

Fall 2025 Water & Sewerage Plan Amendments

WS-25-20 Vista Pointe LLC (Daugherty, Ferris, & Brylawski Properties)

Reclassification of 185.2-acres from W-1 & W-4/Dev, S-1 & S-4/Dev to W-3/Dev, S-3/Dev

Three adjacent, unaddressed parcels located on the east side of Jefferson Pike (MD-180), approximately 1,550 feet southwest of the intersection with Monocacy Crossing Parkway in the City of Brunswick



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(Becker Building Company LLC)

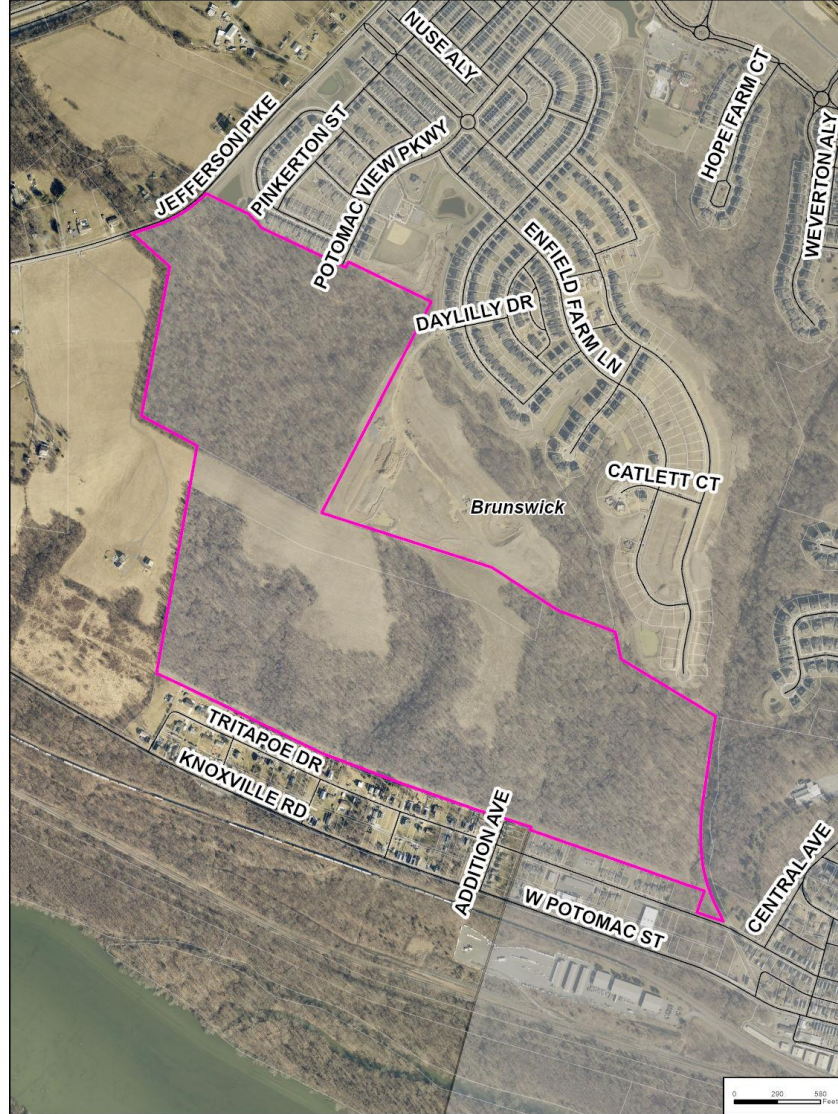
Reclassification of 8.1-acres of an 11.54-acre property
from W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev

7158A North Market Street and an adjacent parcel
with no assigned address on North Market Street in
the City of Frederick



WS-25-20

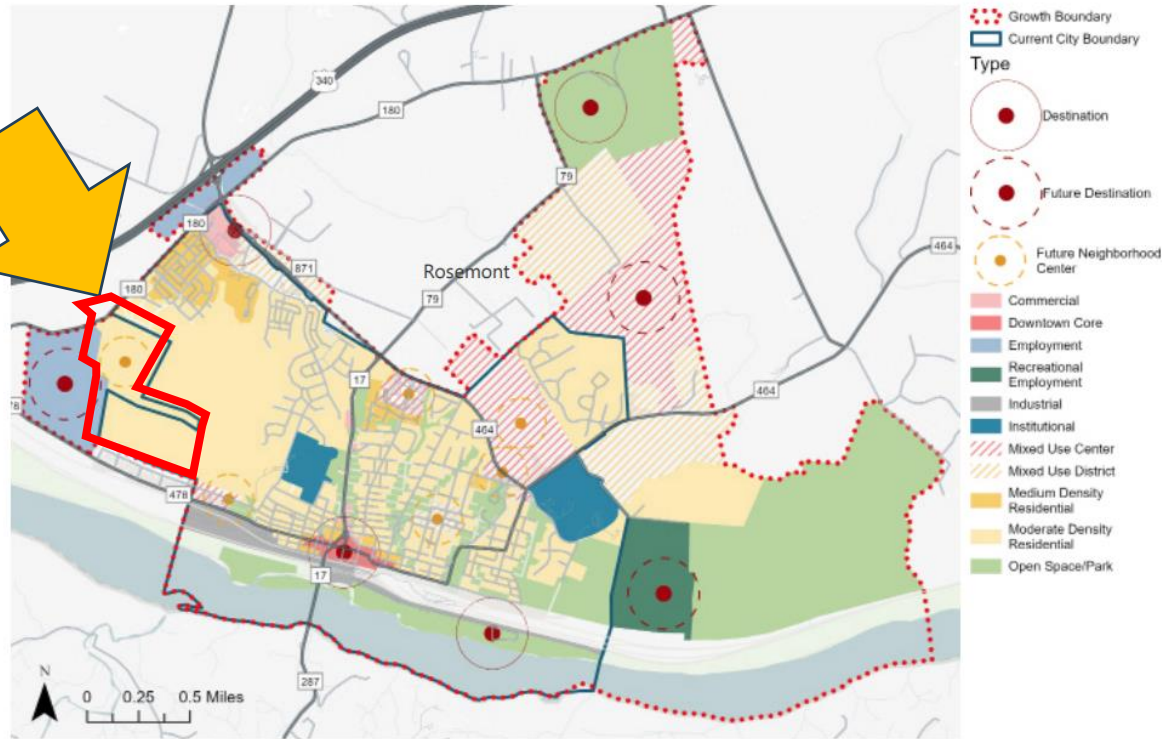
Vista Pointe LLC



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Figure 14: Future land use



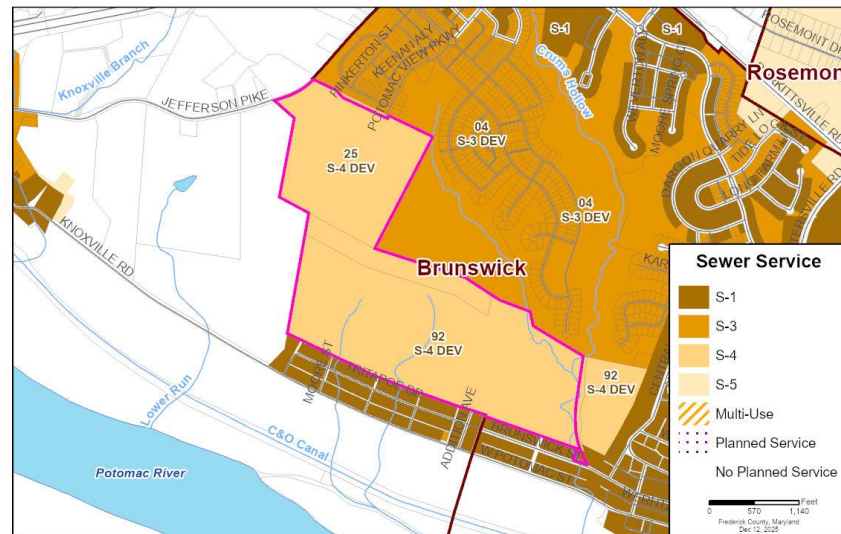
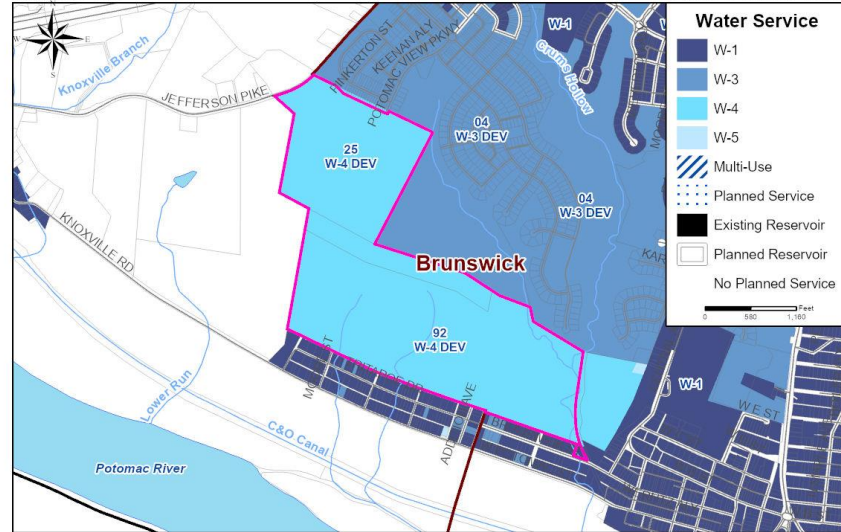
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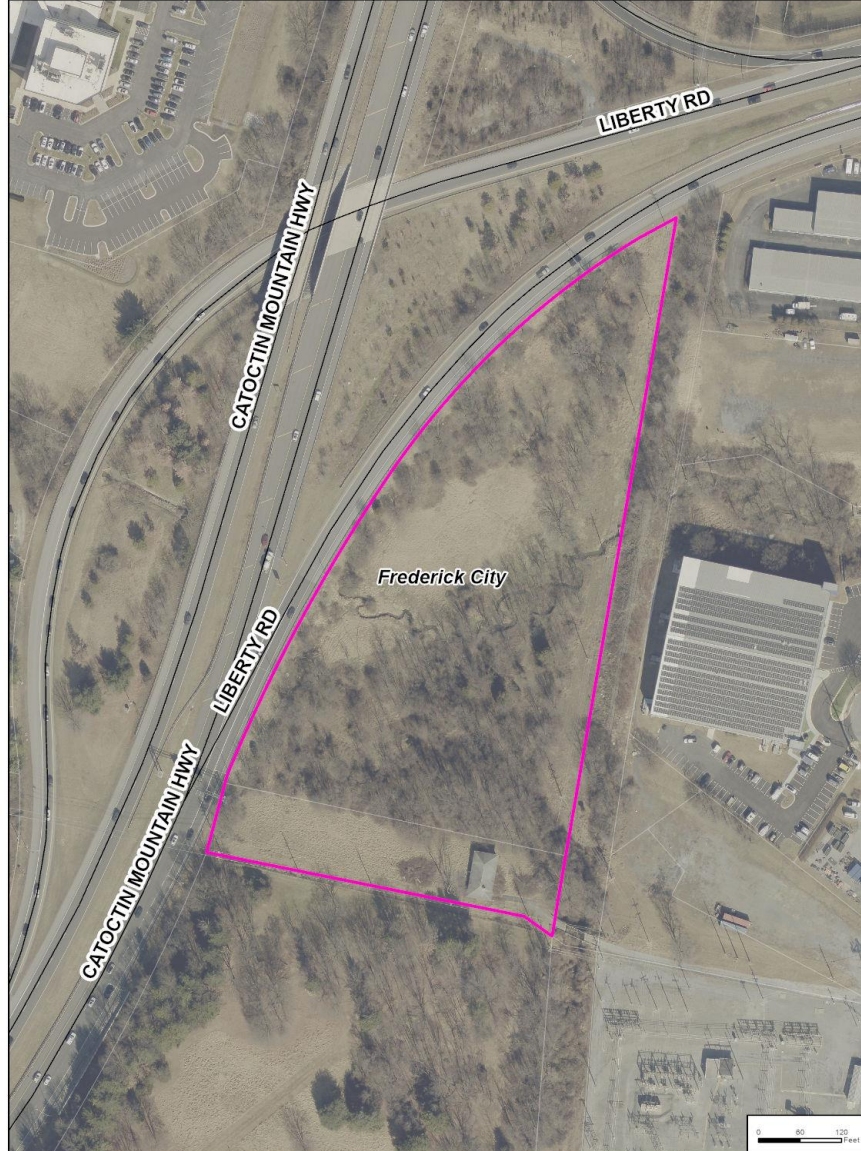


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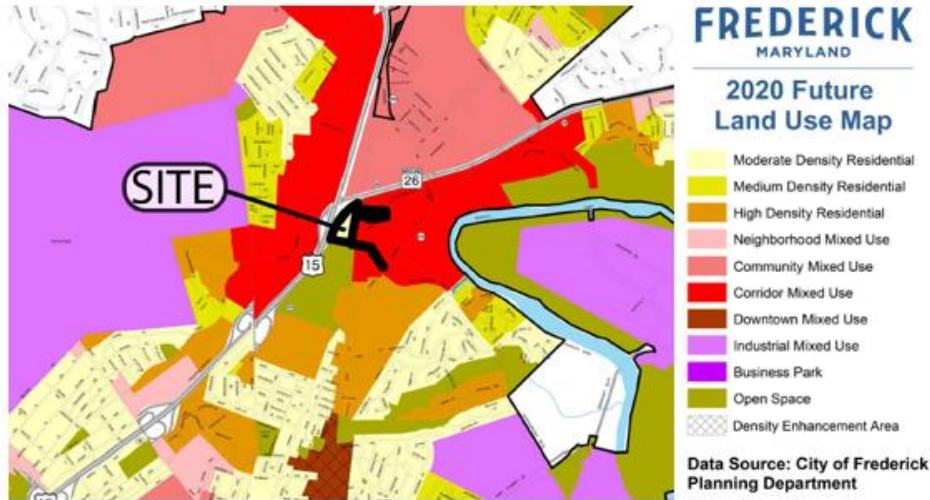


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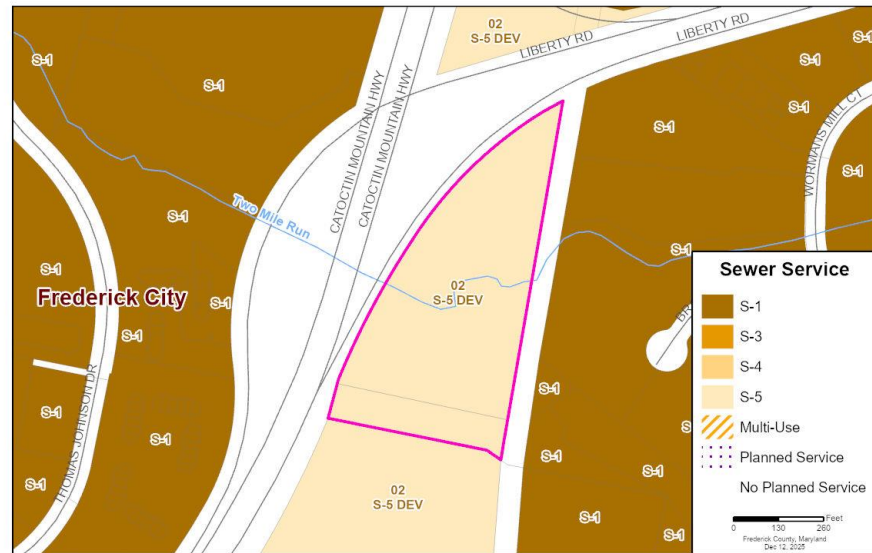
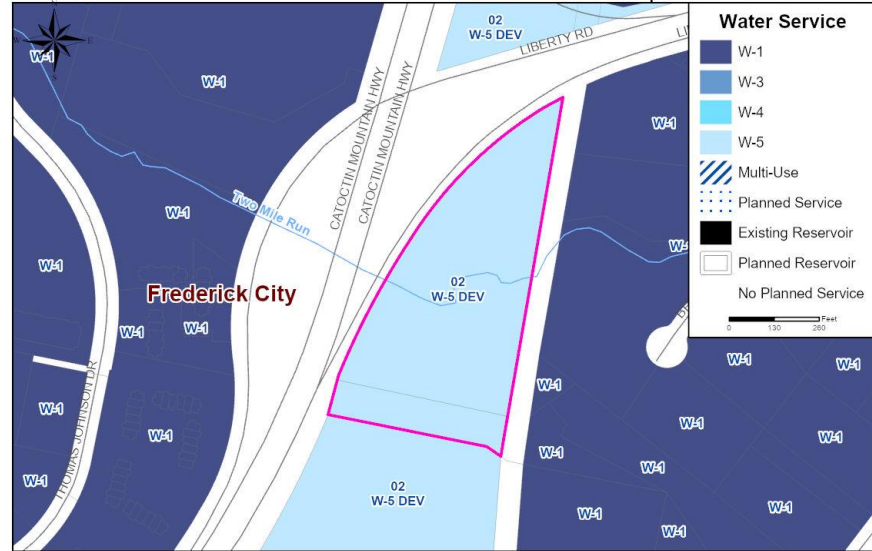
Zoning Information (Excerpted from September 8, 2025, City of Frederick Planning Commission Staff Report.

DEVELOPMENT CHARACTERISTICS	Area
Total Lot Area	11.54 acres
Property Zoning	MU-2 Mixed-Use, HNO Highway Noise Impact Overlay
Number of Lots	306 multi-family units
Roadway Dedication	NA
Open Space (HOA)	0.58 acres required
Park Land Dedication	2.87 acres FILO

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