



# Western Frederick Land Use Plan (WFLUP)

Student & Youth Presentation

February 2024

# Agenda

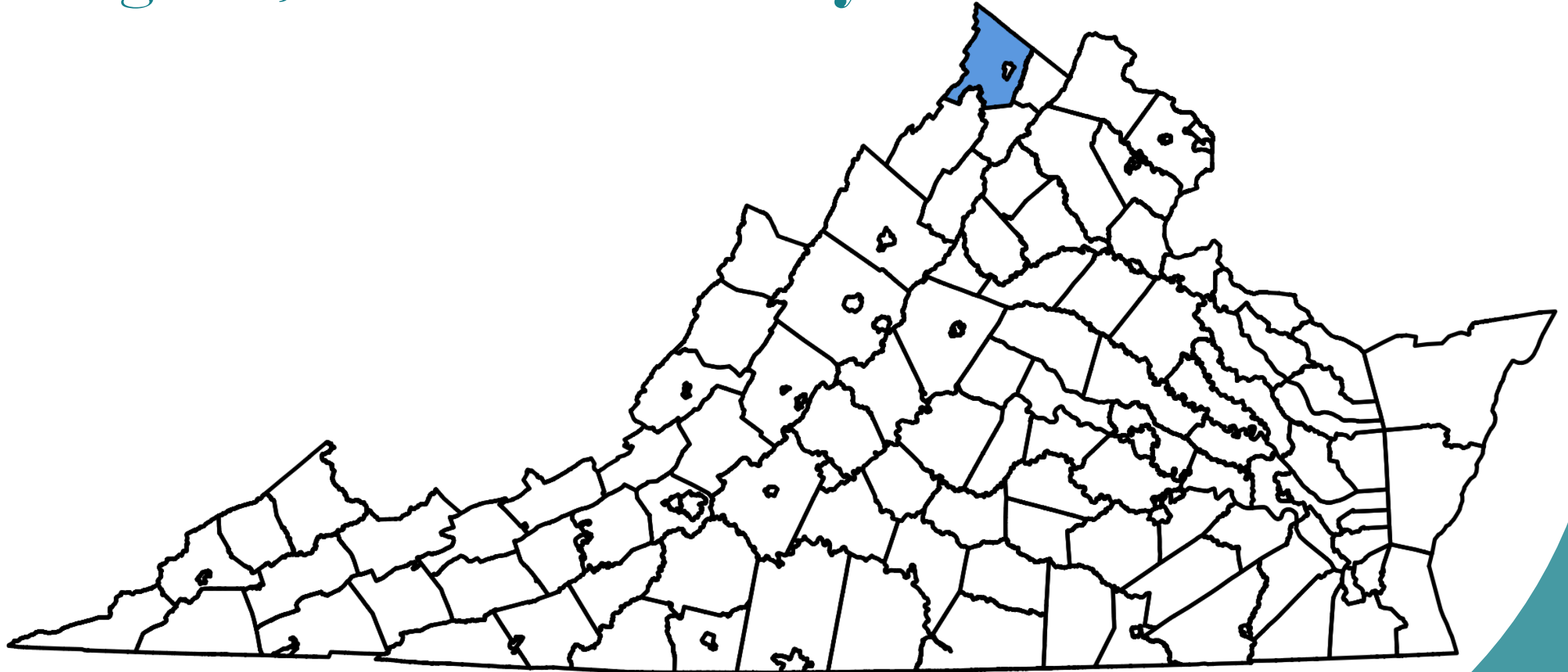


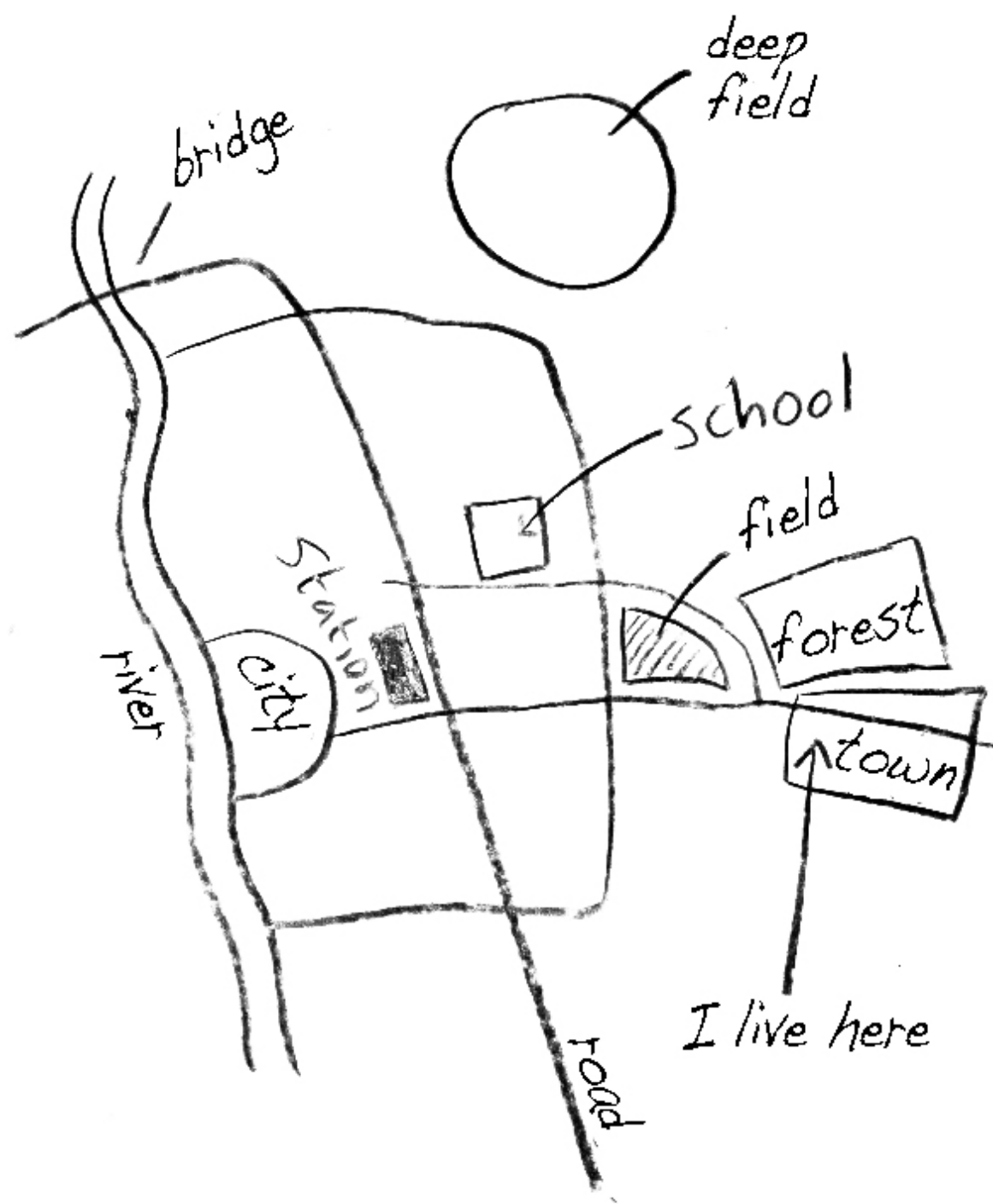
- Mental Mapping (Warm Up Activity)
- Planning 101
- Western Frederick Land Use Plan
- Visual Preference Survey (Feedback Activity)
- Wrap Up

# Mental Mapping

*Mental mapping is a psychological process that involves registering, recalling, and decoding information about a spatial environment around you.*

# Virginia, Frederick County & Winchester





# What is Planning?

*Planning is bringing the future into the present so we can do something about it now.*

*-Alan Lakein*

# Planning is...

- Comprehensive and Land Use Planning
- Transportation Planning
- Economic Development
- Land Conservation and the Environment
- Historic Preservation
- Zoning and Code Enforcement
  
- What planning looks like varies community to community.
  - Winchester City vs. Frederick County vs. Hampton Roads



# What is Comprehensive Planning?

*“Make no little plans. Make big plans, aim high and hope.”*

*-Daniel Burnham, 1871*



# Comprehensive Planning is...



A BLUEPRINT FOR THE  
FUTURE OF THE  
COMMUNITY AND IS  
LONG TERM  
ORIENTED.



GOALS AND  
STRATEGIES TO  
ACHIEVE A  
COMMUNITY'S  
DESIRED VISION.

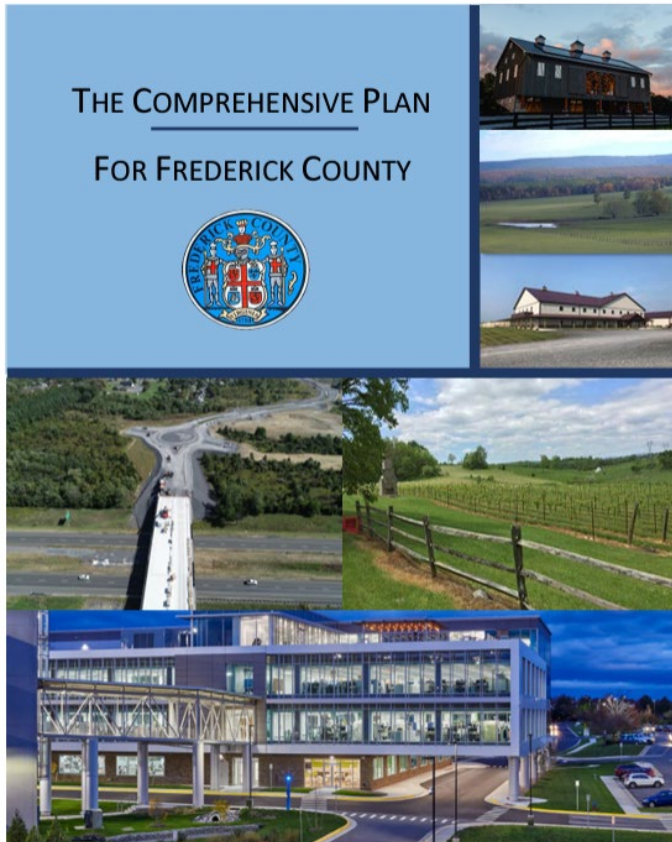


PROVIDES  
MEASURABLE  
OUTCOMES TO TRACK  
PROGRESS.



IS A LIVING  
DOCUMENT THAT IS  
EXPECTED TO  
CHANGE OVER TIME.

# Frederick County Comprehensive Plan



*Adopted by the Frederick County Board of Supervisors – November 10, 2021*

- The Frederick County Comprehensive Plan (The Plan, 2021) addresses the future growth of Frederick County for its citizens, highlights its rich history, and strives to further this great community.
- The Plan is guided by the Vision Statement and Core Values crafted and adopted by the Frederick County Board of Supervisors.
- Elements:
  - Comprehensive Plan Chapters
  - Appendix 1 – Area Plans
  - Appendix II – Background Analysis and Supporting Studies

# Western Frederick Land Use Plan (WFLUP)

*The Western Frederick study area of the County provides a planned transition from the urban and suburban nature of the City of Winchester and the rural areas west of Route 37 in Frederick County.*

# Area Plan

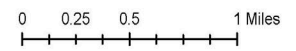
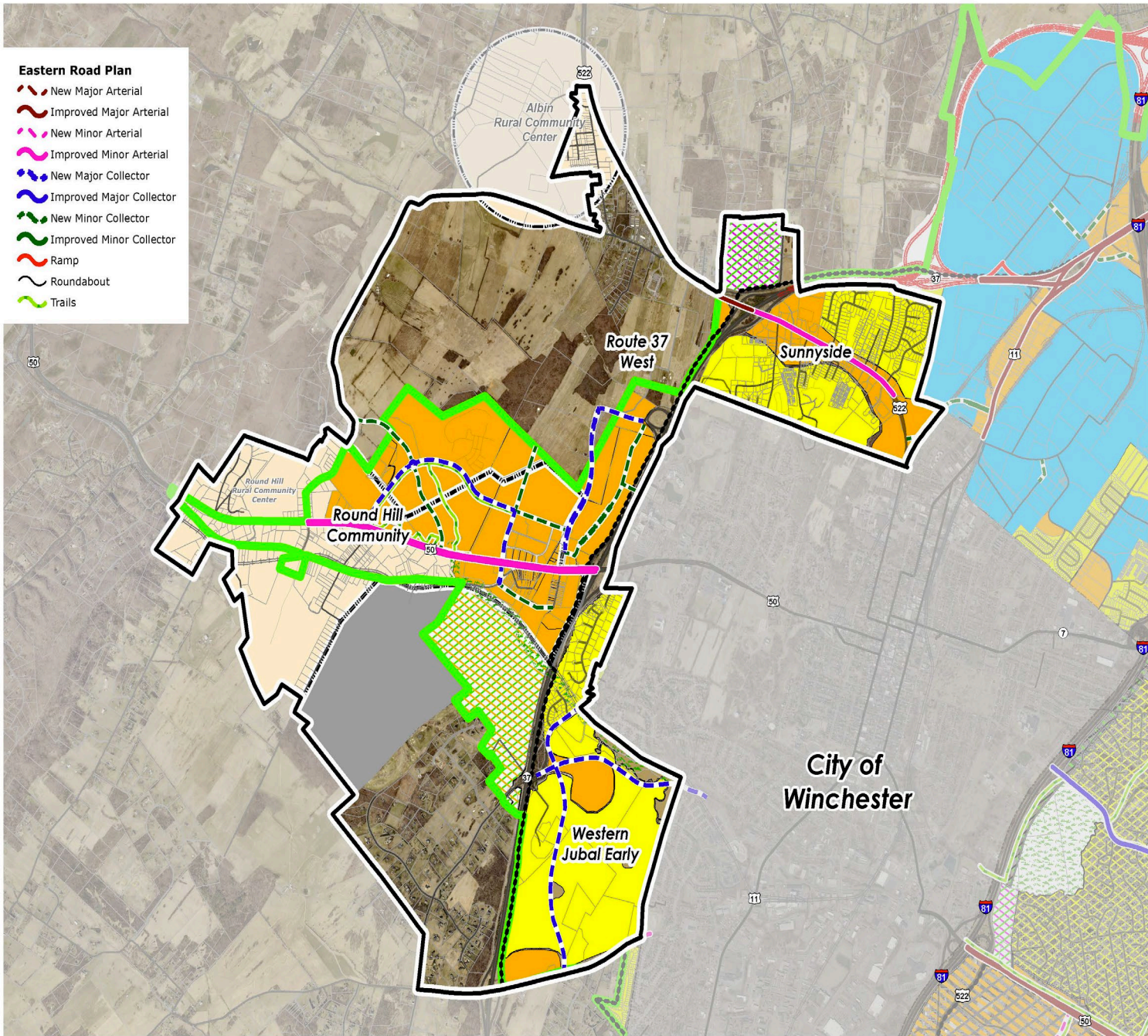
## Western Frederick

### 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



# Small Area Plan Update



Study area of +/- 6,118-acres containing residential, commercial, industrial, agricultural uses & rural areas.



The **Western Frederick Land Use Plan** incorporates three previously studied planning areas.

*Round Hill Community  
(last updated 2010)*

*Western Jubal Early  
(2006)*

*Route 37 West (1997)*

*Sunnyside (area not  
previously studied).*



# Sunnyside



# Route 37 West



# Round Hill Community





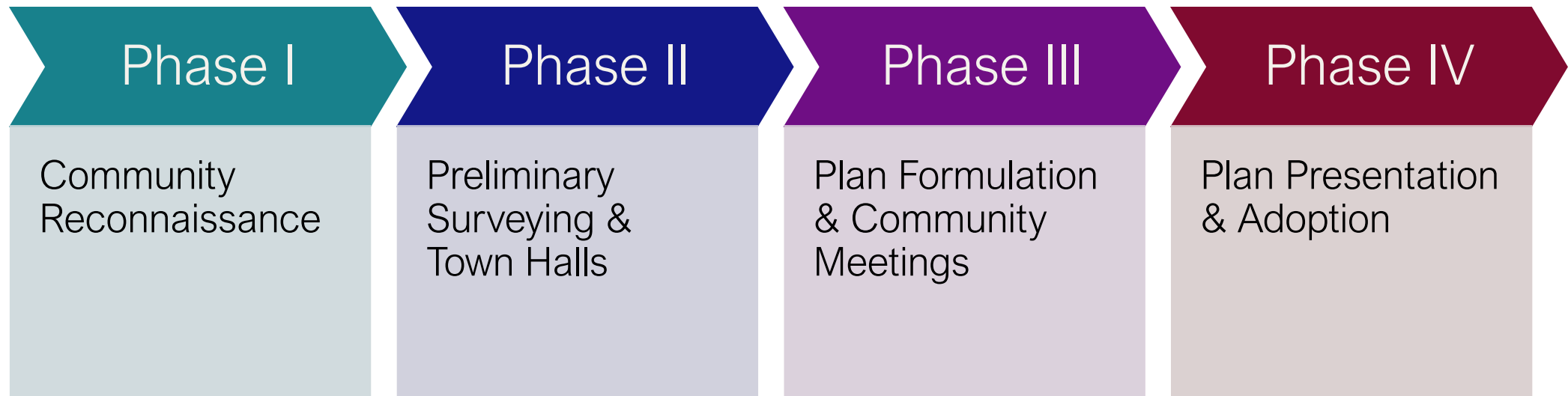
# Western Jubal Early

# Plan Purpose



- Protect and preserve existing agricultural, natural spaces, and historic resources to the extent possible.
- Identify areas for commercial, industrial and/or residential development. This may be new growth or redevelopment.
- Identify areas where growth should be limited or prohibited.
- Ensure adequate facilities are planned to manage growth properly such as transportation facilities, schools & community facilities, utilities.

# Project Timeline & Milestones



# Visual Preference Survey

*To gain insight into what the community “prefers” about potential development patterns.*

# What to Consider?

- Do you like or dislike about the image?
- What about the image led you to this choice?
- What could be improved to make the development pattern more appealing?
- Should the development pattern remain unchanged?
- There are no right or wrong answers.







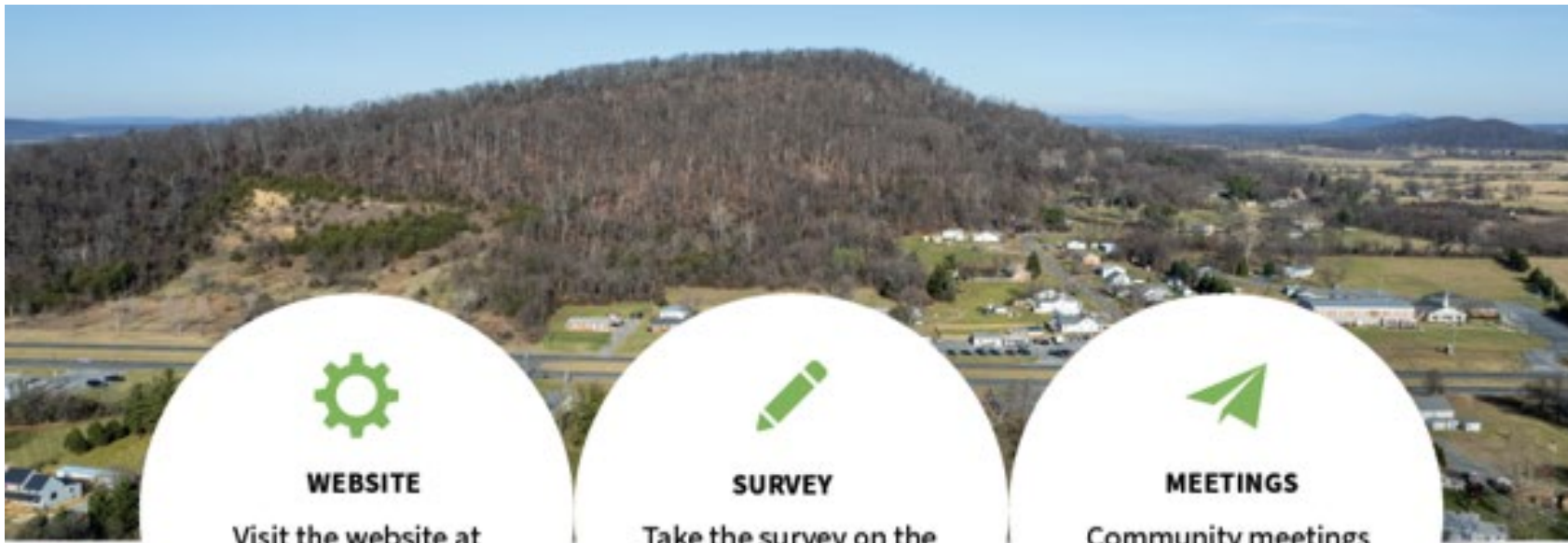












**WEBSITE**

Visit the website at [www.fcva.us/WFLUP](http://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

**Connect with Us!**



# Thank You

Frederick County Department of Planning and  
Development

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