



MEMORANDUM

TO: Comprehensive Plans and Programs Executive Committee (CPPC)

FROM: Michael T. Ruddy, AICP, Deputy Director *MTR*

RE: **September 13, 2010 Meeting**

DATE: **September 9, 2010**

The Frederick County Comprehensive Plans and Programs Executive Committee (CPPC) will be meeting on **Monday, September 13, 2010 at 7:00 p.m. in the first floor conference room (purple room)** of the County Administration Building, 107 North Kent Street, Winchester, Virginia.

The CPPC will discuss the following agenda items:

AGENDA

- 1) **CPPA #01-01, Tasker Woods** – 8.67 acre adjustment to the UDA and SWSA (6.26 acres UDA and 2.41 SWSA) and a change in Land Use Classification from Neighborhood Village and Commercial to Residential and Business – **The CPPC continues the study of this request and is proposing potential changes to the Comprehensive Policy Plan.**
- 2) **CPPC Standing Committee Briefs**
 - a) Community Area Plans Subcommittee
 - b) Community Facility Subcommittee
 - c) Comprehensive Plan Subcommittee
- 3) **Other**

Access to this building is limited during the evening hours. Therefore, it will be necessary to enter the building through the rear door of the four-story wing. Committee members and interested citizens are encouraged to park in the County parking lot located behind the County Office Building or in the joint Judicial Center parking lot and follow the sidewalk to the back door of the four-story wing.

MTR/bhd

ITEM 1

CPPA #01-01, Tasker Woods – an 8.67 acre adjustment to the UDA and SWSA (6.26 acres UDA and 2.41 SWSA) and a change in Land Use Classification from Neighborhood Village and Commercial to Residential and Business

CPPA Number	Name of Request	Magisterial District	Type of Request	Proposal	Acreage
#01-10	TASKER WOODS	Shawnee	UDA and SWSA Expansion	Residential/Commercial	8.67 (6.26 UDA 2.41 SWSA)

CPPC 06/14/10

The CPPC initially evaluated the request in two parts and did forward recommendations following their review and discussion on June 14, 2010:

- #01-10, 2.41 acre SWSA expansion for Commercial – Recommended no further consideration at this time.
- #01-10, 6.26 acre UDA expansion for Residential – Recommended this request for further consideration with the Applicant proving additional information about how this area will be designed into the proposed neighborhood and how the environmental features will be worked into the buffer areas.

Board of Supervisors Work Session 07/07/10

The Board of Supervisors discussion at their joint work session with the Planning Commission led to a consensus that this CPPA request warrants further consideration. Both areas were evaluated and the Board expressed that further study of the request would provide additional insight as to the appropriate type of land use in each location, and would provide the Applicant with the opportunity to work with the surrounding community, including the Church, to give them the opportunity to participate in the process and ensure their awareness of the Plans for this area. **The Board of Supervisors authorized the CPPC to study this request and propose potential changes to the Comprehensive Policy Plan as deemed appropriate by the CPPC.**

CPPC 08/09/10

The CPPC continued their evaluation of this request and based upon the discussion that occurred, and the input provided by the Applicant proposed the following potential changes to the Comprehensive Policy Plan:

- 1) The expansion of the UDA (2.41 acres) in the northern portion, to accommodate additional residential units, with an accompanying residential land use designation. Access to these residential uses shall be via the extension of the previously proffered road system. No additional entrances onto Macedonia Church Road or Route 522 would be permitted. Frederick County Transportation and VDOT both expressed concerns regarding additional access points to these roads.

2) The expansion of the UDA (6.26 acres) in the southern portion, to accommodate additional residential units, with an accompanying residential land use designation. The southern area of environmental features would form the boundary between the residential and commercial land uses.

In addition, the CCPC encouraged the Applicant to consider utilizing the B2 overlay on the balance of the commercial zoning in the northwest quadrant of the intersection of Tasker Road and the Tasker Woods access Road.

It is recommended that the net addition of residential units would not increase the number of residential units previously proffered for the Tasker Woods project.

The CPPC also strongly encouraged the Applicant to work closely with the neighboring community, including the Macedonia Church and Canter Estates, to incorporate their input into the request.

CPPC 09/13/10

The CPPC will continue their evaluation of the request resulting in the potential endorsement of the above recommendations to the Planning Commission.