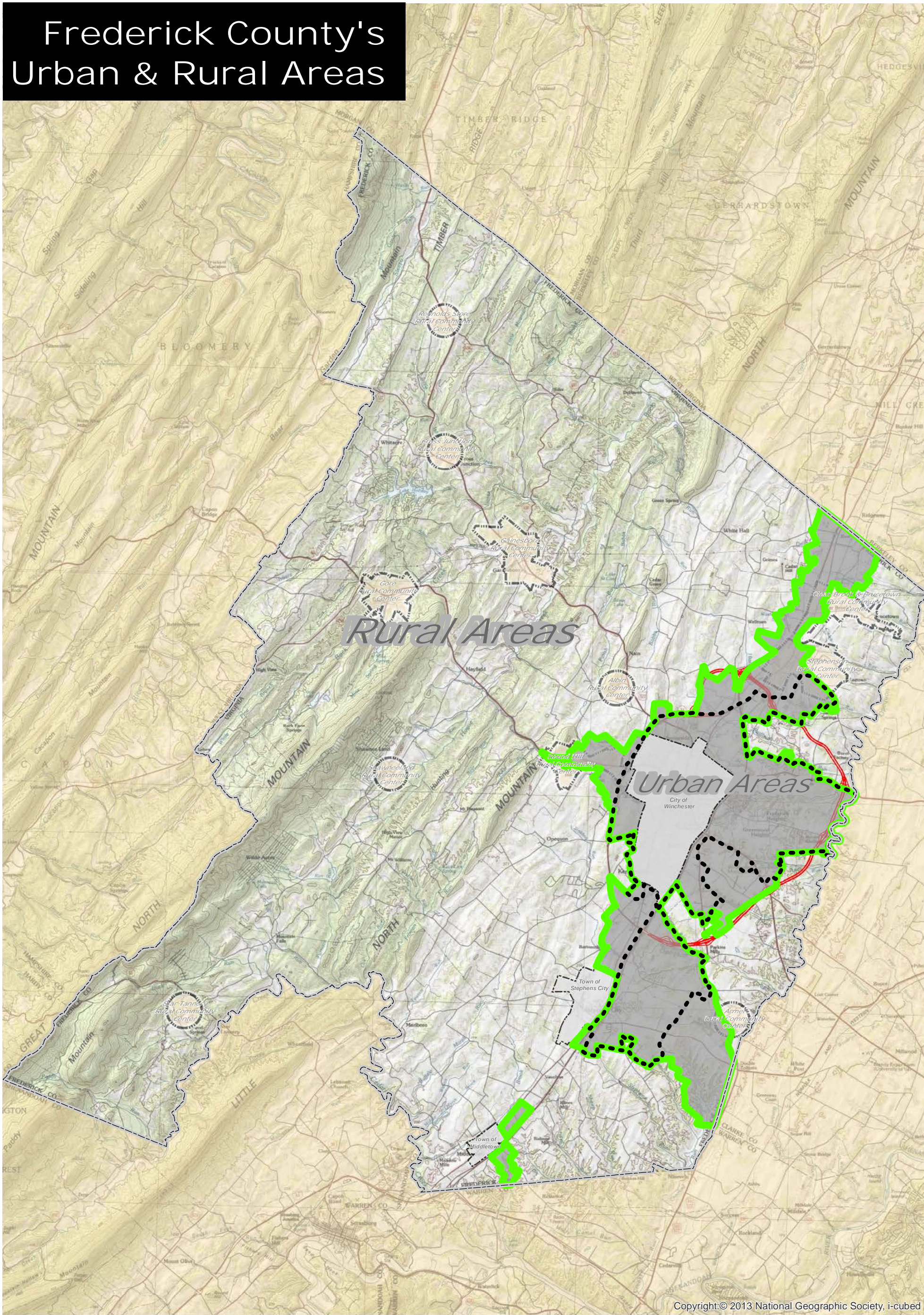








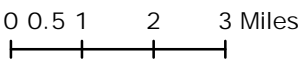
I. URBAN AREAS

Frederick County's Urban & Rural Areas



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-  Frederick County
-  Urban Development Area
-  Sewer and Water Service Area
-  Town and City Boundary
-  Future Rt 37 Bypass
-  Rural Community Center



URBAN AREAS

CURRENT CONDITIONS

The Urban Development Area (UDA) of Frederick County includes those areas anticipated for higher intensity development which are located within the limits of the Sewer and Water Service Area (SWSA). The SWSA designates the limit of where public sewer and water could be extended. Frederick County established its initial UDA boundary in 1987.

This Plan recognizes the need to direct new residential, commercial, and industrial growth into the Urban Areas and discourage growth in the Rural Areas; the UDA and SWSA provide a clear boundary between these two areas. Using the UDA and SWSA as urban growth boundaries, Frederick County seeks to focus growth in strategic areas where community facilities and public services are more readily available. It is expected that development within the UDA and SWSA will be served by public water and sewer. The UDA defines the general area in which more intensive forms of residential development will occur. Commercial, industrial, and institutional land uses are also identified within the UDA in designated areas. While the boundaries of the UDA and the SWSA are consistent in many locations, the SWSA does extend beyond the limits of the UDA to promote commercial, industrial, and institutional land uses in areas where residential land uses are not desirable.

Future planned land uses are depicted in the various Area Plans which are compiled in Appendix I. These Area Plans contain both guiding text and future land use maps that provide a detailed land use guide for the designated area. The plans have been created over time, through a community planning process, and are incorporated as part of the Comprehensive Plan. The individual Area Plans make up the Eastern Frederick County Long Range Land Use Plan.

Suburban development within the Urban Areas continues to be the predominant land use pattern for residential use, with an average residential density between two to four units per acre. More recently, the densities for new residential development have been increasing. While the County will continue to see suburban-style growth, residential densities higher than those previously experienced in the UDA would be appropriate within specifically designated areas identified as neighborhood villages and urban centers (further described on page 4).

The boundary of Frederick County's UDA should be examined regularly to ensure that it is adequately sized to accommodate current and projected growth. Policies should also be regularly reviewed to ensure that the UDA encourages a mixture of housing types. It should be recognized that the size of the urban areas (both UDA and SWSA) will also be affected by the ability to provide water and sewer service to accommodate future development.

Historically, Frederick County has sought to achieve a balanced ratio between commercial, industrial and residential growth in terms of both available areas of land use and taxable value of the land uses. Residential development, although necessary to accommodate population growth, on average does not pay for itself. To offset this and mitigate any increased tax burdens on current residents, a fiscally balanced amount of commercial and residential

development is achieved through land use planning. The target ratio for the urban area shall be 25 percent commercial and industrial land uses and within the urban areas to 75 percent residential and other land uses throughout the County as a whole.

To encourage future development of commercial and industrial uses to achieve the targeted ratio, Frederick County has designated certain areas that are predominately planned for future commercial and industrial uses. These include such areas as the Route 11 North corridor, Kernstown area, Round Hill, the 277 Triangle Area, and in the vicinity of the Winchester Regional Airport.

FOCUS FOR THE FUTURE

The urban areas will continue to be designated for more compact and intense development patterns. The location of new and expanded public facilities, services and utilities will be focused in these areas. Improvements to the utility system, road networks, and public facilities may be required to support land development in these areas.

New residential suburban development should be designed with high-quality residential standards and mitigate potential impacts. Opportunities for providing pedestrian and biking connections to existing neighborhoods should be encouraged where appropriate. Section III of this Plan provides additional policies and guidance for future residential development.

The strategic growth areas, identified as neighborhood villages and urban centers shall promote higher urban densities, mixed uses, and a more compact form of development.

Neighborhood Villages

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

Urban Centers

Urban centers are larger than the Neighborhood Village and are envisioned to be a more intensive, walkable urban area with a larger commercial core, higher densities, and designed around some form of public space or focal point. Urban centers should be located in close proximity to major transportation routes and intersections.

Development of these strategic growth areas would aid in attracting new skilled, creative, and entrepreneurial workers to the County. To attract new workers, the County needs to facilitate the creation of desirable, well-planned places in which they will want to reside. A variety of community choices, settings and prices needs to be fostered to accommodate a wide range of resident preferences. By fostering high quality communities centered around attractive social gathering spaces in mixed use environments, the County can attract new worker

residents along with their employers. These areas should also provide for land uses that are connected by an attractive, efficient, transportation system designed for all users.

For any new use proposed within the urban areas, adequate roads, infrastructure, and public facilities with sufficient capacities to accommodate the new uses should be provided. Development proposals such as rezonings, are expected to identify and appropriately mitigate their impacts to ensure that they are not placing an undue burden on the community. Proposed uses should also seek to further implement the goals identified in this Plan.

COMMUNITY BENEFITS

There are numerous benefits to the community when focusing new growth in the urban areas.

When residential growth occurs outside of the designated growth boundaries, such as the rural areas, the County must extend public services such as schools and emergency services further distances. These expanded service areas increase the costs of operation while decreasing efficiency. Focused growth areas also reduce development pressures within the rural areas, thus helping to preserve agricultural land and open spaces.

Neighborhood Villages and Urban Centers

Incorporating planned neighborhood villages and urban centers, which are designated for higher densities and utilize Neighborhood Design principles will help to improve the sense of community and promote close knit, walkable areas where residents have greater opportunities to live, work, and play.

Commercial and Industrial

Dedicated areas for commercial and industrial development helps to ensure a strong tax base to provide public services and community facilities and provide for retail opportunities for the benefit of local residents.

GOALS/STRATEGIES

GOAL 1: AS FREDERICK COUNTY CONTINUES TO GROW, IT IS ESSENTIAL THAT THE VISION OF THE COMPREHENSIVE PLAN FOR THE URBAN AREAS BE IMPLEMENTED IN ORDER TO ACCOMMODATE GROWTH IN A VIABLE MANNER. GROWTH SHOULD PRIMARILY BE FOCUSED WITHIN THE URBAN AREAS.

STRATEGIES:

- Focus new growth in the Urban Development Area (UDA) and Sewer and Water Service Area (SWSA).

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- Monitor the size of UDA and the Sewer and Water Service Area (SWSA) to ensure appropriate land area is available to accommodate future residential growth and commercial and industrial opportunities.
- Ensure adequate water and sewer service capacity is available to accommodate new growth.
- Provide for various densities within the urban areas to encourage concentrated growth. Support a range of housing options in suburban areas, neighborhood villages and urban centers.

GOAL 2: PROMOTE THE NEIGHBORHOOD DESIGN PRINCIPLES AS IDENTIFIED IN THIS CHAPTER FOR NEIGHBORHOOD VILLAGES AND URBAN CENTERS.

STRATEGIES:

- Ensure land use applications incorporate the principles of Neighborhood Design identified in this chapter for neighborhood villages and urban centers.
- Further develop the neighborhood village and urban center concepts which promote strategic growth areas within the urban areas.
- Promote the location of community facilities as focal points within neighborhood villages and urban centers.
- Support high quality and innovative community designs within neighborhood villages and urban centers.

GOAL 3: PROVIDE FOR TRANSPORTATION OPPORTUNITIES FOR ALL USERS WITHIN THE URBAN AREAS.

STRATEGIES:

- Ensure the bicycle plan included as part of the Comprehensive Plan provides for trail facilities in the desired locations.
- Encourage new developments to provide interconnected trail networks and on street shared travel ways.
- Connect “missing links” across existing developments to the extent possible.

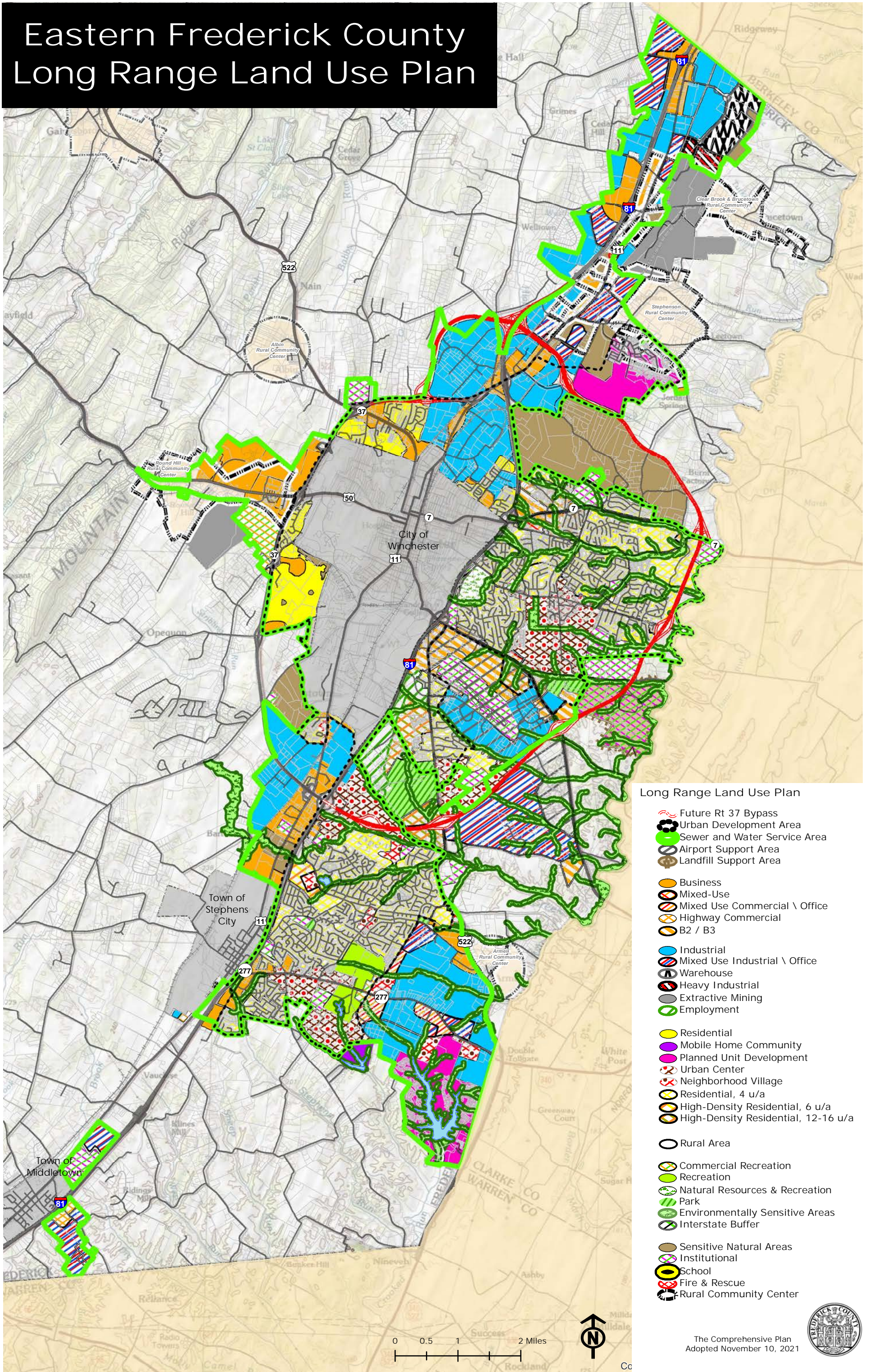
URBAN AREAS

GOAL 4: OBTAIN 25/75 RATIO OF COMMERCIAL & INDUSTRIAL USES TO RESIDENTIAL AND OTHER LAND USES WITHIN THE URBAN AREAS OF THE COUNTY.

STRATEGIES:

- Ensure adequate services, including water and sewer infrastructure, are available to obtain target business users in a competitive market.
- Continue to work with Frederick Water to monitor the location of the SWSA and determine areas that could be modified to attract targeted users and continue to implement the Long-Range Land Use Plan.
- Continue to evaluate the availability of land for commercial and industrial land uses and incorporate sufficient acreage into Area Plans.
- Seek to attract uses that will generate the desired tax revenue and employment opportunities for the County.

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
- School
- Fire & Rescue
- Rural Community Center

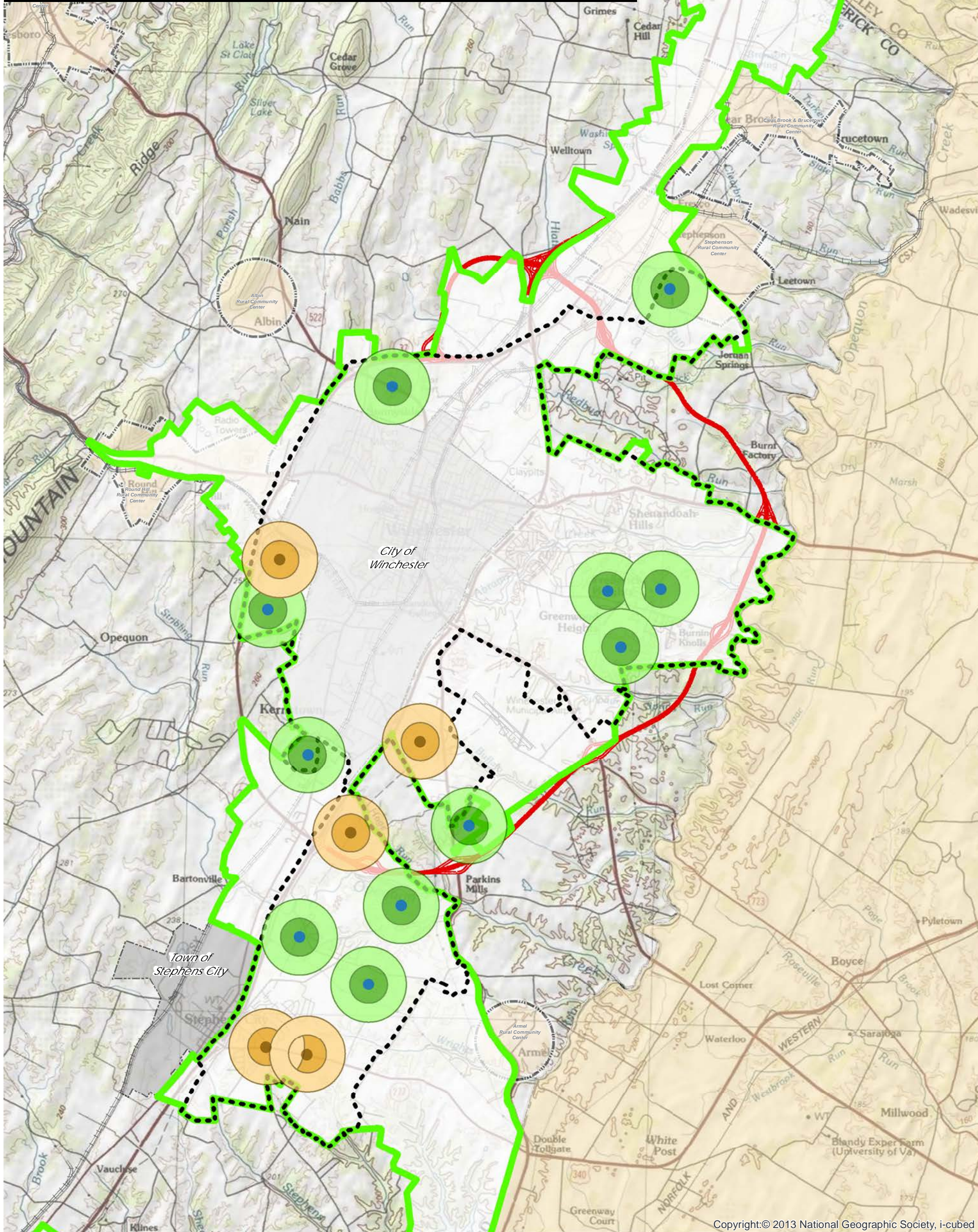
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The Comprehensive Plan
Adopted November 10, 2021



Potential Neighborhood Village & Urban Center Locations



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

 Potential Neighborhood Villages
 (with Ped Sheds (.25 & .5 miles))

 Potential Urban Centers
 (with Ped Sheds (.25 & .5 miles))

The Comprehensive Plan
Adopted November 10, 2021



0 0.5 1 2 Miles