

RESIDENTIAL DEVELOPMENT SITE - 60.28 AC FOR SALE

TASKER WOODS

Rt. 522 /Macedonia Church /Tasker Road , Winchester, VA 22602

**SALE PRICE:**

\$4,900,000

LOT SIZE:

60.28 Acres

APN #:

76 A 49

ZONING:

RP

PROPERTY OVERVIEW

Tasker Woods rezoning in 2006 allows for up to 319 residential units. Zoned RP, including senior housing, multifamily. Located off of Rt. 522 at Macedonia Church Rd and Tasker Road. Master Plan previously approved 266 Townhouses and SF units, including commercial uses on adjacent parcel.

PROPERTY FEATURES

- 60.28 Acres, allows for 319 residential units
- Zoning includes senior housing, multifamily
- Adjacent commercial parcel of 18.9 AC - Zoned B2
- Near Walmart Supercenter and surrounding residential

KW COMMERCIAL
8133 Leesburg Pike,
Suite 800
Vienna, VA 22182

BRIDGET SCHMITZ
Managing Director
O: 703.282.2131
boschmitz@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated metrocentercre.com

Approved Proffer

TASKER WOODS

Final Master Development Plan

Shawnee Magisterial District
Frederick County, Virginia



Vicinity Map
Scale 1"= 2000'

SEPTEMBER 26, 2006
REVISED FEBRUARY 22, 2007

Patton Harris Rust & Associates,pc
Engineers. Surveyors. Planners. Landscape Architects.

117 East Piccadilly Street, Suite 200
Winchester, Virginia 22601

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PHR+A

Sheet Index

1	Cover Sheet
2	Preliminary Master Development Plan
3	Preliminary Master Development Plan
4	Macedonia Church Road Improvements

PROJECT SUMMARY

TOTAL AREA: 79.1776 ACRES
EXISTING ZONING: B2 & RP
EXISTING USE: VACANT
PROPOSED USE: GENERAL BUSINESS (B2)
SF ATTACHED AND DETACHED (RP)
76-A-48A AND 76-A-49
SHAWNEE
OPEN SPACE AREAS REQ'D: B-2 (15% of each Individual Use)
RP (30%)

ALL PROPOSED UTILITIES ARE TO BE CONSTRUCTED UNDERGROUND.
SEWER AND WATER CAPACITY AVAILABLE FROM FCSA.

TABULATED USES

AREA (Acres)	PROPOSED USE	UNITS ALLOWED BY PROFFER	UNITS SHOWN PER MDP
60.29	SF ATTACHED AND DETACHED	319	266
18.89	GENERAL BUSINESS COMMERCIAL	179,000 SF	179,000 SF
79.1776			

LEGEND

---	PROJECT BOUNDARY LINE
- - -	ADJOINER PROPERTY LINE
-S-	EX. SAN. SEWER
●	PROP. SAN. SEWER
—	PROP. WATER MAIN
—	PROP. PHASING LINE
—	EXISTING 2' CONTOUR
- - - - -	EXISTING WETLANDS AREA

OWNER/DEVELOPER

Alden, LLC
2800 Shirlington Rd, Ste 803
Arlington, Va 22206
Phone: 703.820.2500
Contact: Denver Quinlley

Owner's Signature

Date

APPROVED BY:

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

COUNTY ADMINISTRATOR

DATE



AREA PHASING SUMMARY								
PROP. USE	TOTAL AREA	AREA IN OPEN SPACE	AREA IN R/W	AREA IN SF LOTS	NUMBER OF SF LOTS	(A) AREA IN TOWNHOMES	NUMBER OF TOWNHOMES	COMMERCIAL AREA
I	RESID	31.70 Ac	10.25 Ac (32%)	7.64 Ac	13.81 Ac	0.00	0	0
II	RESID	18.28 Ac	(B) 4.75 Ac (26%)	3.89 Ac	5.25 Ac	4.39 Ac	54	0
III	RESID	10.30 Ac	3.10 Ac (30%)	1.61 Ac	0.00	5.59 Ac	76	0
IV	COMM	18.89 Ac	2.83 Ac (15%)	1.29 Ac	0.00	0.00	0	14.77
		79.17 Ac	20.93 Ac	14.43 Ac	19.06 Ac	9.98 Ac	130	14.77

(A) AREA INCLUDES PARKING AREAS FOR TOWNHOMES
(B) AREA INCLUDES COMMUNITY CENTER, POOL, PARKING AND OTHER AMENITIES AS LABELED.

RECREATIONAL AMENITIES SUMMARY

NUMBER OF PROPOSED TOWNHOMES: 130
RECREATIONAL UNITS REQUIRED (1 per 30 Units): 4.33

NUMBER OF PROPOSED SF SMALL LOTS: 136
RECREATIONAL UNITS REQUIRED (1 per 30 Units): 4.53
COMMUNITY CENTER REQUIREMENTS (3 per 30 Units): 13.60

TOTAL RECREATIONAL UNITS REQUIRED: 22.46

PROPOSED RECREATIONAL UNITS:

PHASE	DESCRIPTION
2	1/2 COURT BASKETBALL COURTS (FULL COURT - 84' x 50' with 6' Surround Apron)
1 & 2	TOT LOTS (1 EACH PHASE)
2	POOL (2400 SF OF SURFACE AREA - MIN)
1	PICNIC SHELTER
2	COMMUNITY CENTER (4900 SF MIN)
1 THRU 4	HIKER/BIKER TRAIL (SEE DETAIL)

Residential Performance Zoning District RP Single Family Small Lot Dimensional Requirements

MINIMUM LOT SIZE: 3,750 FT.²

OFF STREET PARKING SPACES REQUIRED: 2

SETBACK FROM STATE ROAD: 25 FT.

SETBACK FROM PRIVATE ROAD: 20 FT.

REAR YARD: 15 FT.

SIDE YARD: 15%

ZERO LOT LINE USED: 10'

ZERO LOT LINE NOT USED: 9'

ATTACHED OPTION FOR SF SMALL LOT BUILDING SPACING: 20 FT.

SUPPLEMENTARY SETBACKS:

1) DECKS MAY EXTEND FIVE FEET INTO REAR YARD SETBACK AREAS.

2) WHEN SF SMALL LOT ADJUTS OPEN SPACE, DECKS MAY EXTEND UP TO 12' INTO REAR YARD SETBACK AREAS.

3) FRONT PORCHES, STOOPS AND STEPS MAY EXTEND EIGHT FEET INTO FRONT YARD SETBACK AREAS.

A MINIMUM OF 20 LANDSCAPE PLANTINGS SHALL BE PROVIDED ON EACH INDIVIDUAL LOT.

AT LEAST 1/4 OF THE LANDSCAPE PLANTINGS SHALL BE TREES, WITH THE REMAINDER BEING SHRUBS.

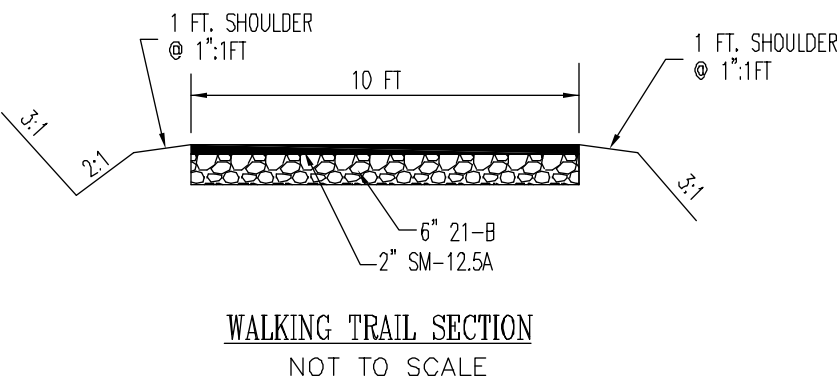
THE TREES SHALL BE A MINIMUM OF 2 INCHES IN CALIPER AT TIME OF PLANTING, AND THE SHRUBS SHALL BE A MINIMUM THREE-GALLON CONTAINER AT TIME OF PLANTING.

MAXIMUM BUILDING HEIGHTS SHALL NOT EXCEED 35 FEET IN HEIGHT.

DETACHED ACCESSORY BUILDINGS SHALL NOT BE PERMITTED.

Residential Performance Zoning District RP Townhouse Dimensional Requirements

	2 BEDROOM	3 BEDROOM
MINIMUM LOT SIZE:	1,700 SF	2,000 SF
MAXIMUM GROSS DENSITY:	8 Units/Acre	8 Units/Acre
MINIMUM LOT WIDTH:	18 FT	18 FT
OFF STREET PARKING SPACES REQUIRED:	2.25	2.50
SETBACK FROM STATE ROAD:	35 FT.	35 FT.
SETBACK FROM PARKING AREA:	20 FT.	20 FT.
REAR YARD FROM PERIMETER BOUNDARY:	30 FT	30 FT
SIDE YARD FROM PERIMETER BOUNDARY:	30 FT	30 FT
MINIMUM ON-SITE BUILDING SPACING ON SIDE:	30 FT	30 FT
MINIMUM ON-SITE BUILDING SPACING ON FRONT OR REAR:	30 FT	30 FT
MAXIMUM BUILDING HEIGHT ON PRINCIPAL BUILDING:	35 FT	35 FT
MAXIMUM BUILDING HEIGHT ON ACCESSORY BUILDING:	20 FT	20 FT



GENERAL NOTES:

- 1) ALL PROPOSED WATER LINES TO BE 8".
- 2) ADDITIONAL RIGHT-OF-WAY DEDICATION FOR WHITE OAK ROAD PER PROFFER 12.4 AS SHOWN ON SHEET 1

ENVIRONMENTAL FEATURES

AREA IN ACRES	TOTAL	DISTURBED	% DISTURBED	% IN O.S.	AREA IN O.S.
FLOODPLAINS	0.00	0.00	0.00	0%	0.00
LAKES & PONDS	0.80	0.00	0.00	100%	0.80
NATURAL RETENTION AREAS	0.00	0.00	0.00	0%	0.00
STEEP SLOPES (+25%)	0.00	0.00	0.00	0%	0.00
WETLANDS	2.88	0.56	0.20	80%	2.32



TRAFFIC SIGNAL PER PROFFER 12.4
AS SHOWN ON SHEET 1 OF 4



25' DISTANCE BUFFER REQUIRED
(15' INACTIVE AND 10' ACTIVE)
SEE DETAIL ON SHEET 3

50' REDUCED ROAD EFFICIENCY BUFFER
(40' INACTIVE AND 10' ACTIVE)
(SEE DETAIL ON SHEET 3)

CUL-DE-SAC THIS PORTION
OF MACEDONIA CHURCH ROAD
(VACATION OF PUBLIC R/W SUBJECT TO REVIEW
AND APPROVAL BY VDOT AND FREDERICK COUNTY)

ADDITIONAL RIGHT-OF-WAY
DEDICATION OF
MACEDONIA CHURCH ROAD
(PER PROFFER 12.5)

RP ZONING
60.281 ACRES

Patton Harris Rust & Associates, PC
Engineers, Surveyors, Planners, Landscape Architects.

117 East Piccadilly Street
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PHRA

TASKER WOODS

MASTER DEVELOPMENT PLAN

COUNTY OF FREDERICK, VIRGINIA

DESIGN	REVISION	DATE	COMMENTS
4	REVISED PER PLANNING STAFF COMMENTS	2.22.07	
3	REVISED PER FCSA COMMENTS	2.21.07	
NO.	DESCRIPTION	DATE	COMMENTS

DESIGN	REVISION	DATE	COMMENTS
DRAWN	SURVEY	DATE	COMMENTS
CHECKED	DATE	DATE	COMMENTS
FILE NO.	CAT. NO.	SHEET	2 OF 4

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	90°00'00"	40.00	62.83	40.00	S05°38'41"E	56.57
C2	89°59'59"	40.00	62.83	40.00	N84°21'20"E	56.57
C3	77°20'07"	126.40	170.61	101.15	S61°46'58"W	157.95
C4	37°20'28"	278.53	181.53	94.12	N79°36'36"E	178.33
C5	4°58'20"	183.50	15.92	7.97	N56°10'24"E	15.92

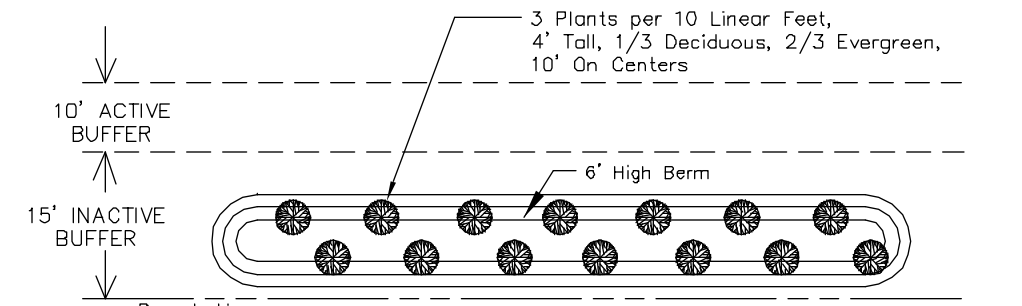


Diagram illustrating a residential lot layout with a 40' Inactive Buffer and a 6' High Berm. The lot is bounded by a Residential Lot Property Line and a Residential Use area. A single row of evergreen trees, spaced 10 feet on centers, is planted along the berm. The trees are 4' in height at planting.

B-2 (COMMERCIAL USE)

25' ACTIVE BUFFER

25' INACTIVE BUFFER

Property Line

RESIDENTIAL USE

3 Plants per 10 Linear Feet,
4' Tall, 1/3 Deciduous, 2/3 Evergreen,
10' on Center

6' High Berm

76-A-48
BETTY BRILL
INST# 050024210

MATCH LINE A-A

ZONE: RA
USE: RESIDENTIAL

ZONE: RA
USE: RESIDENTIAL

PIN # 76-A-48B
WRIGHT'S RUN L.P.
D.B. 907 PG. 234
ZONE: M1
USE: VACANT

PRIVATE STREET SECTION (TOWNHOUSES)
NOT TO SCALE

60 FT. RIGHT OF WAY

3' GRASS STRIP

40'

18'

CL

18'

3' GRASS STRIP

VDOT CG-6

1 1/2" FT.

1/4" FT.

1/4" FT.

5 FT. CONCRETE SIDEWALK

5 FT. CONCRETE SIDEWALK

1 1/2" SM-2B

3" BM-2

6" 21B

WELL COMPACTED SUBGRADE

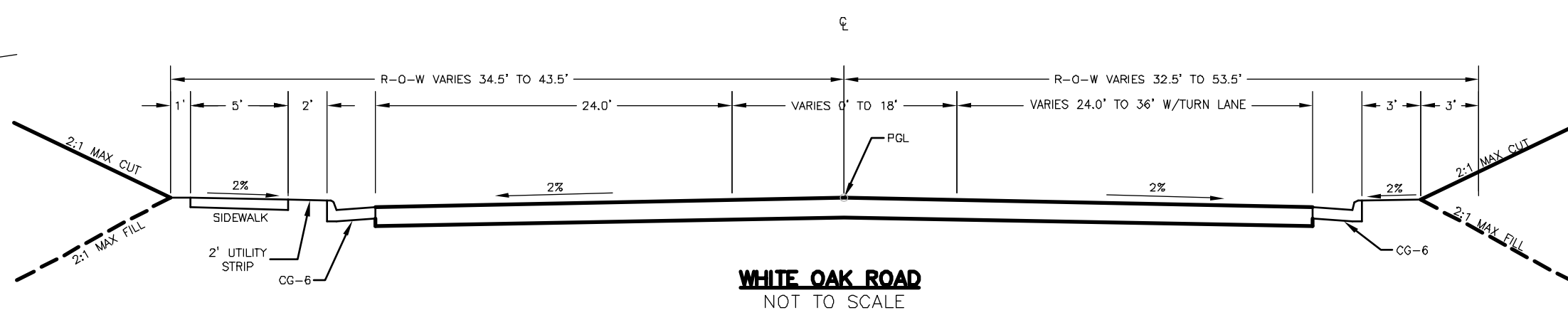
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STREET TREES PER PROFFER 16.1 AS SHOWN
ON SHEET 1. ACTUAL LOCATION TO BE
DETERMINED AT SITE PLAN STAGE.

PIN # 76-A-53D
HERITAGE PLACE, LC
D.B. 895 PG. 528
ZONE: M1
USE: INDUSTRIAL

FRONT YARD SETBACK ON PRIMARY OR ARTERIAL HIGHWAYS:	30 FT.
FRONT YARD SETBACK ON COLLECTOR OR MINOR STREETS:	35 FT.
SIDE YARD SETBACKS:	0 FT.
REAR YARD SETBACKS:	0 FT.
FLOOR AREA TO LOT AREA RATIO (FAR):	1.0
MINIMUM LANDSCAPED AREA (PERCENTAGE OF LOT AREA):	15%
MAXIMUM HEIGHT:	35 FT.

MINIMUM LANDSCAPED AREA:
IN THE B-2 BUSINESS GENERAL ZONING DISTRICT, THE PLANNING COMMISSION MAY REQUIRE THAT MORE THAN 15% OF THE AREA OF A SITE SHALL BE LANDSCAPED IN ORDER TO MEET THE INTENT OF THIS CHAPTER. ADDITIONAL LANDSCAPED AREAS MAY BE REQUIRED TO ENSURE THAT ALL UNLSED AREAS ARE LANDSCAPED AND TO IMPROVE THE GENERAL APPEARANCE AND USE OF THE SITE. IN NO CASE SHALL MORE THAN 25 % OF THE SITE BE REQUIRED TO BE LANDSCAPED IN THE B-2 BUSINESS GENERAL ZONING DISTRICT.



76-A-49A
DAVID S. AND PAMELA B. LEHR
INST. #020019866
ZONE: RA
USE: RESIDENTIAL

PIN #76-A-51
INST #900006770
ZONE: RA
USE: VACANT

76-A-51C
CLIFTON R. AND LOLA E. STROSNIER
DB 719/ PG 459
ZONE: RA
USE: VACANT

PIN # 76-A-53
WRIGHT'S RUN L.P.
D.B. 719 PG. 642
ZONE: B2
USE: VACANT

PROPOSED
FORCE MAIN

76-A-50
PRESTON J. & BESSIE C. RILEY
D.B. 745 PG. 165
ZONE: RA
USE: RESIDENTIAL

17

TASKER WOODS

MASTER DEVELOPMENT PLAN

COUNTY OF FREDERICK, VIRGINIA

Patton Harris Rust & Associates, pc
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P_{HRA}⁺

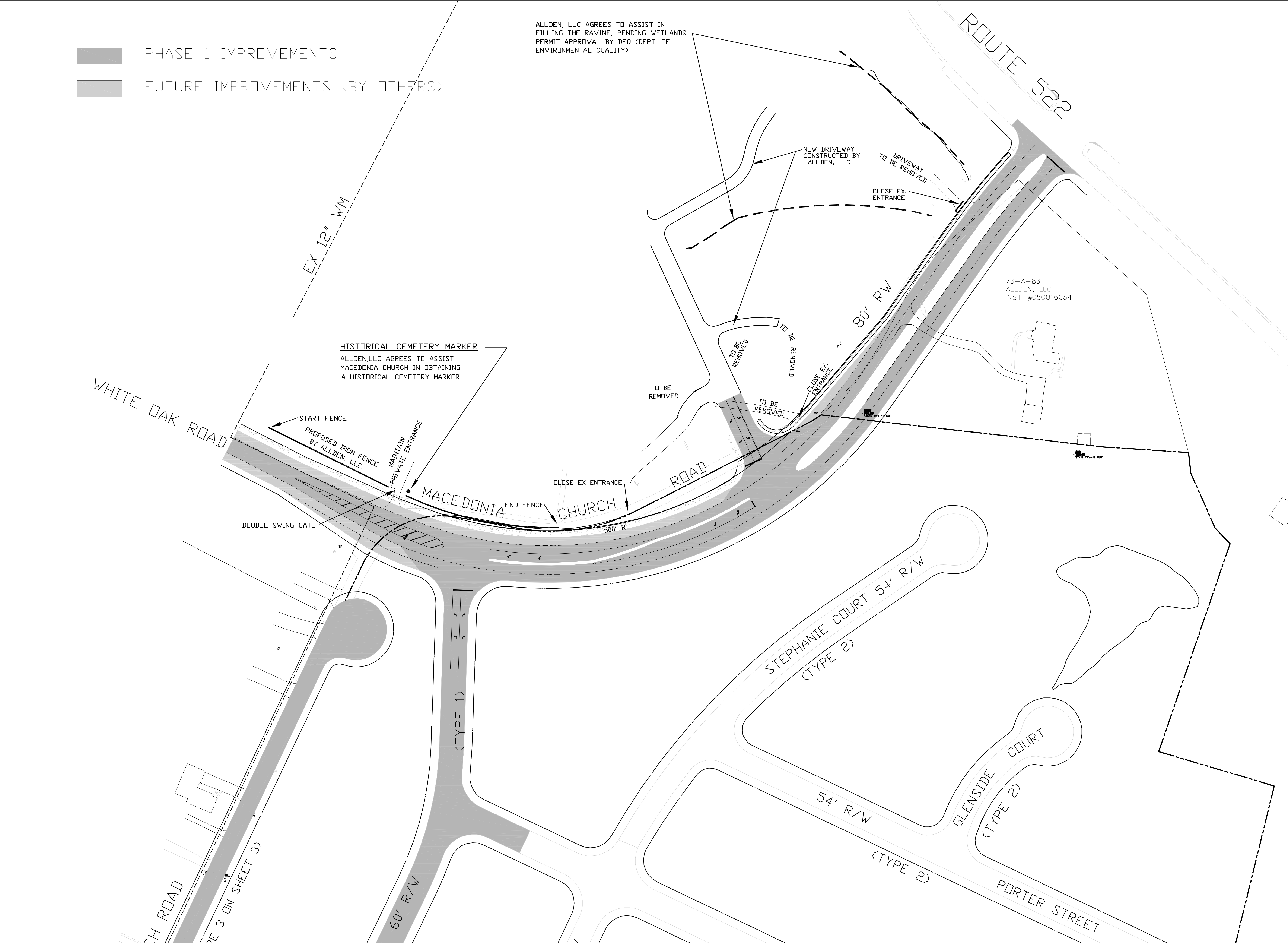


PHASE 1 IMPROVEMENTS



FUTURE IMPROVEMENTS (BY OTHERS)

ALLDEN, LLC AGREES TO ASSIST IN
FILLING THE RAVINE, PENDING WETLANDS
PERMIT APPROVAL BY DEQ (DEPT. OF
ENVIRONMENTAL QUALITY)



TASKER WOODS

MACEDONIA CHURCH ROAD
IMPROVEMENTS

COUNTY OF FREDERICK, VIRGINIA

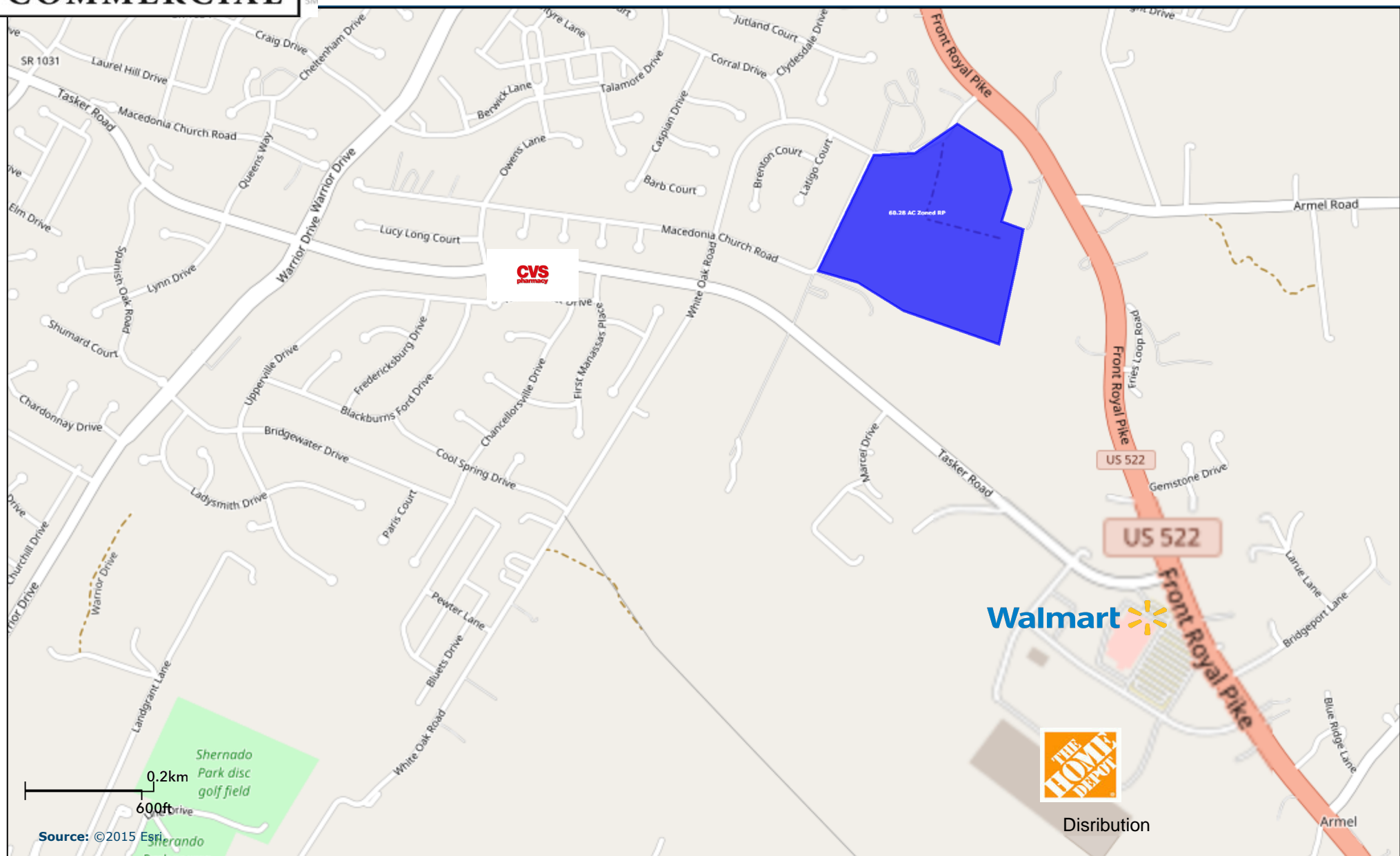
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117 East Piccadilly Street
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NO.	DESCRIPTION	REVISION				DATE	REV'D	REWD	APPR'D	DATE
		SURVEY	DESIGN	DRAWN	CHECKED					

DESIGN	DATE	AUGUST 2006
DRAWN	SCALE	1"=60'
CHECKED	FILE NO.	CAT. NO.
FILE NO.	SHEET	4 OF 4



Source: ©2015 Esri





Demographic and Income Comparison Profile

22602
22602, Winchester, Virginia
Rings: 5, 7, 9 mile radii

Prepared by Esri
Latitude: 39.09064
Longitude: -78.15558

	5 miles	7 miles	9 miles
Census 2010 Summary			
Population	31,814	69,460	89,513
Households	12,028	26,214	33,860
Families	8,443	17,627	22,806
Average Household Size	2.63	2.60	2.58
Owner Occupied Housing Units	8,336	17,067	22,527
Renter Occupied Housing Units	3,692	9,147	11,333
Median Age	36.7	36.5	37.3
2019 Summary			
Population	37,310	78,037	100,602
Households	13,845	28,907	37,301
Families	9,659	19,369	25,035
Average Household Size	2.68	2.65	2.64
Owner Occupied Housing Units	9,898	19,022	25,164
Renter Occupied Housing Units	3,946	9,886	12,137
Median Age	37.9	37.7	38.5
Median Household Income	\$72,320	\$70,958	\$71,003
Average Household Income	\$87,300	\$90,419	\$90,823
2024 Summary			
Population	41,323	84,101	107,997
Households	15,222	30,916	39,758
Families	10,619	20,721	26,680
Average Household Size	2.70	2.68	2.66
Owner Occupied Housing Units	11,233	20,848	27,444
Renter Occupied Housing Units	3,989	10,068	12,313
Median Age	38.5	38.1	38.9
Median Household Income	\$78,900	\$78,648	\$78,777
Average Household Income	\$96,973	\$101,365	\$101,722
Trends: 2019-2024 Annual Rate			
Population	2.06%	1.51%	1.43%
Households	1.91%	1.35%	1.28%
Families	1.91%	1.36%	1.28%
Owner Households	2.56%	1.85%	1.75%
Median Household Income	1.76%	2.08%	2.10%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

November 26, 2019



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2019 Households by Income	5 miles		7 miles		9 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	950	6.9%	1,981	6.9%	2,624	7.0%
\$15,000 - \$24,999	754	5.4%	1,865	6.5%	2,448	6.6%
\$25,000 - \$34,999	712	5.1%	1,939	6.7%	2,434	6.5%
\$35,000 - \$49,999	2,165	15.6%	4,314	14.9%	5,469	14.7%
\$50,000 - \$74,999	2,537	18.3%	4,945	17.1%	6,434	17.2%
\$75,000 - \$99,999	2,243	16.2%	4,489	15.5%	5,731	15.4%
\$100,000 - \$149,999	2,895	20.9%	5,575	19.3%	7,154	19.2%
\$150,000 - \$199,999	956	6.9%	1,990	6.9%	2,606	7.0%
\$200,000+	632	4.6%	1,810	6.3%	2,402	6.4%
Median Household Income	\$72,320		\$70,958		\$71,003	
Average Household Income	\$87,300		\$90,419		\$90,823	
Per Capita Income	\$32,242		\$33,557		\$33,698	

2024 Households by Income	5 miles		7 miles		9 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	933	6.1%	1,905	6.2%	2,497	6.3%
\$15,000 - \$24,999	712	4.7%	1,702	5.5%	2,223	5.6%
\$25,000 - \$34,999	675	4.4%	1,791	5.8%	2,233	5.6%
\$35,000 - \$49,999	2,099	13.8%	4,033	13.0%	5,071	12.8%
\$50,000 - \$74,999	2,666	17.5%	5,063	16.4%	6,578	16.5%
\$75,000 - \$99,999	2,568	16.9%	5,040	16.3%	6,460	16.2%
\$100,000 - \$149,999	3,514	23.1%	6,556	21.2%	8,402	21.1%
\$150,000 - \$199,999	1,235	8.1%	2,536	8.2%	3,293	8.3%
\$200,000+	820	5.4%	2,291	7.4%	3,000	7.5%
Median Household Income	\$78,900		\$78,648		\$78,777	
Average Household Income	\$96,973		\$101,365		\$101,722	
Per Capita Income	\$35,562		\$37,326		\$37,471	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

November 26, 2019



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2010 Population by Age	5 miles		7 miles		9 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	2,151	6.8%	4,682	6.7%	5,927	6.6%
Age 5 - 9	2,325	7.3%	4,941	7.1%	6,179	6.9%
Age 10 - 14	2,293	7.2%	4,763	6.9%	6,017	6.7%
Age 15 - 19	2,294	7.2%	5,178	7.5%	6,516	7.3%
Age 20 - 24	1,970	6.2%	4,707	6.8%	5,917	6.6%
Age 25 - 34	4,147	13.0%	9,140	13.2%	11,565	12.9%
Age 35 - 44	4,562	14.3%	9,533	13.7%	12,205	13.6%
Age 45 - 54	4,712	14.8%	10,182	14.7%	13,345	14.9%
Age 55 - 64	3,474	10.9%	7,656	11.0%	10,079	11.3%
Age 65 - 74	2,218	7.0%	4,777	6.9%	6,354	7.1%
Age 75 - 84	1,237	3.9%	2,876	4.1%	3,900	4.4%
Age 85+	430	1.4%	1,024	1.5%	1,508	1.7%

2019 Population by Age	5 miles		7 miles		9 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	2,292	6.1%	4,804	6.2%	6,076	6.0%
Age 5 - 9	2,454	6.6%	5,064	6.5%	6,428	6.4%
Age 10 - 14	2,501	6.7%	5,188	6.6%	6,581	6.5%
Age 15 - 19	2,289	6.1%	5,161	6.6%	6,456	6.4%
Age 20 - 24	2,304	6.2%	4,869	6.2%	6,161	6.1%
Age 25 - 34	5,361	14.4%	11,112	14.2%	13,930	13.8%
Age 35 - 44	4,896	13.1%	10,085	12.9%	12,931	12.9%
Age 45 - 54	4,911	13.2%	9,986	12.8%	12,979	12.9%
Age 55 - 64	4,633	12.4%	9,782	12.5%	12,918	12.8%
Age 65 - 74	3,362	9.0%	7,061	9.0%	9,415	9.4%
Age 75 - 84	1,696	4.5%	3,553	4.6%	4,767	4.7%
Age 85+	610	1.6%	1,372	1.8%	1,961	1.9%

2024 Population by Age	5 miles		7 miles		9 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	2,543	6.2%	5,227	6.2%	6,575	6.1%
Age 5 - 9	2,624	6.4%	5,335	6.3%	6,748	6.2%
Age 10 - 14	2,700	6.5%	5,470	6.5%	6,954	6.4%
Age 15 - 19	2,546	6.2%	5,520	6.6%	6,930	6.4%
Age 20 - 24	2,262	5.5%	4,922	5.9%	6,161	5.7%
Age 25 - 34	6,036	14.6%	11,993	14.3%	14,870	13.8%
Age 35 - 44	5,552	13.4%	11,276	13.4%	14,388	13.3%
Age 45 - 54	4,957	12.0%	9,895	11.8%	12,826	11.9%
Age 55 - 64	5,063	12.3%	10,188	12.1%	13,364	12.4%
Age 65 - 74	3,942	9.5%	8,093	9.6%	10,811	10.0%
Age 75 - 84	2,355	5.7%	4,629	5.5%	6,185	5.7%
Age 85+	741	1.8%	1,554	1.8%	2,186	2.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

November 26, 2019



Demographic and Income Comparison Profile

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22602, Winchester, Virginia
Rings: 5, 7, 9 mile radii

Prepared by Esri
Latitude: 39.09064
Longitude: -78.15558

2010 Race and Ethnicity	5 miles		7 miles		9 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	26,931	84.7%	57,372	82.6%	74,826	83.6%
Black Alone	1,808	5.7%	4,956	7.1%	6,035	6.7%
American Indian Alone	98	0.3%	239	0.3%	295	0.3%
Asian Alone	560	1.8%	1,321	1.9%	1,540	1.7%
Pacific Islander Alone	9	0.0%	29	0.0%	34	0.0%
Some Other Race Alone	1,620	5.1%	3,750	5.4%	4,572	5.1%
Two or More Races	788	2.5%	1,793	2.6%	2,211	2.5%
Hispanic Origin (Any Race)	3,066	9.6%	7,246	10.4%	8,950	10.0%

2019 Race and Ethnicity	5 miles		7 miles		9 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	30,167	80.9%	61,861	79.3%	80,889	80.4%
Black Alone	2,226	6.0%	5,724	7.3%	6,988	6.9%
American Indian Alone	125	0.3%	297	0.4%	391	0.4%
Asian Alone	868	2.3%	1,878	2.4%	2,233	2.2%
Pacific Islander Alone	15	0.0%	42	0.1%	49	0.0%
Some Other Race Alone	2,652	7.1%	5,466	7.0%	6,633	6.6%
Two or More Races	1,256	3.4%	2,769	3.5%	3,419	3.4%
Hispanic Origin (Any Race)	5,044	13.5%	10,696	13.7%	13,212	13.1%

2024 Race and Ethnicity	5 miles		7 miles		9 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	32,251	78.0%	64,646	76.9%	84,389	78.1%
Black Alone	2,612	6.3%	6,420	7.6%	7,820	7.2%
American Indian Alone	153	0.4%	346	0.4%	463	0.4%
Asian Alone	1,144	2.8%	2,397	2.9%	2,869	2.7%
Pacific Islander Alone	19	0.0%	51	0.1%	60	0.1%
Some Other Race Alone	3,595	8.7%	6,847	8.1%	8,210	7.6%
Two or More Races	1,550	3.8%	3,393	4.0%	4,185	3.9%
Hispanic Origin (Any Race)	6,831	16.5%	13,558	16.1%	16,597	15.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

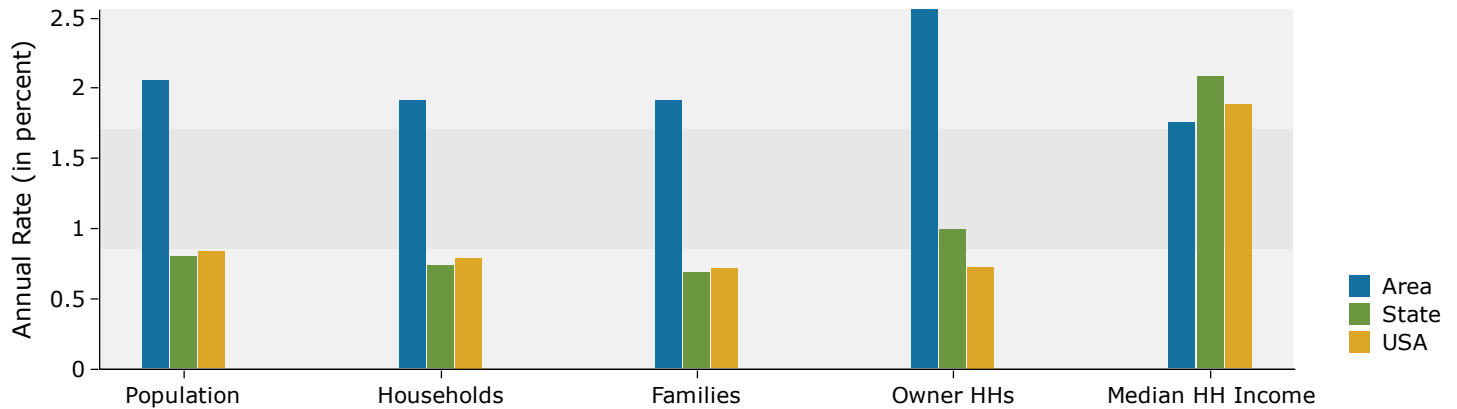
November 26, 2019

22602
22602, Winchester, Virginia
Rings: 5, 7, 9 mile radii

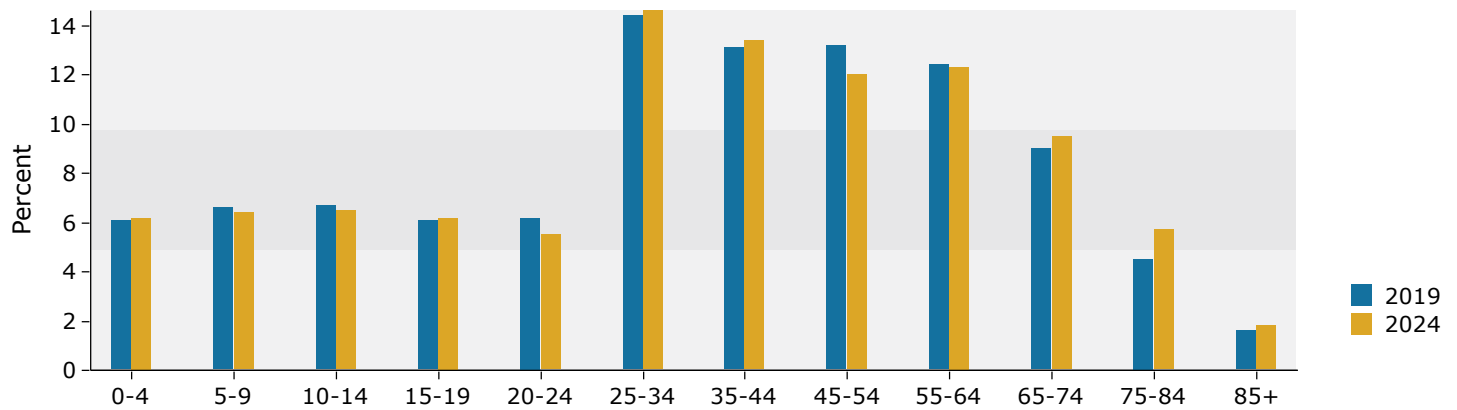
Prepared by Esri
Latitude: 39.09064
Longitude: -78.15558

5 miles

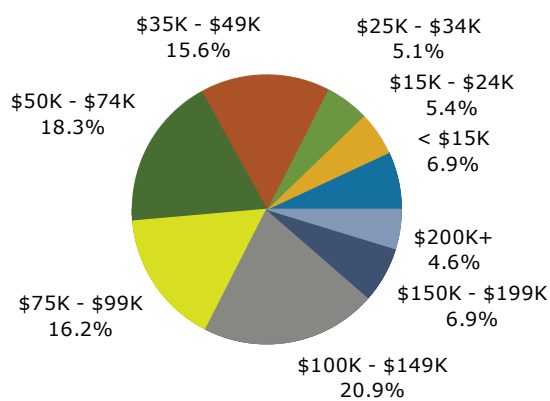
Trends 2019-2024



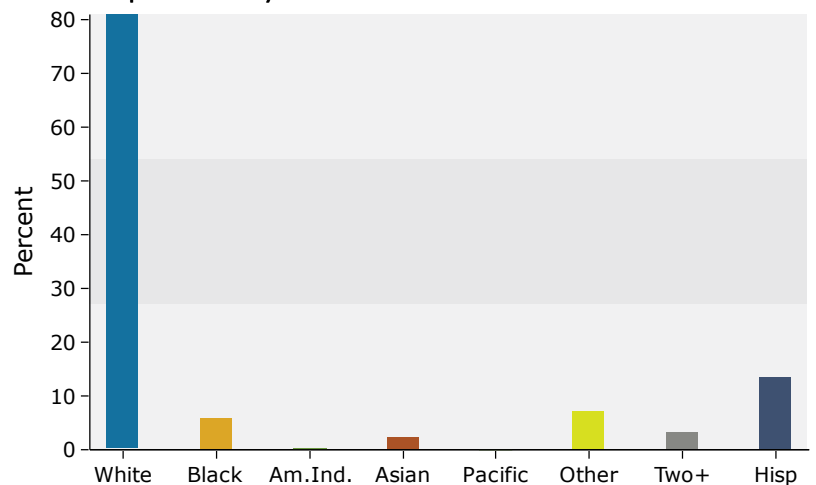
Population by Age



2019 Household Income



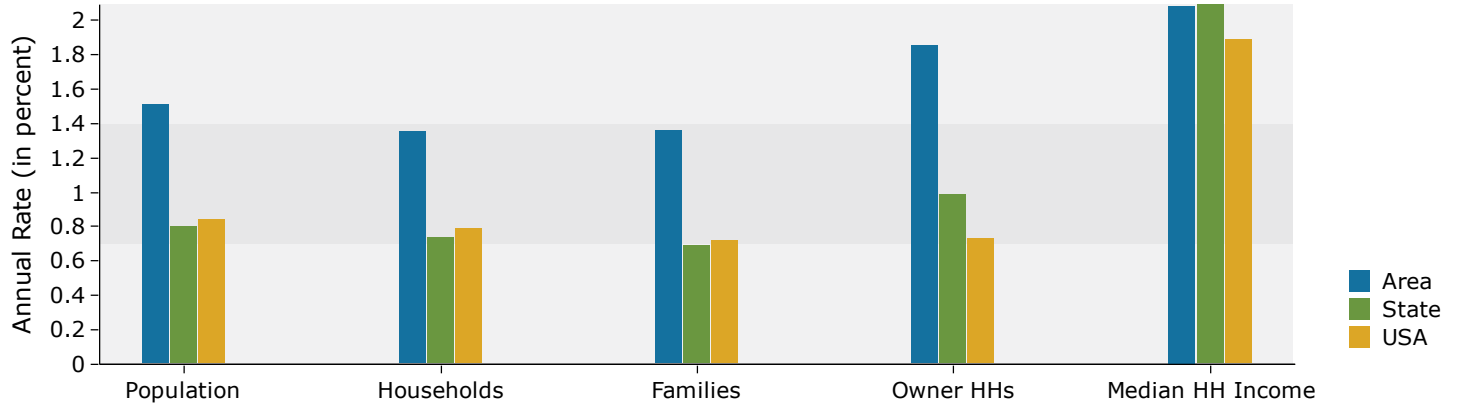
2019 Population by Race



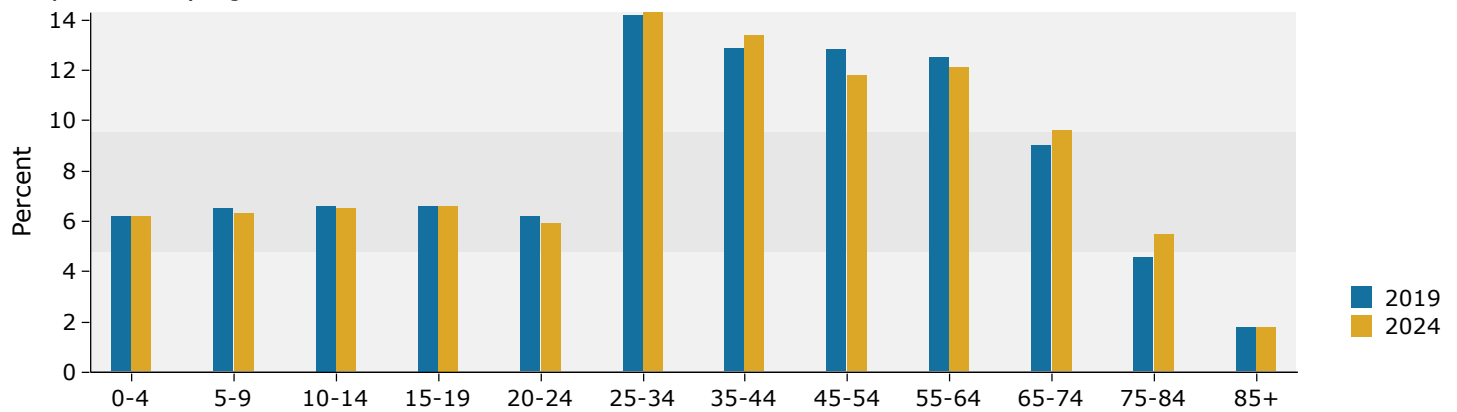
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

7 miles

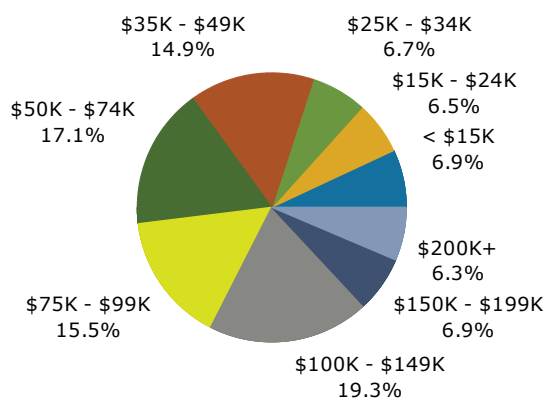
Trends 2019-2024



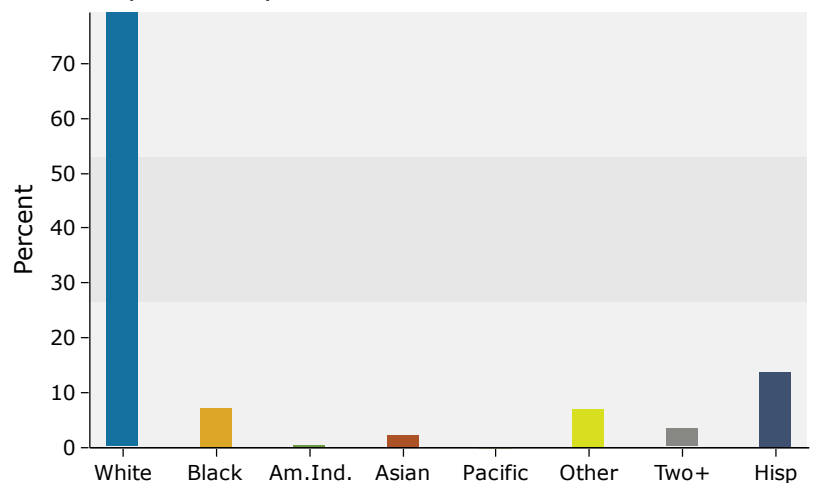
Population by Age



2019 Household Income

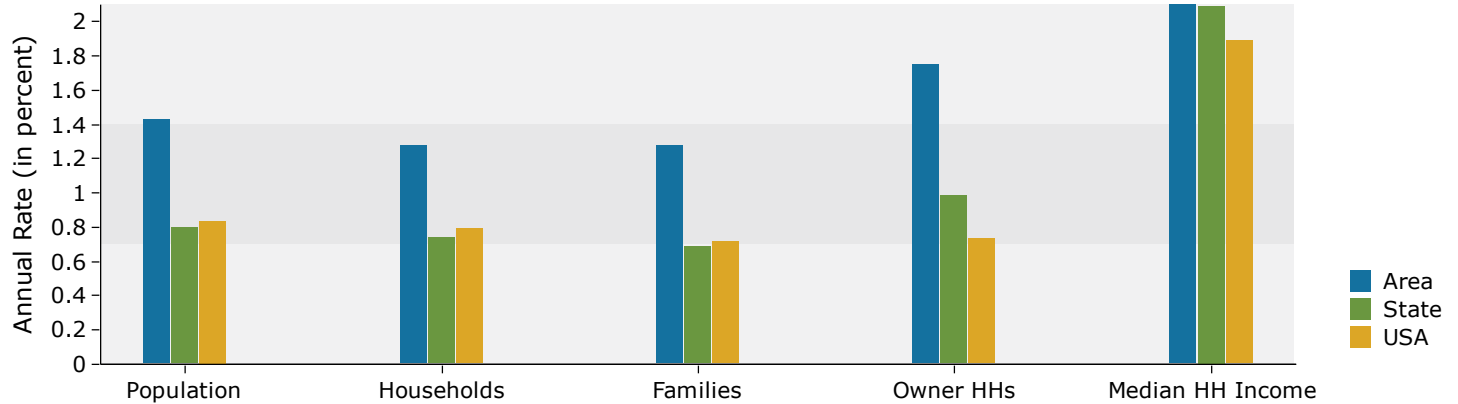


2019 Population by Race

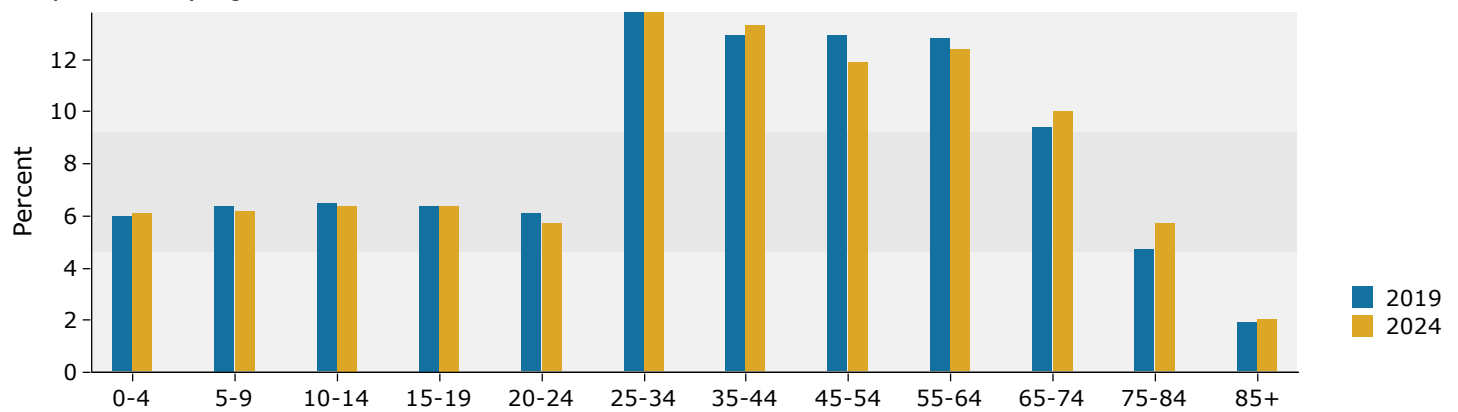


9 miles

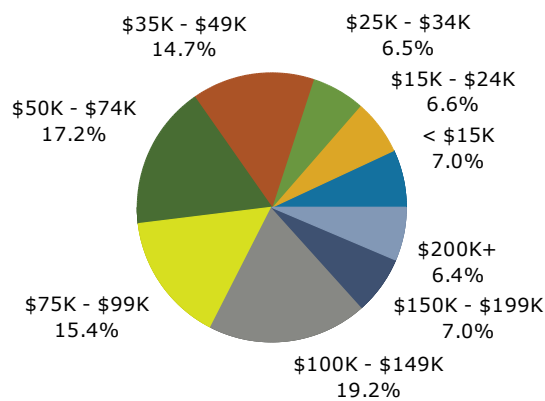
Trends 2019-2024



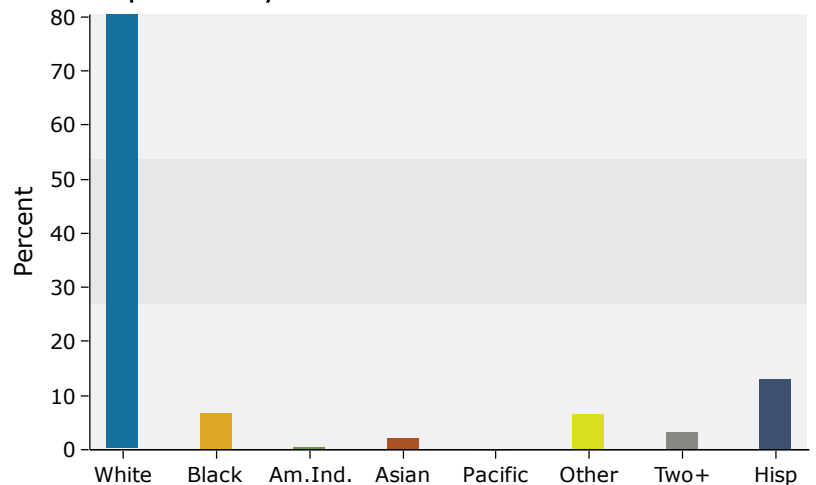
Population by Age



2019 Household Income



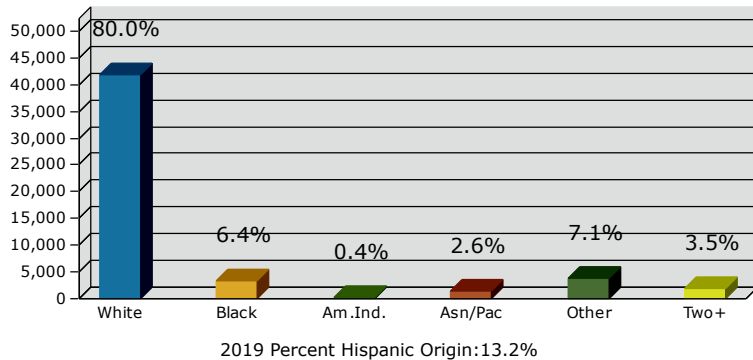
2019 Population by Race



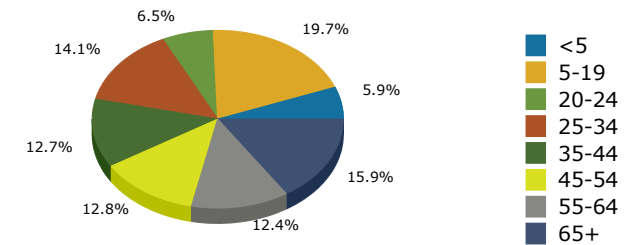
22655
22655, Stephens City, Virginia
Ring: 5 mile radius

Prepared by Esri
Latitude: 39.11066
Longitude: -78.17692

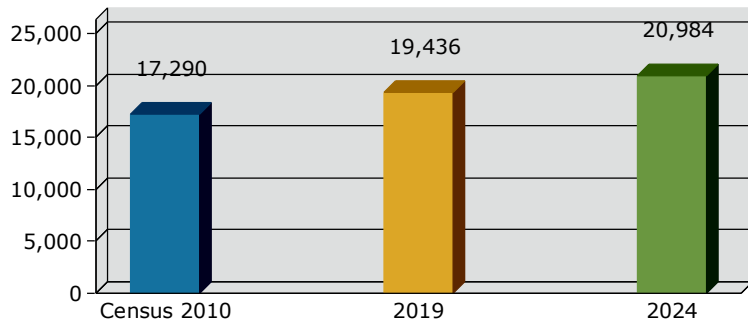
2019 Population by Race



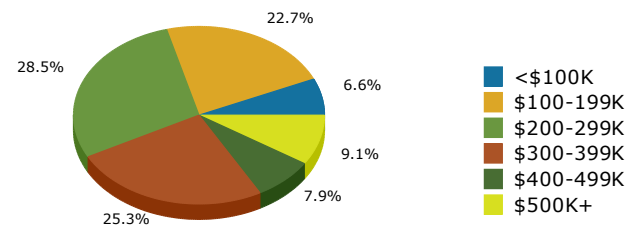
2019 Population by Age



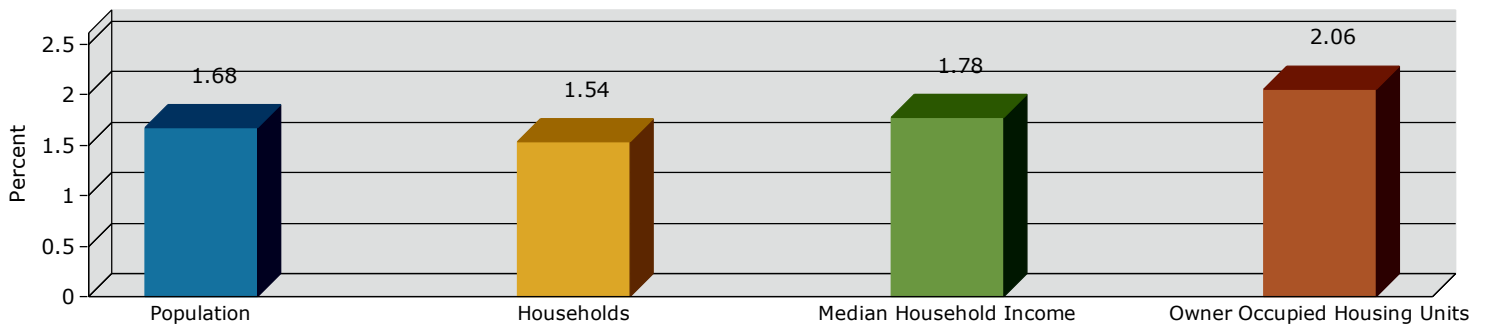
Households



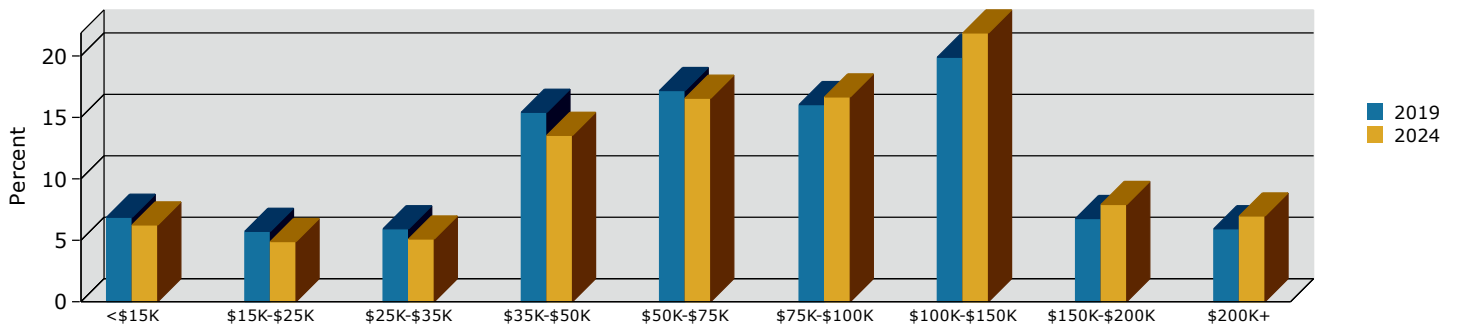
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

§ 165-402.02. Permitted uses.

- A. All uses shall be developed in accordance with an approved master development plan unless otherwise waived under Article VIII of this chapter.
- B. Structures and land shall be used for one of the following uses:
 - (1) All residential housing types specified in § 165-402.09.
 - (2) Schools and churches.
 - (3) Fire stations and companies and rescue squads.
 - (4) Group homes.
 - (5) Home occupations.
 - (6) Utility distribution facilities necessary to serve residential uses, including, but not limited to, poles, lines, distribution transformers, pipes and meters.
 - (7) Accessory uses and structures. Accessory structures attached to the main structure shall be considered part of the main structure. Mobile homes and trailers, as defined, shall not be permitted as accessory structures or buildings.
 - (8) Required or bonus recreational facilities, public or private parks, neighborhood parks, playgrounds, or other noncommercial recreational facilities.
 - (9) Business signs associated with schools, churches, fire stations and companies and rescue squads, recreational facilities, public parks, playgrounds, and libraries.
 - (10) Temporary model homes used for sale of properties in a residential development.
 - (11) Libraries.
 - (12) Public buildings.
 - (13) Residential subdivision identification signs.
 - (14) Signs allowed in § 165-201.06B.
 - (15) Temporary family health care structure. (NOTE: By adding temporary family health care structure as a permitted use in the RP District, it is also automatically a permitted use in the R4 and R5 Districts.) **[Added 8-14-2013]**

§ 165-402.03. Conditional uses.

Uses and associated signs permitted with a conditional use permit shall be as follows:

- A. Convalescent and nursing homes and adult care residences and assisted living care facilities.
- B. Cottage occupations, as defined.
- C. Nationally chartered fraternal lodges or civic clubs, social centers and their related club facilities, with an approved site plan, meeting the requirements of this chapter and with the following conditions:
 - (1) All principal activities shall take place entirely within an enclosed structure.
 - (2) All outdoor facilities shall be incidental to the principal facility or activity.
 - (3) No facility or activity shall be erected or conducted less than 30 feet from any residential district or area within other districts which are predominantly residential in nature.
- D. Day-care facilities.
- E. Rooming houses, boardinghouses and tourist homes.
- F. Veterinary offices, veterinary clinics or veterinary hospitals, excluding the boarding of animals for nonmedical purposes.
- G. Museums.

§ 165-402.04. Number of uses restricted.

More than one principal structure or use and its customary accessory structures or uses are permitted in the RP Residential Performance District for multiplexes, garden apartments, multifamily residential buildings and age-restricted multifamily housing.

§ 165-402.05. Gross density and multifamily housing.

A gross density shall be established for each proposed development, including all land contained within a single master development plan, according to the characteristics of the land, the capacity of public facilities and roads and the nature of surrounding uses. Because of these characteristics, some developments may not be allowed to employ the maximum density allowed by these regulations. The following density requirements shall apply to all parcels as they exist at the time of the adoption of this section:

- A. Subsequent divisions of land shall not increase the allowed density on parcels of land.
- B. In no case shall the gross density and maximum percentage of multifamily housing of any development within an approved master development plan exceed the densities and percentages set forth in the following table:

Density by Land Use	Density (units/acre)	Maximum Percentage of Multifamily Housing
Multifamily residential buildings and age-restricted multifamily (excluding garden apartments)	20	100%
Garden apartments	10	100%
Townhouse (single-family attached)	10	N/A

Density by Parcel Size

(for all other housing types and development with mixed housing types)

(acres)	Density (units/acre)	Maximum Percentage of Multifamily Housing
0 to 10	10	100%
10.1 to 25	6	100%
25.1 to 50	6	75%
50.1+	6	50%

- C. Within developments utilizing transferable development rights, the maximum gross residential density for the development shall be determined in § 165-302.03H.