



Western Frederick Land Use Plan (WFLUP)



WEBSITE

Visit the website at www.fcva.us/WFLUP to read currently adopted plans and maps



SURVEY

Take the survey on the website to provide input



MEETINGS

Community meetings planned for mid-2024. Contact staff for more information

Small Area Plan Update

The WFLUP provides a planned transition from the urban and suburban areas in the City of Winchester and the rural areas west of Route 37. The current plans contain mostly residential, business, commercial, recreation, and extractive mining land uses in the non-rural areas.

Study Area

The roughly 6,118 acres combines the Round Hill, Western Jubal Early, and Route 37 West small area plans along with Sunnyside.

See current study area and land use map on back.

Planning Process

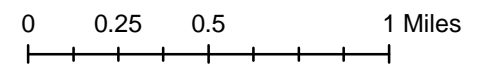
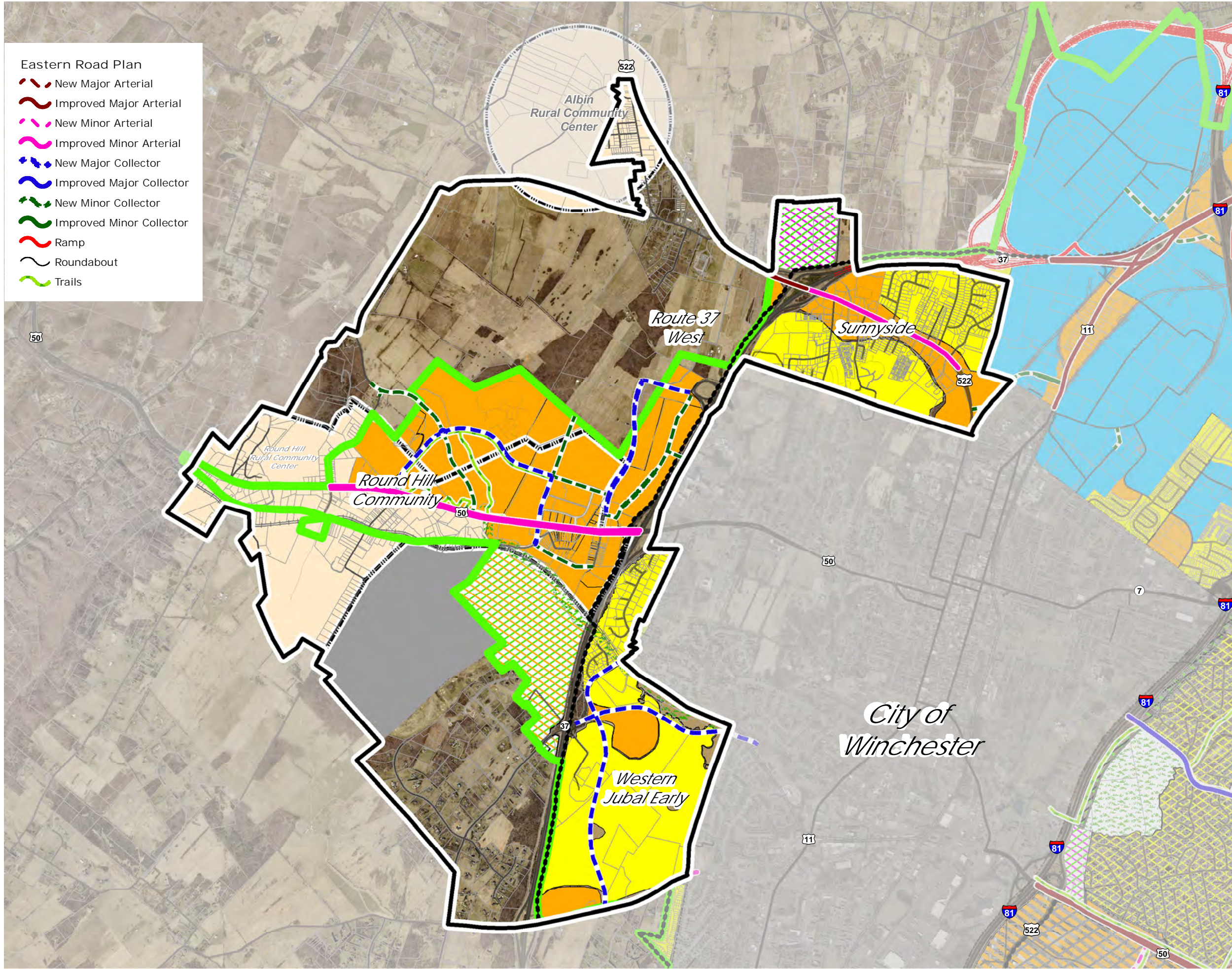
Public input is sought at the onset of the project to identify community priorities within the study area. Public input is a critical part of any land use planning effort. Following community meetings, the plan text and maps will be revised and public hearings will be held prior to plan adoption.

Area Plan Western Frederick Existing Land Use Plan

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

- Urban Development Area
- Sewer and Water Service Area

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



The Comprehensive Plan
Draft

