



Madison Property Development



AGENDA

- **Ground Rules**
- **Recognition**
- **Introduce Madison Working Group**
- **Goals for Tonight – Madison Development**
 - **Research to date – known & unknown**
 - **Decide direction – interconnect road**
 - **Q & A**
 - **Select interconnect position**

GROUND RULES

- Resident get-together – not an HOA meeting**
- Limited to Madison Property Development**
- Please participate – we need your input**
- I'll facilitate to move us along**
- Please be succinct when asking questions**
- It's OK to disagree, but please with mutual respect**

RECOGNITION

Madison Working Group

TRILOGY		Ryan/Van Metre
Marv Davis, Chair		
Paul Bozzo		Emily Fagan
Bill Moore		John Holsinger
Rita Parrott		John Studach
Liz Peldunas		
Steve Prader		
Howard Zuckerman		

Rezoning/Proffer Process

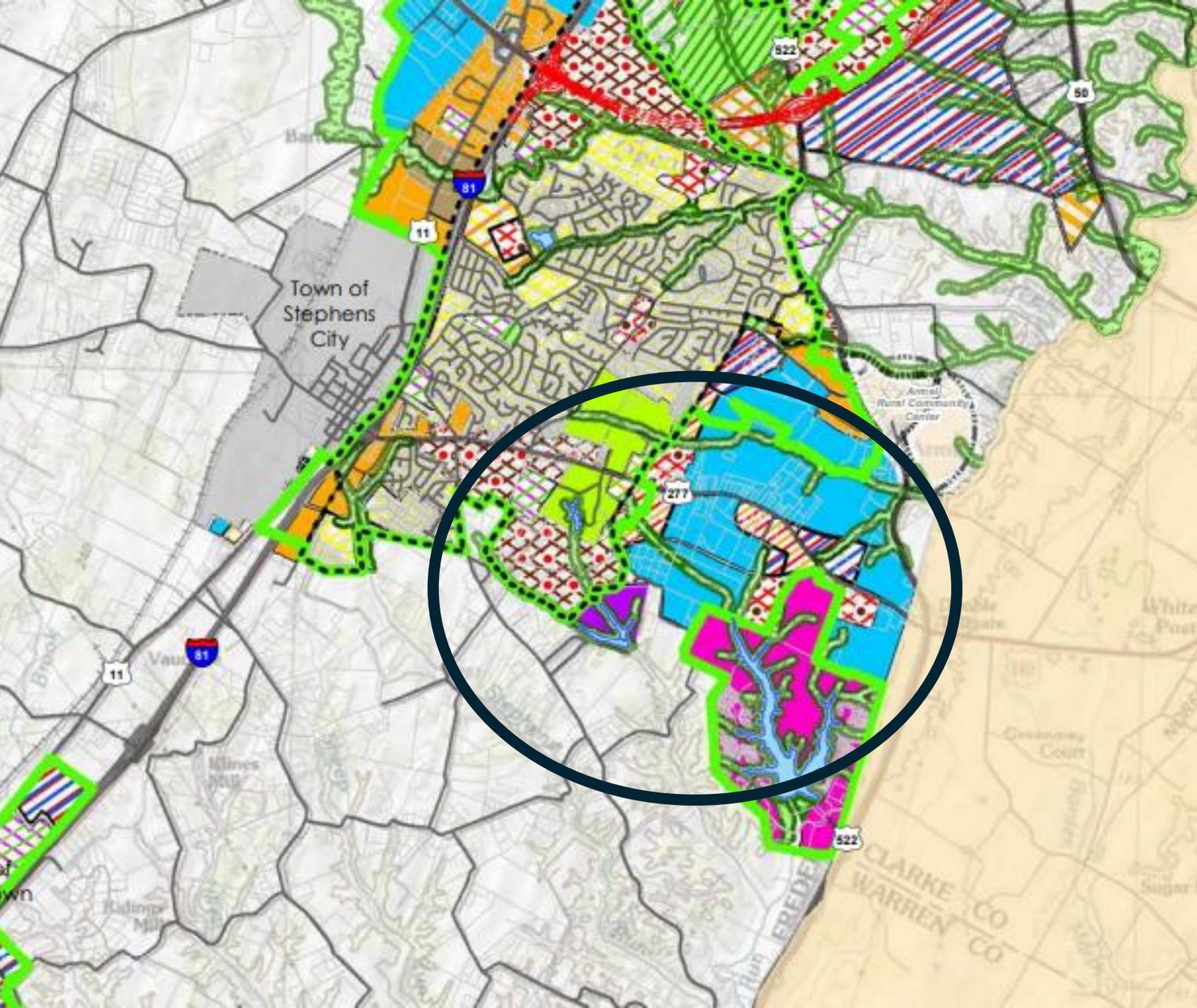
Plans & Dev



**Fred Water
Schools
VDOT**



Long Range Land Use Plan

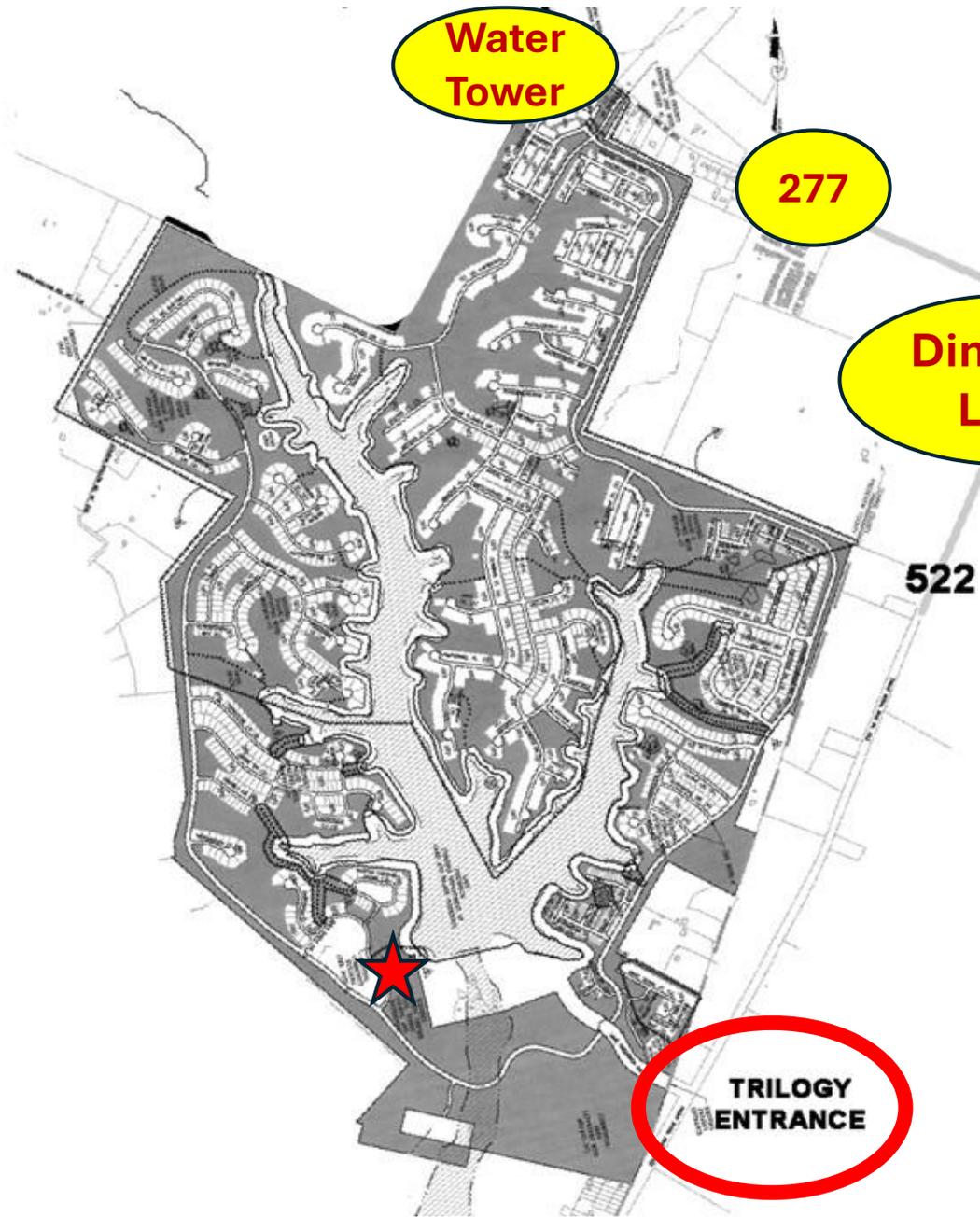


- Future Rt 37 Bypass
- Urban Development Area
- Sewer and Water Service Area
- Airport Support Area
- Landfill Support Area
- Business
- Mixed-Use
- Mixed Use Commercial \ Office
- Highway Commercial
- B2 / B3
- Industrial
- Mixed Use Industrial \ Office
- Warehouse
- Heavy Industrial
- Extractive Mining
- 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



Frederick County Planning Actions (Madison Parcel)

- **Comprehensive Plan Amendment – Jan 2024**
 - **Retain mixed use commercial office**
 - **New non-contiguous Urban Development Area tied to Lake Frederick**
 - **Include Lake Frederick in the Urban Development Area**
 - **Convert industrial land use to Neighborhood Village**
 - **Inter-connectivity to Lake Frederick – pedestrian & vehicular**
 - **Commercial area ideal for medical uses**



**Water
Tower**

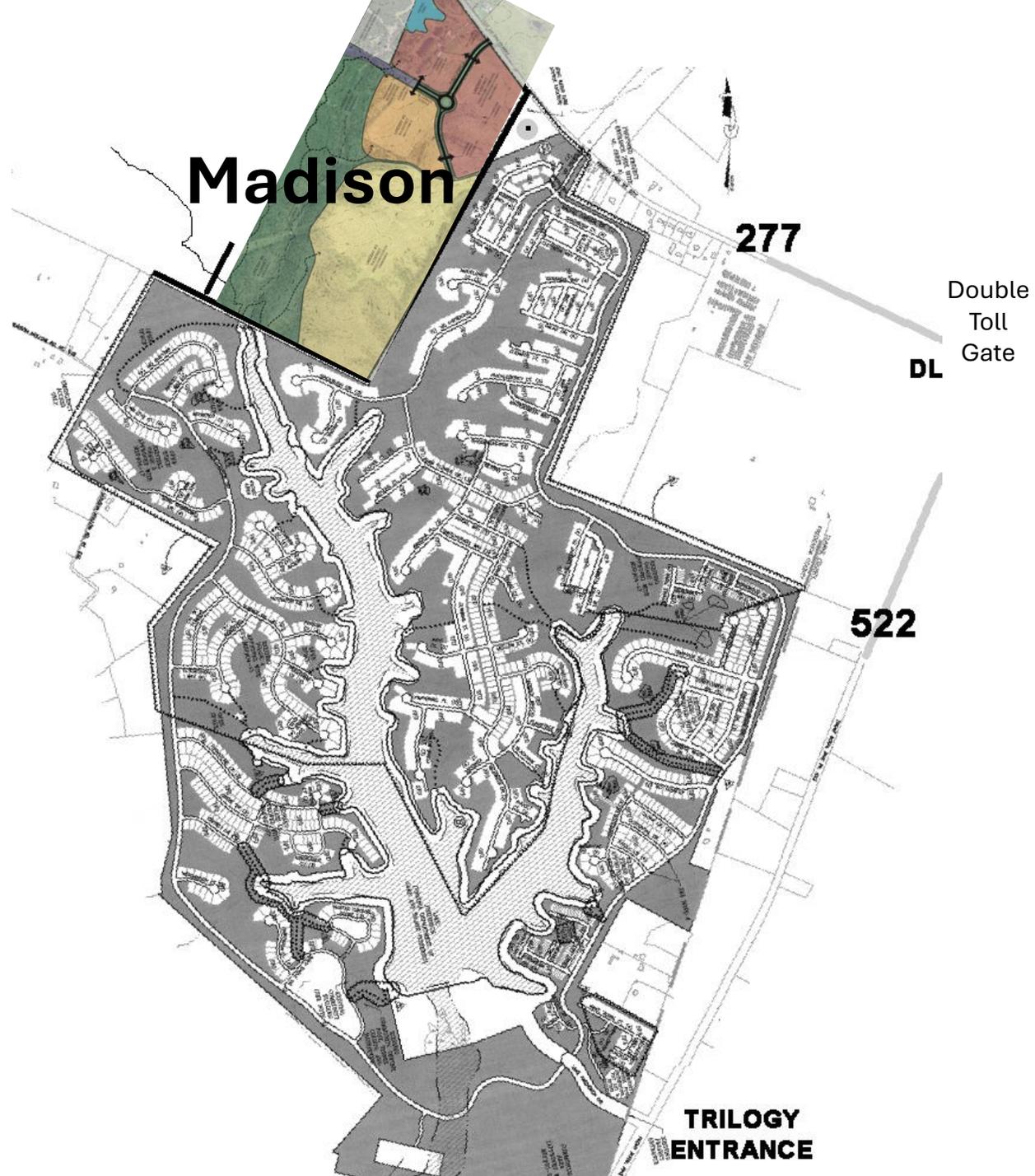
277

**Dinosaur
Land**

522

LAKE FREDERICK DEVELOPMENT

**TRILOGY
ENTRANCE**



Madison

277

Double
Toll
Gate

DL

522

**TRILOGY
ENTRANCE**

LAKE FREDERICK DEVELOPMENT

Future Development - North of Foam Flower



Madison

Lake Frederick
Future Development
(Shea & Van Metre)

FOAM FLOWER

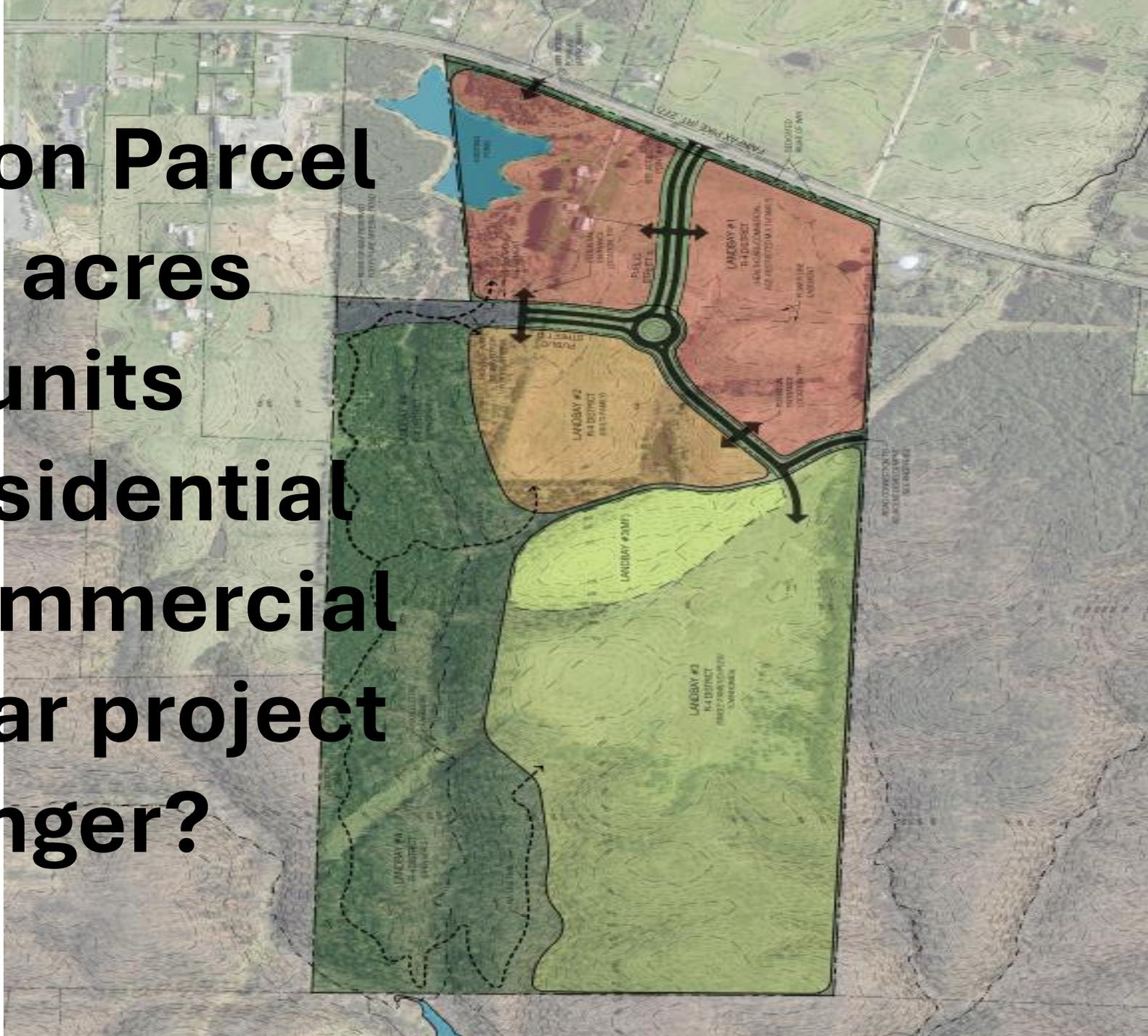
NANDINA

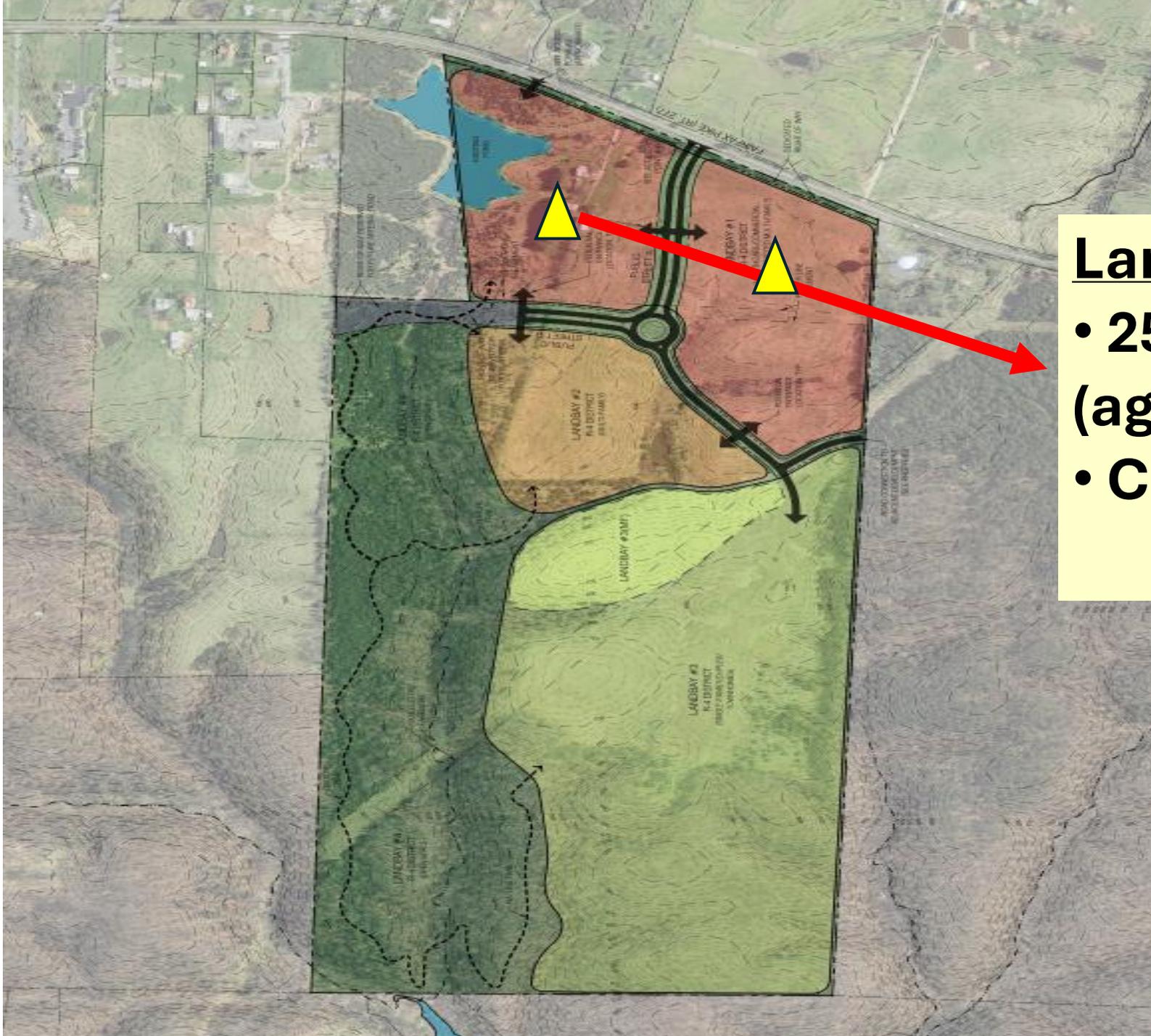


Madison Parcel

149 acres

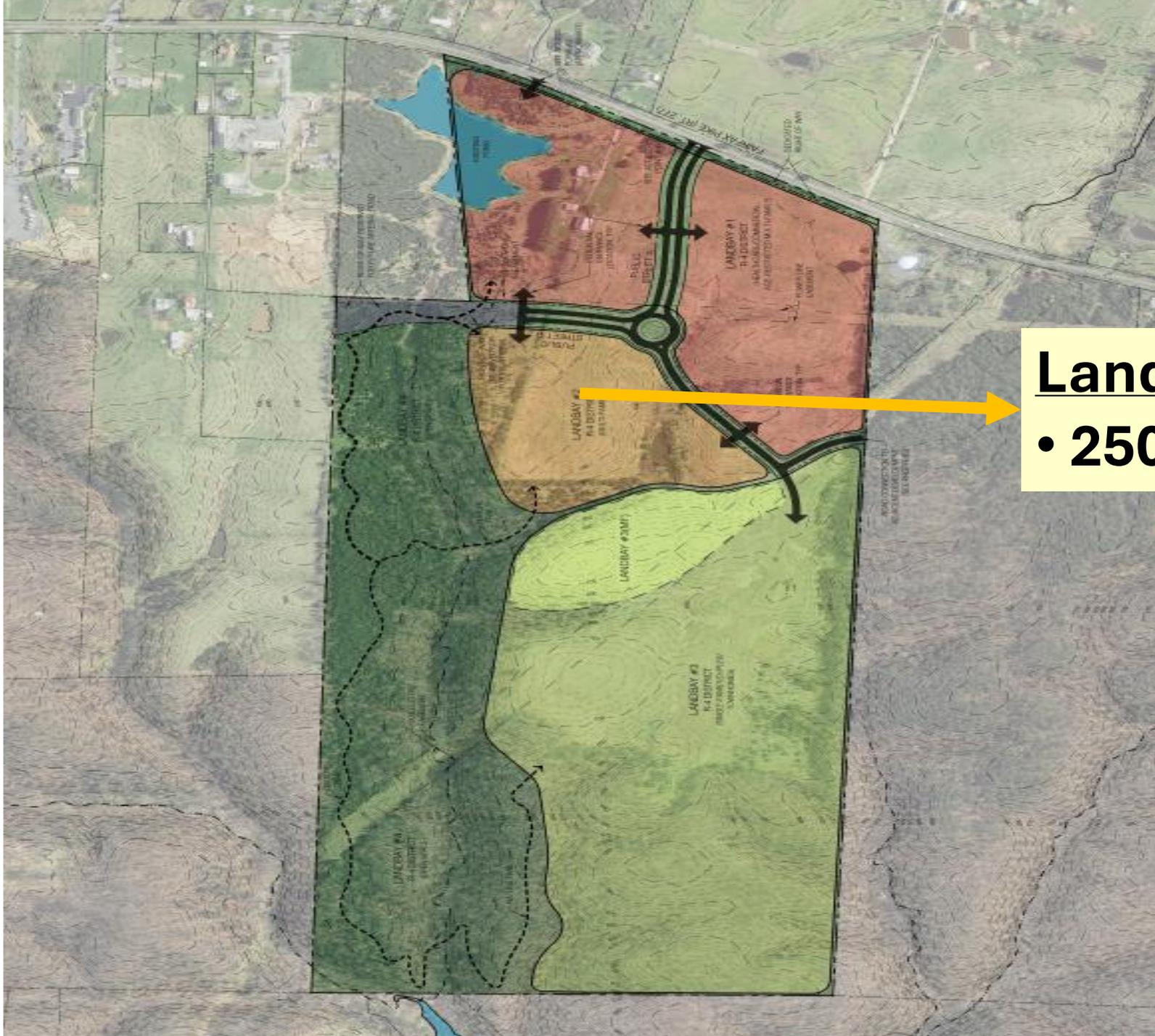
- 900 units
- Residential
- Commercial
- 8-year project
- Longer?



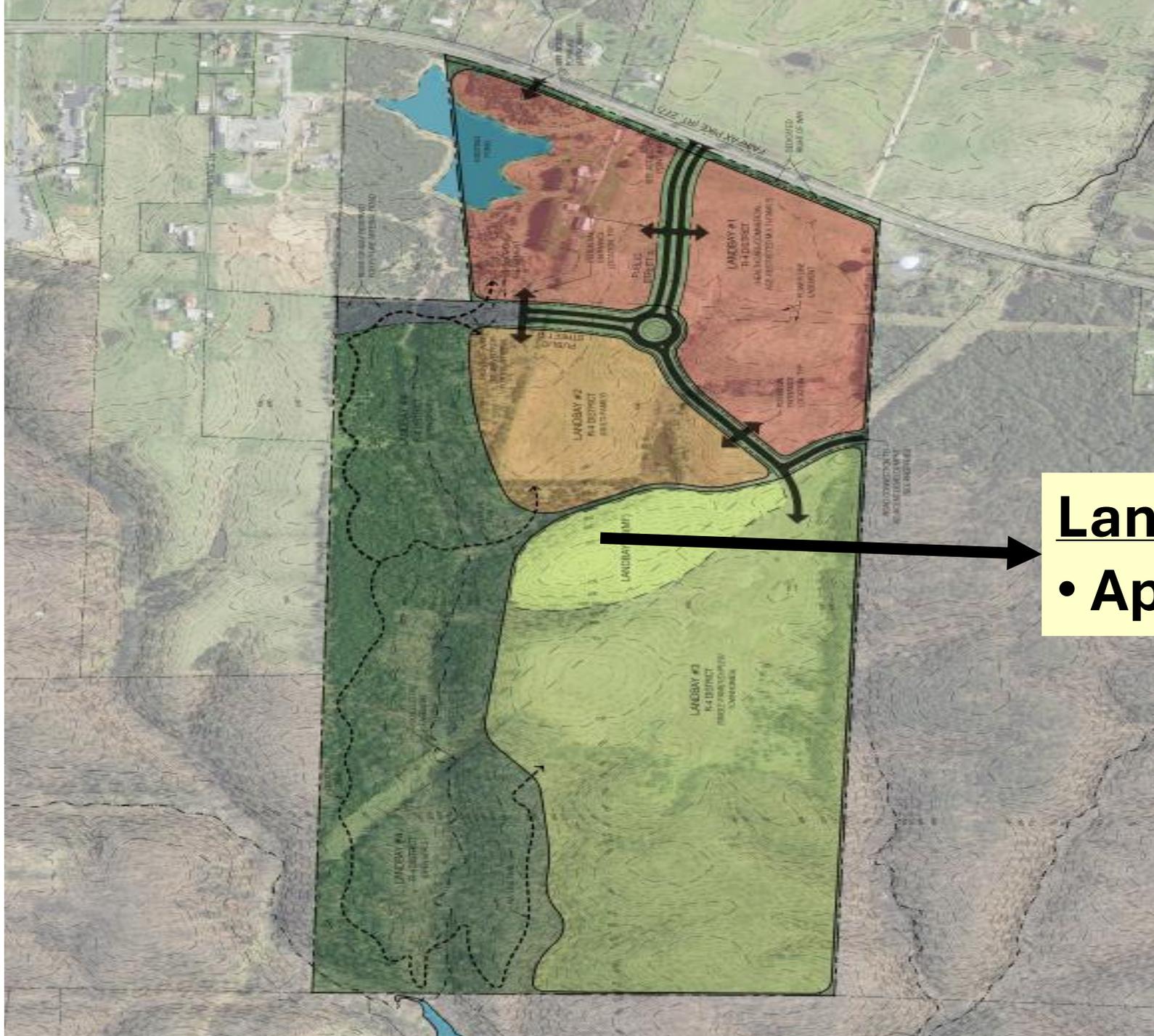


Landbay #1

- 250 units
(age restricted)
- Commercial

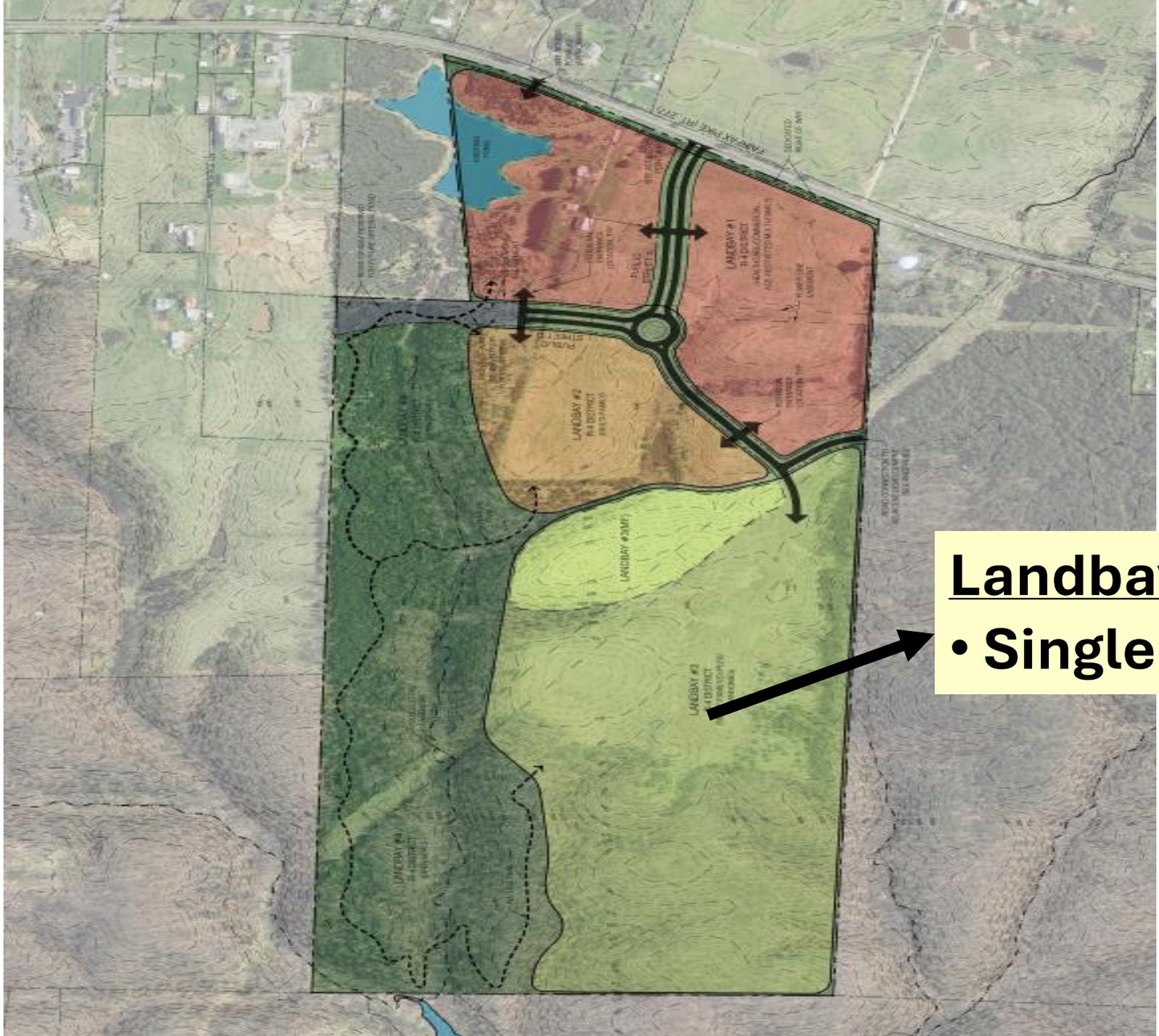


Landbay #2
• 250 units



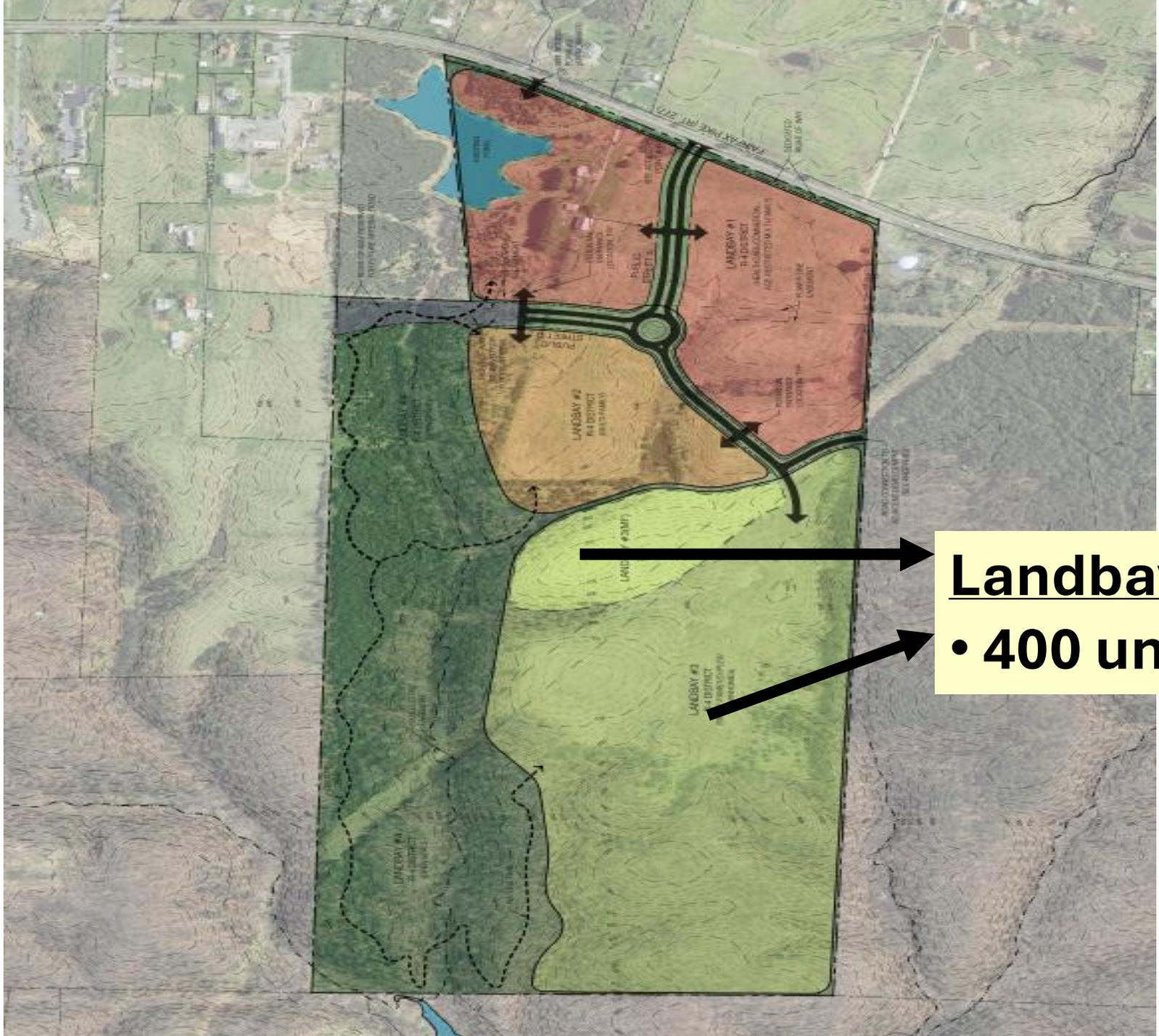
Landbay #3 (MF)

- **Apartments**



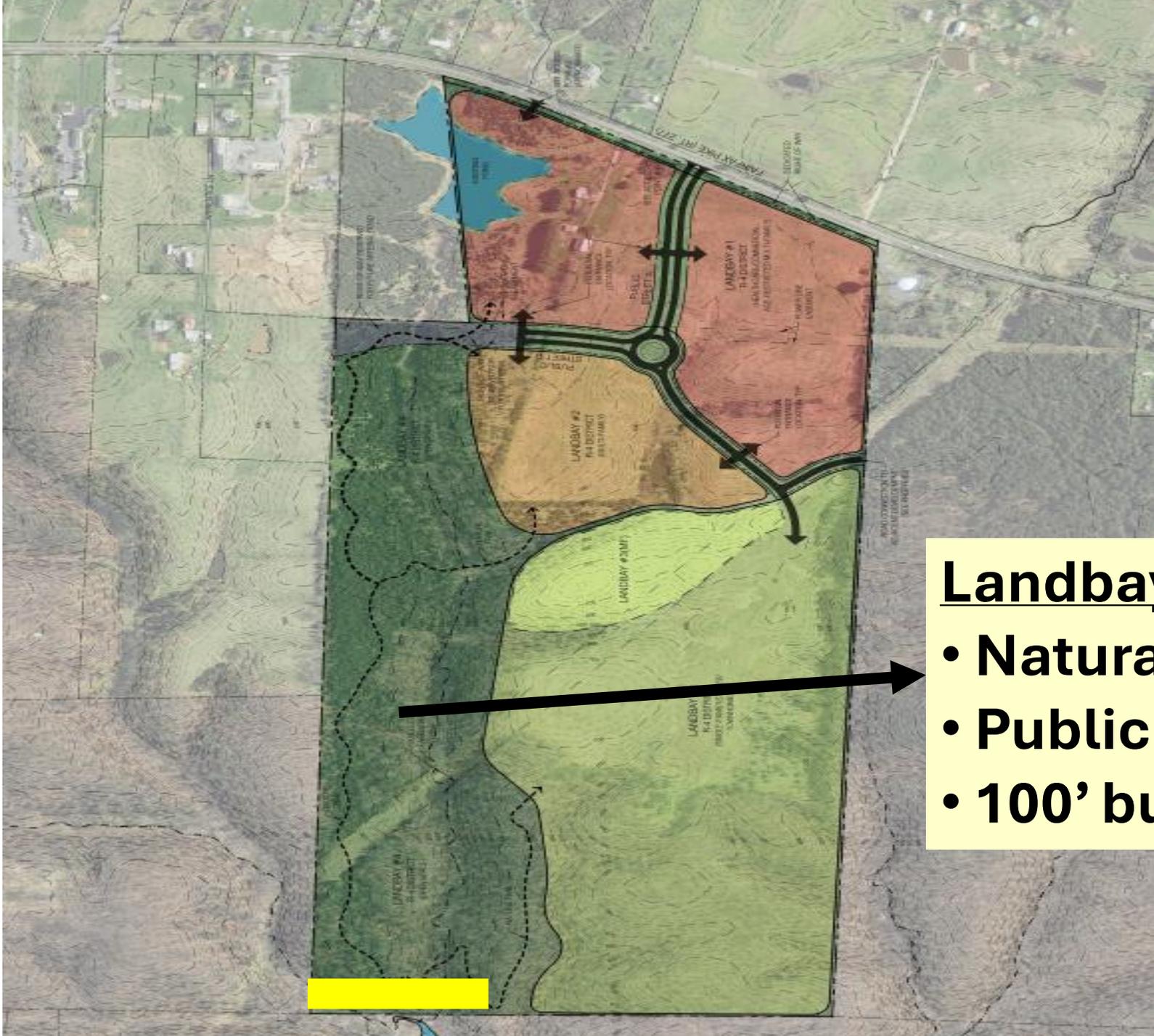
Landbay #3

- **Single family units**



Landbay #3

- 400 units



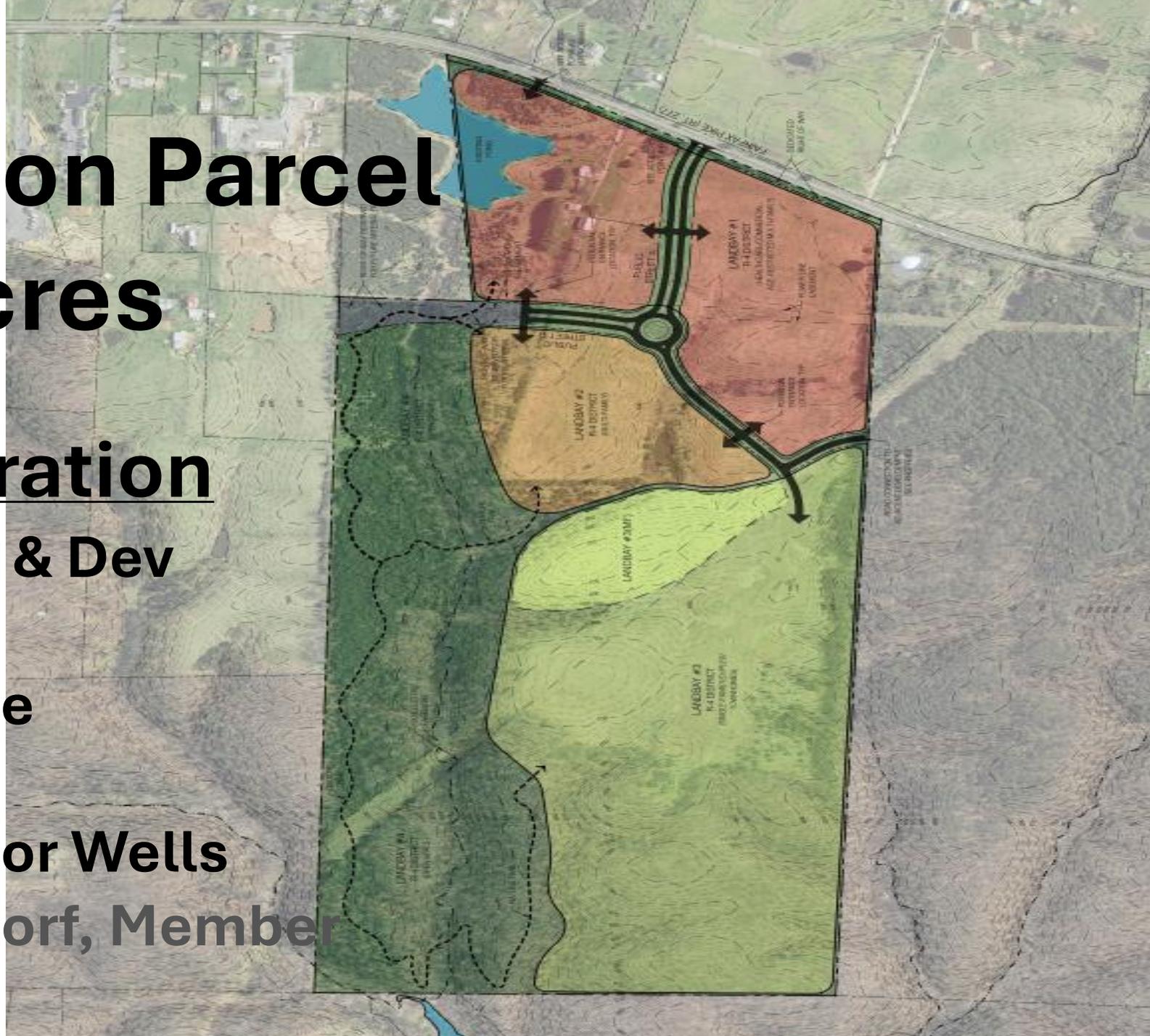
Landbay #4

- Natural-undeveloped
- Public Trail
- 100' buffer

Madison Parcel 149 acres

Collaboration

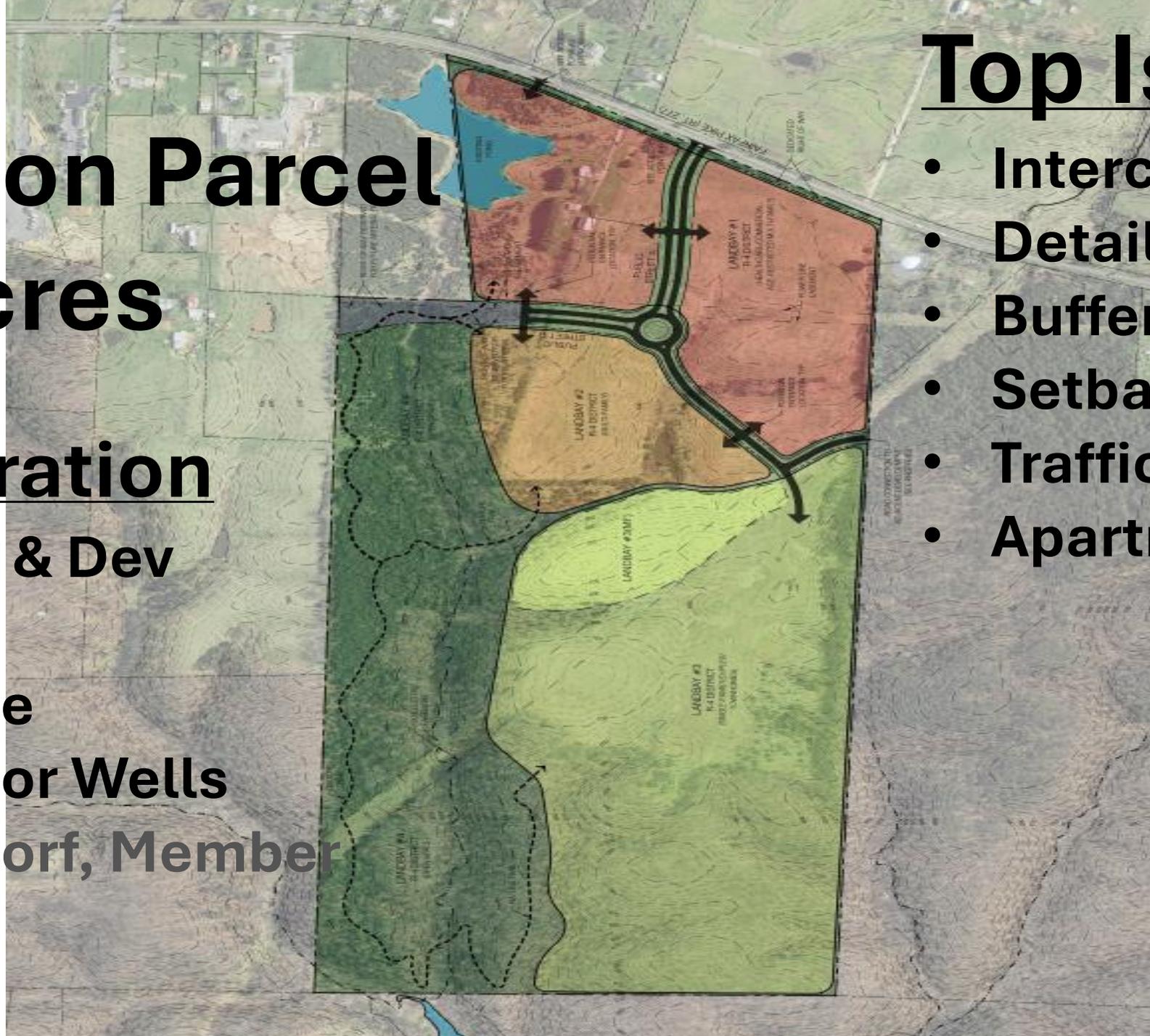
- Planning & Dev
- Shea
- Van Metre
- MREC
- Supervisor Wells
- Tom Bottorf, Member



Madison Parcel 149 acres

Collaboration

- Planning & Dev
- Shea
- Van Metre
- Supervisor Wells
- Tom Bottorf, Member

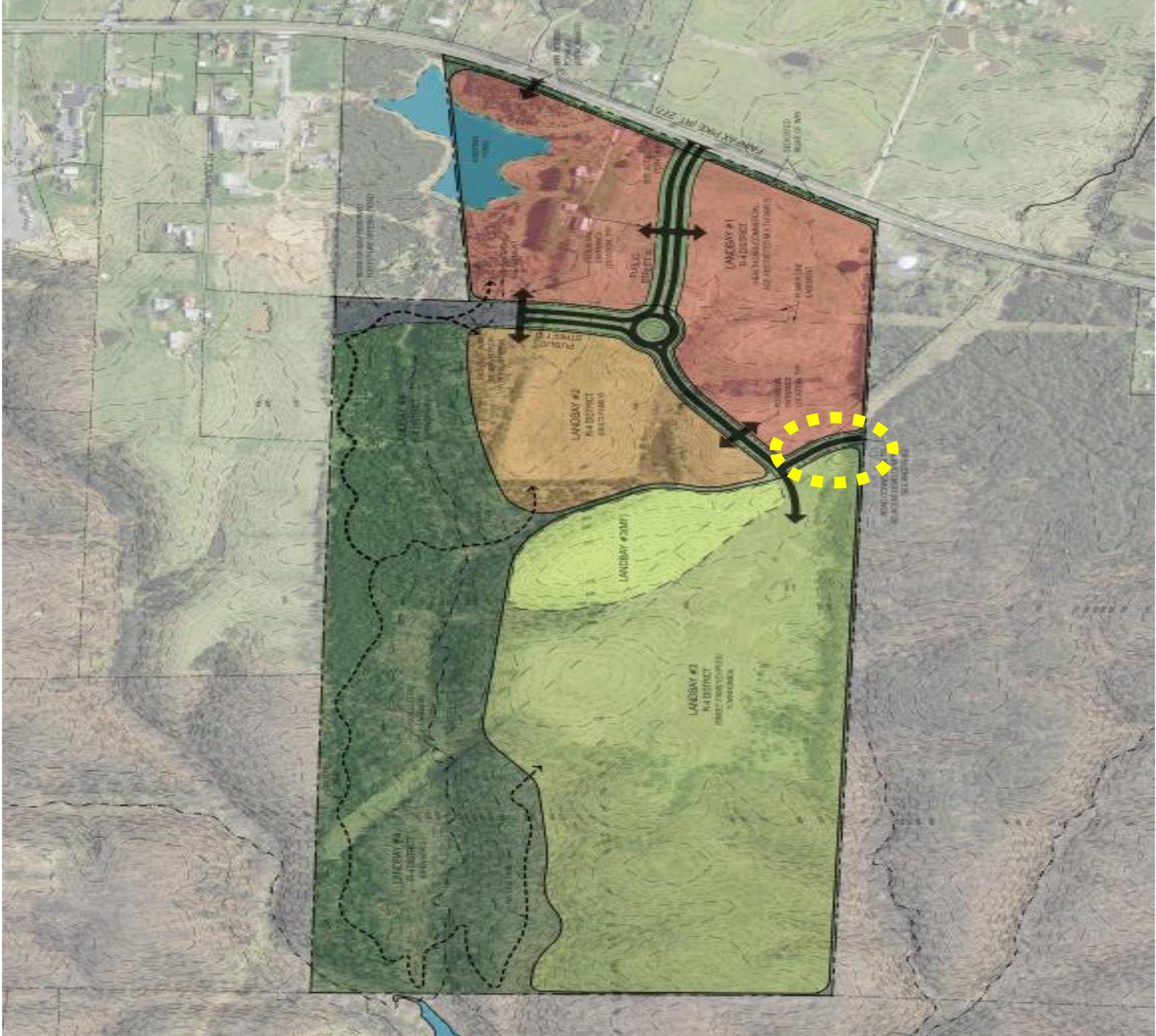


Top Issues

- Interconnect
- Details needed
- Buffers
- Setbacks
- Traffic
- Apartment Height

§ 165-202.04 Streets: Inter-parcel connectors. (Added 6/22/2005); amended 3/13/2013)

All residential subdivisions of more than 10 lots in the RP, R-4, R-5, and MS (with residential uses) Zoning Districts shall have streets connecting to adjoining parcels. If adjoining parcels are developed or have had a subdivision plat approved, the connecting street shall coordinate with the existing or platted streets in the adjoining parcel. If an adjoining parcel is undeveloped, the location of the connecting street shall be as shown on the master development plan (MDP) reviewed by the Board of Supervisors. This requirement for inter-parcel connector streets may be waived by the Board of Supervisors if the Board finds i) that a connector street to an adjoining parcel is not likely to be needed; ii) that the connector street would be required to be placed in a location which is impractical for location of a street; iii) that an adjoining undeveloped parcel is not likely to be developed in a manner to make a connector street necessary or appropriate; or iv) other good cause shown by the applicant not contrary to good planning policy. All inter-parcel connectors, public or private, shall be built to the Virginia Department of Transportation engineering standards.



Inter-parcel Connector Options

#1 - Support Interconnect/Conditionally (Concept only)

- Viable LF access to Rt 277 at Madison's traffic light entrance
 - Concept must include gate for LF residents only
- Direct LF access to commercial area
- Gate mx costs ~\$1,800/year shared between HOA's

#2 - Oppose Interconnect

- Redundant with LF direct access to 277, with no traffic lite included
- Sets precedence for potential future LF connectors
- Incurs no costs

#3 – “Table” Waiver Request – Planning Commission

- Insufficient specifics available to make informed recommendation

Q & A

Select Inter-parcel Connector Option

#1 - Support Interconnect (Concept only, details TBD)

- Viable LF access to Rt 277 at Madison's traffic light entrance
 - Concept must include gate for LF residents only
- Direct LF access to commercial area
- Gate mx costs ~\$1,800/year shared between HOA's

#2 - Oppose Interconnect

- Redundant with LF direct access to 277, with no traffic lite included
- Sets precedence for potential future LF connectors
- Incur no costs

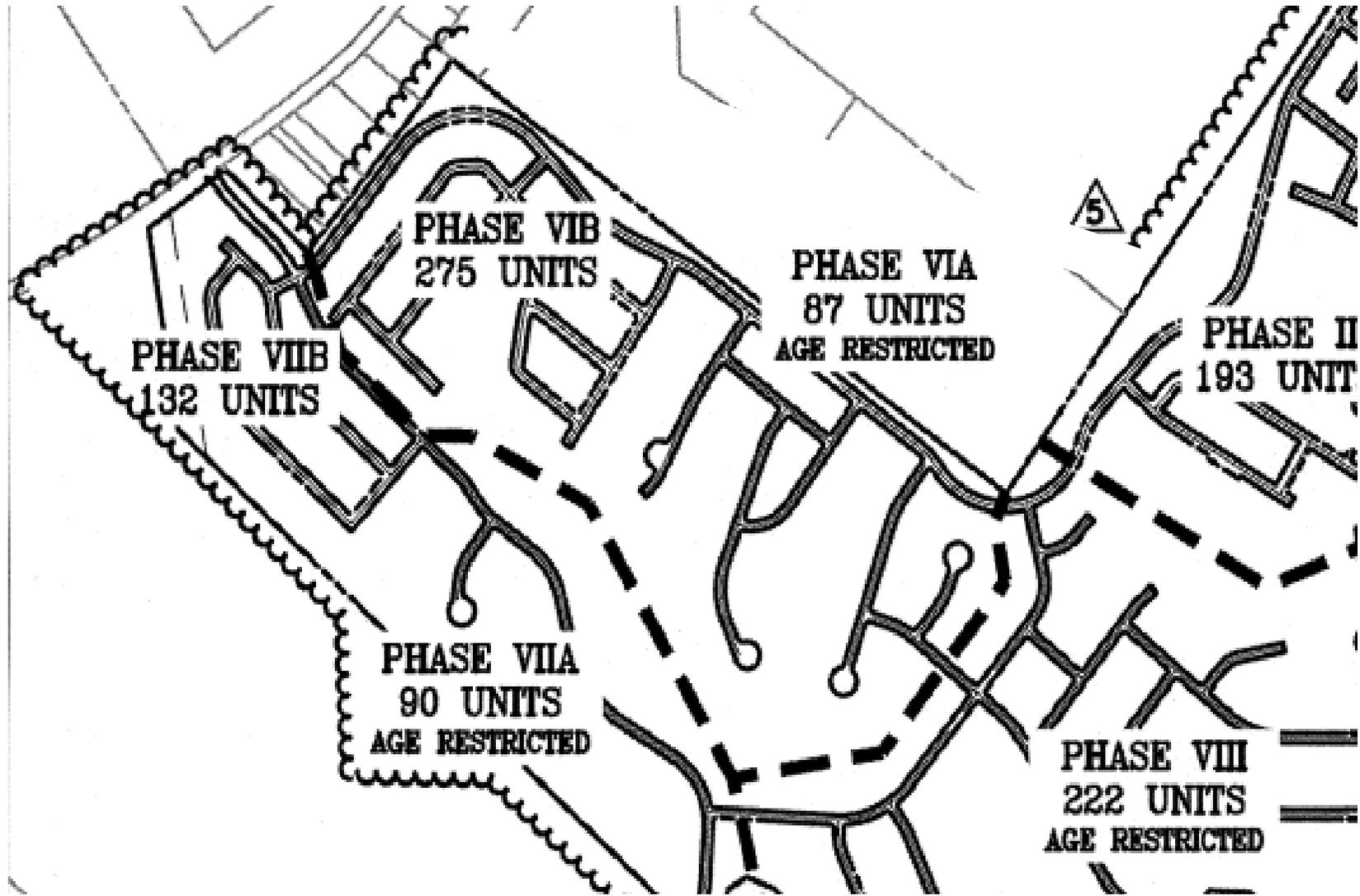
#3 – “Table” Waiver Request – Planning Commission

Next Steps

- **Prepare for Planning Commission Mtg – Feb 19**
 - **Consider asking LF residents to attend for support**
- **Determine approach - Board of Supervisors Meeting – Mar 12**

Backup





PHASE VIB
275 UNITS

PHASE VIA
87 UNITS
AGE RESTRICTED

PHASE II
193 UNITS

PHASE VIB
132 UNITS

PHASE VIIA
90 UNITS
AGE RESTRICTED

PHASE VII
222 UNITS
AGE RESTRICTED





