



Western Frederick Land Use Plan (WFLUP)

Town Hall Presentation

February 2024

Agenda



- Planning 101 & The Comprehensive Plan
- Western Frederick Land Use Plan
 - Planning Area Overview
 - Project Timeline & Milestones
 - Community Feedback
- Wrap Up

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

A Comprehensive Plan is...



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



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

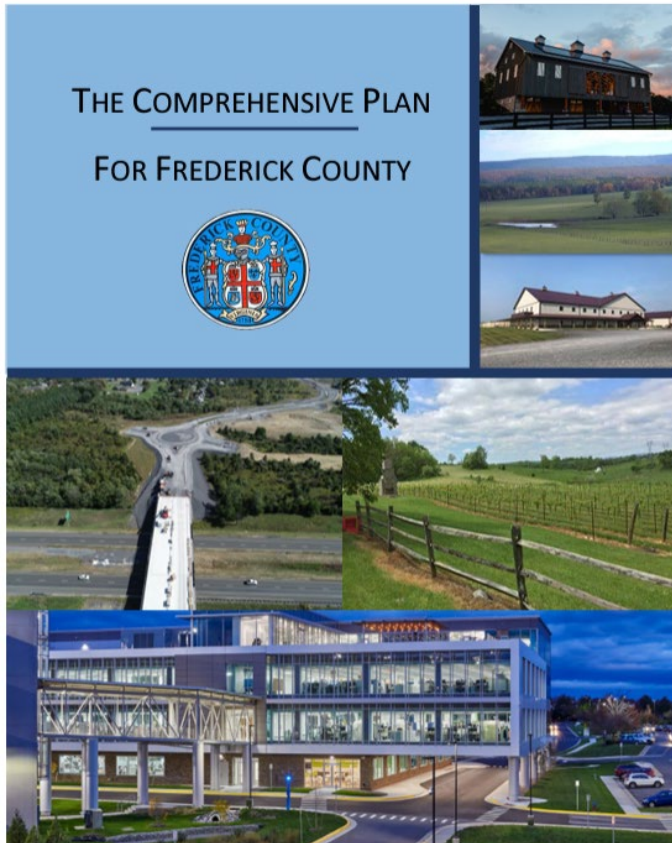


PROVIDES
MEASURABLE
OUTCOMES TO TRACK
PROGRESS.



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

Frederick County, Virginia | Life at the Top

- The Frederick County Comprehensive 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

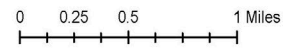
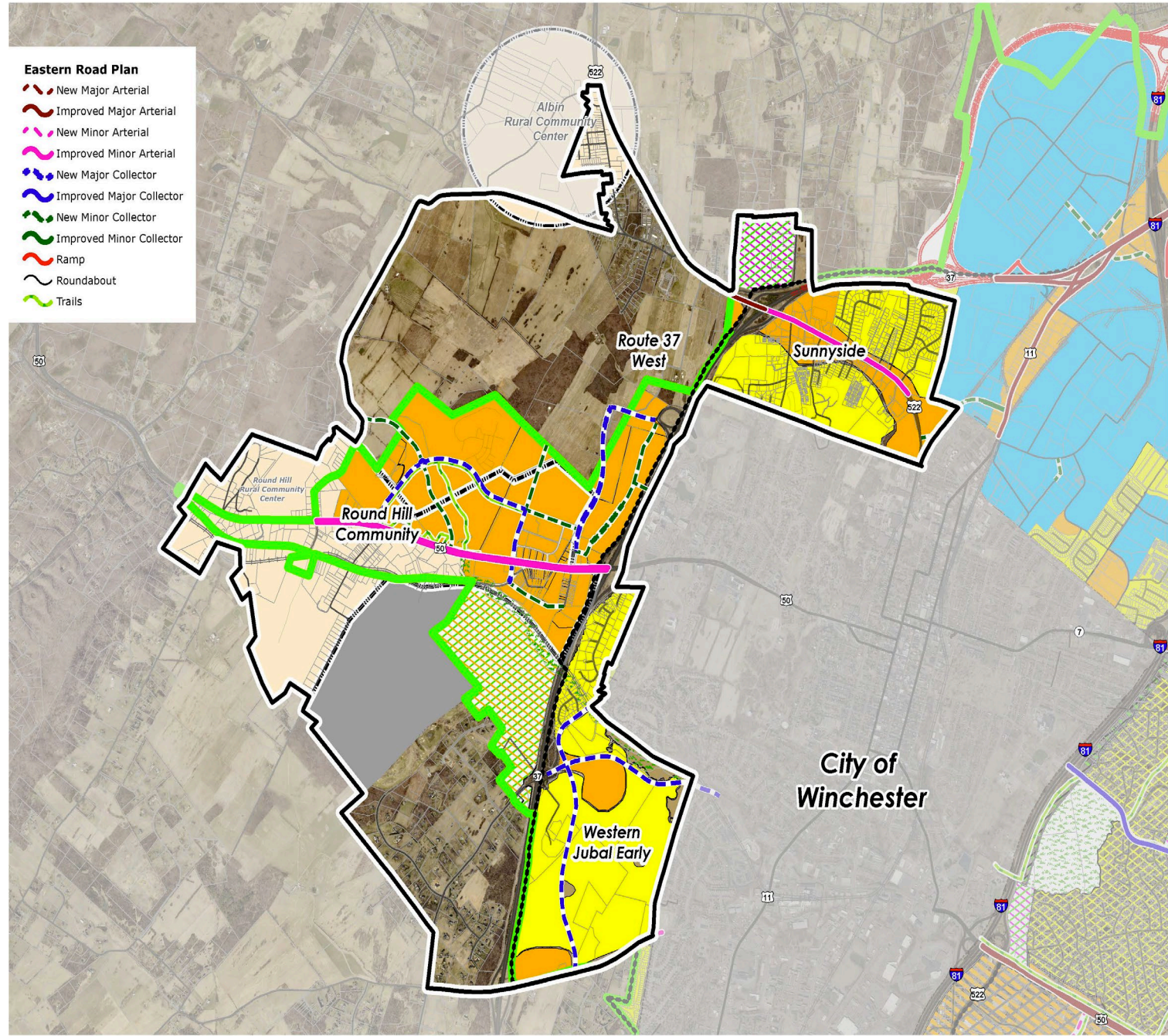
Western Frederick

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



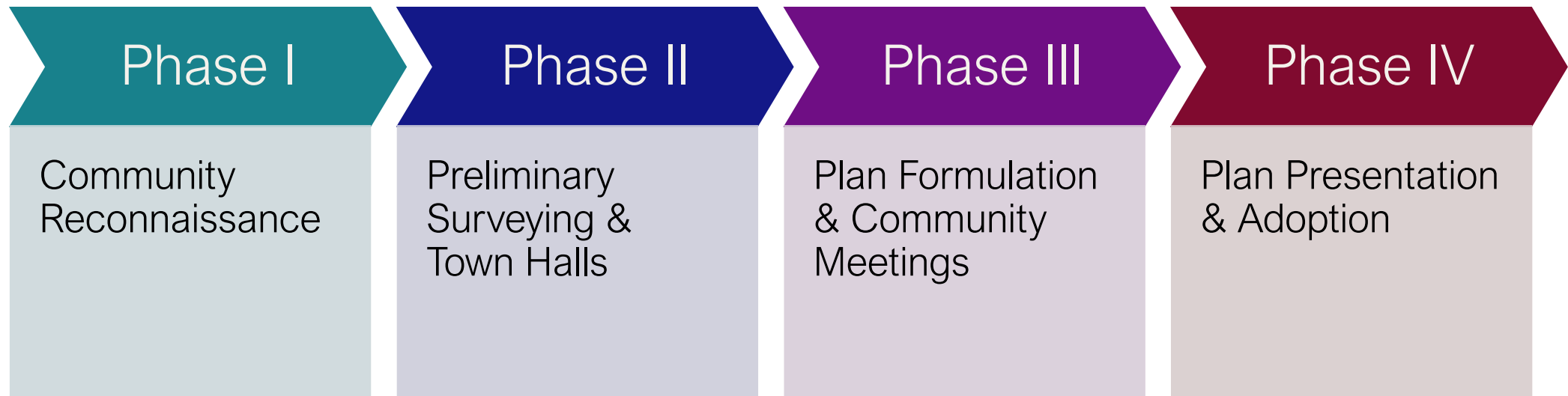
Western Jubal Early

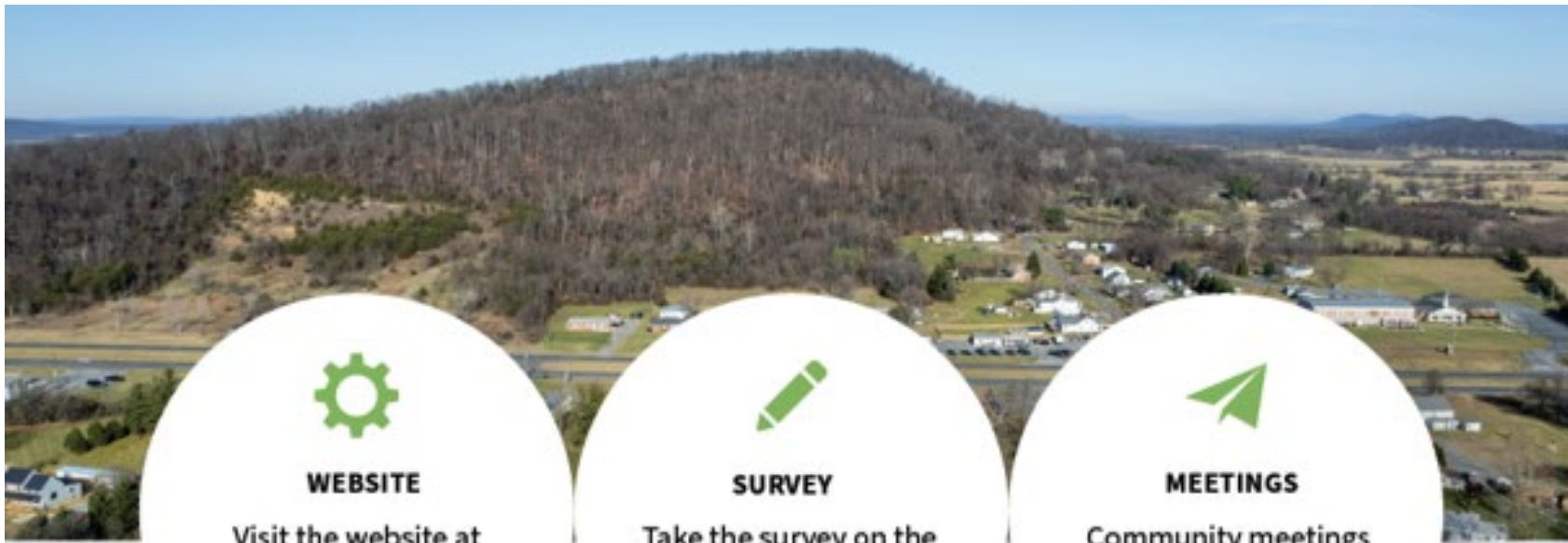
Plan Purpose



- 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





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

Connect with Us!



Thank You

Frederick County Department of Planning and Development

- Tyler Klein, Senior Planner
- Amy Feltner, Planner
- Kayla Peloquin, Planner

WFLUP@fcva.us

