Winchester Medical Center is currently working with the Virginia Department of Transportation to develop an interchange on Route 37 that will provide direct access to the medical center. This plan promotes the expansion of this interchange to provide access to the west, while linking the 120-acre business and retail area to this interchange through the development of a major collector road. The development of a major collector road system which links the 120-acre business and retail area with Route 522 and Route 50 is also necessary to promote and efficient north-south traffic pattern through this study area and the DeGrange property which borders this development pod to the south.

Sewer and Water Components

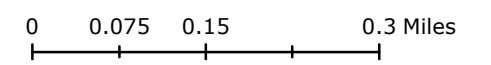
The Route 37 West Land Use Plan calls for the inclusion of the 120-acre business and retail area within the Frederick County Sewer and Water Service Area. This inclusion is necessary to ensure compliance with county policies regarding proposed zoning changes from rural land use to commercial land use. The extension of the Frederick County Sewer and Water Service Area has been done independently of the Frederick County Urban Development Area. Therefore, residential development is not proposed or encouraged for this study area.

Area Plan Route 37 West Land Use Plan

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

- Urban Development Area
- Sewer and Water Service Area

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



2035 Comprehensive Policy Plan Map
Adopted January 25, 2017



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