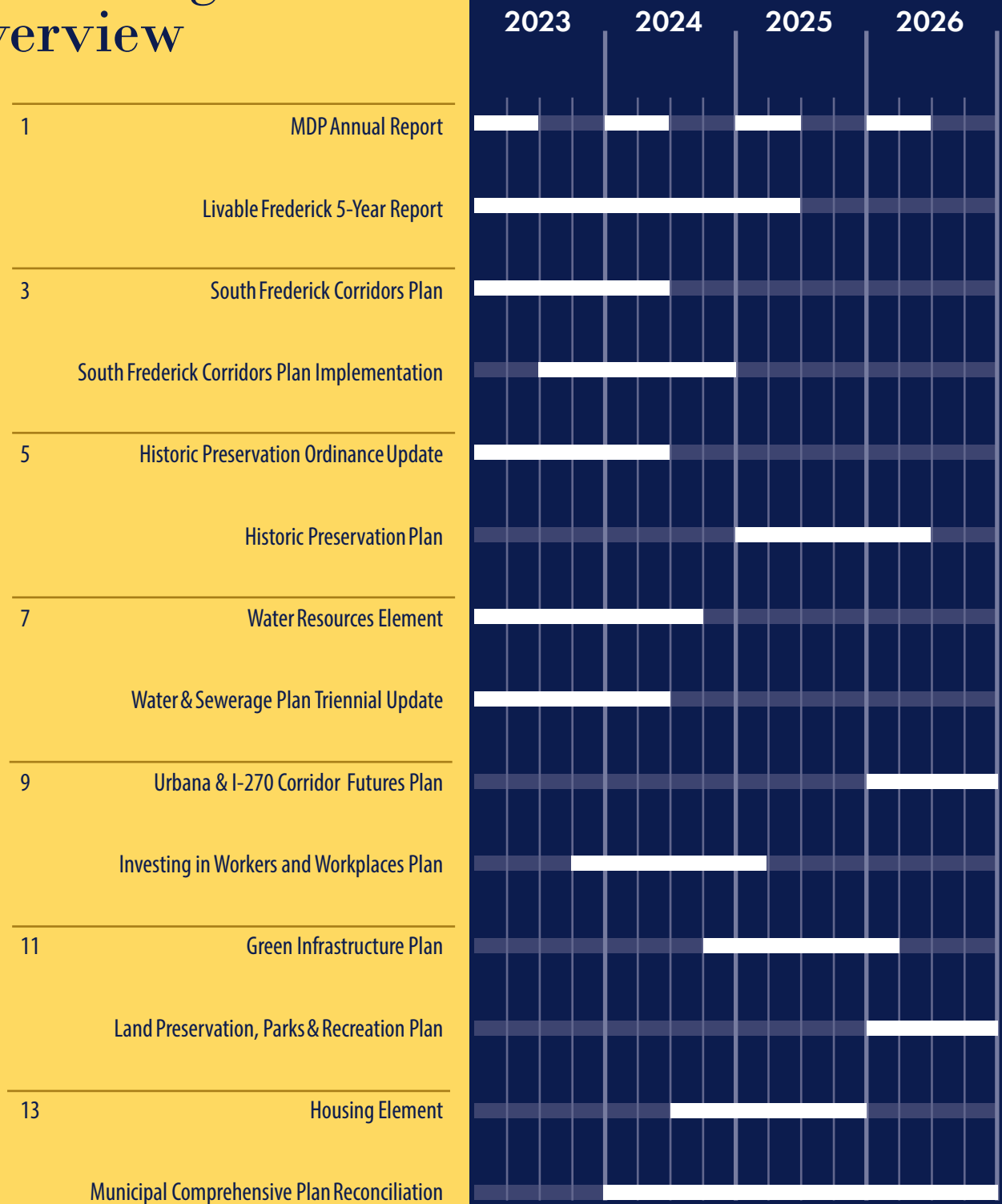


LIVABLE FREDERICK '23-'26 WORK PROGRAM

Livable Frederick Planning and Design Office
Division of Planning and Permitting
FREDERICK COUNTY, MARYLAND



Work Program Overview





MDP Annual Report

Reports & Major Projects

The Maryland Department of Planning requires local governments to submit an Annual Report for each calendar year. The annual report provides growth and development data, including the number of building permits issued for new residences, the number of new residential lots approved through the subdivision process, and the square footage of new commercial growth approved through the site plan process. The report also identifies any comprehensive plan elements that have been adopted, as well as zoning map amendments, zoning text amendments, annexations, and approved Water and Sewerage Plan amendments. The County's agricultural land preservation goal and progress toward meeting that goal, in terms of total acres preserved and acres preserved in the reporting period, are also included, as is a description of any development restrictions associated with application of the Adequate Public Facilities Ordinance.



Livable Frederick 5-Year Report

Reports & Major Projects

The Maryland Department of Planning requires a mid-cycle report for local government comprehensive plans. The Livable Frederick Master Plan was adopted on September 3, 2019 and the County's mid-cycle report is due on July 1, 2025. The report will address the status of Livable Frederick implementation and identify strategies for continued progress to achieve the vision and goals of the plan in the years to come. This may include changes to existing programs, ordinances, and regulations. Development trends associated with the calendar year 2020-2024 annual reports will also be identified and described.





South Frederick Corridors Plan

Area Plan

The South Frederick Corridors Plan focuses on the redevelopment of a commercial and industrial portion of the County to the south of the City of Frederick, stretching along the length of MD 355 to the Monocacy Battlefield and MD 85 to the northern vicinity of Buckeystown. The area includes a regional mall, retailers, restaurants, corporate offices, warehouses, manufacturing, and mining, as well as a MARC commuter rail station. The Plan describes the infrastructure and land uses that will foster the realization of several goals identified in the Livable Frederick Master Plan. These include the efficient use of existing infrastructure, the conservation of rural and natural lands, and the development of multi-modal, mixed-use communities with a variety of housing options and employment opportunities, recreational and cultural amenities, and green space.



South Frederick Corridors Plan Implementation

Area Plan

Realizing the urban, walkable, and mixed-use environment described in the South Frederick Corridors Plan will require changes to the regulations and policies that have supported more suburban models of development in the County. These changes will take place after adoption of the Plan to provide a framework for the long term build out of the planning area. Included among the changes are form-based zoning regulations, which allow owners greater flexibility in the use of their property. Alternative fair-share funding regulations and financing strategies for community facilities, infrastructure, and services will also be recommended, along with incentives.





Historic Preservation Ordinance Update

Reports & Major Projects

The Historic Preservation Ordinance outlines the duties and powers of the Historic Preservation Commission and the review process for alterations to properties on the County Register of Historic Places. The ordinance was originally adopted in 1998 and has not been subject to a comprehensive update since then. The revised ordinance will include the addition of demolition review, archaeological review, cemetery protections, economic hardship provisions, a delisting process for County Register properties, and provisions addressing County-owned historic properties.



Historic Preservation Plan

Functional Plan

The Historic Preservation Plan includes a description of the existing historic and cultural resources found in the County and goals, objectives, and strategies to support and advance the County's historic preservation program. The County's first Historic Preservation Plan was adopted in 1997 and updated in 2007. The 2025 plan will identify new programs, new recognized resources – such as sites of significance associated with underrepresented communities – and revised policies and strategies.





Water Resources Element

Functional Plan

The Water Resources Element (WRE) seeks to ensure adequate, safe, and sustainable water resources for current and future populations. It considers the impacts of anticipated growth and development on water, wastewater, and stormwater infrastructure. Together, these systems affect the quality of the water we depend on for drinking, irrigation, and recreation, as well as the resources that plants and animals depend on for habitat. The plan, to be developed in partnership with the Division of Water and Sewer Utilities and the Division of Energy and Environment, will identify needed improvements and recommend goals and policies.



Water & Sewerage Plan Triennial Update

Functional Plan

The primary purpose of the Water and Sewerage Plan is to identify areas to be served by public water or sewer. The plan applies to the municipalities and unincorporated areas of the County and is updated every three years. It carries out the comprehensive plan's vision for how, when, and where a community will (or will not) grow by setting policies to control the timing and extension of utilities. It is important to note that the Water and Sewerage Plan is not the only tool to manage growth and change. Rather, the plan complements other ordinances, policies, and permit requirements of the County or municipality. The Water and Sewerage Plan is subject to approval by the Maryland Department of the Environment.

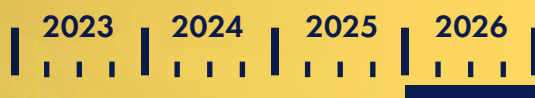




Urbana & I-270 Corridor Futures Plan

Area Plan

The Urbana Growth Area – as originally conceived – has largely been built out. Meanwhile, the I-270 Corridor continues to serve as a transportation artery offering commuting options for those working in the region and a conduit for employers seeking to locate in Frederick County while maintaining connections to Washington, D.C. and the inner suburbs. The Corridor Futures Plan will develop a coordinated strategic vision for the interconnected series of places stretching from the South Frederick Corridors Planning Area to the Montgomery County border, including an updated vision for the Urbana Growth Area. The Plan will address economic development, infrastructure, and transportation. Issues for consideration include potential expansion of the Urbana Community, mixed use transit villages at key locations along I-270, and the economic potential of the entire corridor in future decades.



Investing in Workers and Workplaces Plan

Opportunity Plan

This plan – undertaken in partnership with the Division of Economic Opportunity – will increase land designated for targeted economic opportunity uses through the review of select growth areas and current land use designations. Critical factors that influence economic success in a community, such as housing availability, transportation access, and educational/training opportunities, will also be considered. The Plan will ensure these new or re-tooled employment growth areas maintain a sense of place and are a positive investment for the entire County, while meeting the needs of workers and employers. A comprehensive rezoning will follow Plan adoption to implement the Plan's recommendations.





Green Infrastructure Plan

Functional Plan

The Green Infrastructure Plan will focus on the preservation, enhancement, and connectivity of the County's natural and environmentally-sensitive areas. The plan will identify existing large-scale, ecologically-significant habitats (or hubs) and environmentally-important linkages (or corridors) that can be utilized to connect hubs. Corridors and hubs will comprise a Green Infrastructure Network that provides a wide array of benefits to people and wildlife, such as sustaining clean air and water, storing and cycling nutrients, filtering and cooling streams and aquifers, conserving and generating soils, sequestering carbon, mitigating storms and flooding, providing habitat and migratory routes, and facilitating recreational opportunities. The Green Infrastructure Plan will also consider issues related to the equitable distribution of access to nature and the potential for green infrastructure to mitigate the environmental impacts associated with growing communities.



Land Preservation, Parks & Recreation Plan

Functional Plan

The Land Preservation, Parks & Recreation Plan (LPPRP) provides a framework for a coordinated approach to the provision of parks and recreation facilities, the protection of natural resources, and the preservation of agricultural land. The LPPRP is developed in partnership with the County's municipalities every five years. It includes an inventory of parks and recreation facilities and planned projects in the municipalities and the unincorporated area of the County, as well as inventories of natural resource lands and preserved properties. Recommendations for each focus area are also included.





Housing Element

Functional Plan

The housing element will address the affordable housing needs for low-income and workforce households in Frederick County and promote fair housing. The plan will include recommendations to reduce residential segregation, increase housing choice, and increase access to job and educational opportunities. It is anticipated that the housing element will recommend land use and zoning changes. Land use and zoning changes not only help a community prepare for population growth, but are also a strategy to achieve affordable and fair housing goals.



Municipal Comprehensive Plan Reconciliation

Area Plans

As the County's municipalities adopt comprehensive plans, it is necessary to review County-designated municipal growth areas and determine if changes to land use designations, growth area boundaries, and zoning designations are warranted. Municipal Comprehensive Plan Reconciliation will be undertaken in partnership with the municipalities throughout the period of the work program. The City of Brunswick, City of Frederick, Town of Myersville, and Town of Thurmont have adopted comprehensive plans in recent years. The Town of Middletown, Town of Mount Airy, and Town of Walkersville are all currently engaged in the process of drafting new comprehensive plans.





Division of
Planning and Permitting

Livable Frederick Planning and Design Office

Frederick County
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