



**STAFF REPORT FOR  
PLANNING COMMISSION OF SYKESVILLE**

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**TITLE:** Zoning Text Amendment Request - Warfield

**MEETING DATE:** 03/07/2022

Map/Parcel: Several  
Zoning: Planned Employment Center (PEC)  
File Number: N/A

**SUMMARY:**

The property owner of the Warfield project has requested a change in the text for the Planned Employment Center (PEC) zoning district. In general, the notable changes are the movement of conditional uses to the principal permitted category, changes to the required percentages of land uses, and an increase in the residential density allowed.

**INFORMATION:**

Since the Planning Commission meeting on February 7<sup>th</sup>, the PC members submitted questions to the applicant regarding the text amendments and the impact on the Warfield Development. The Town also composed a letter to the applicant in response to their letter that was delivered to the Planning Commission on February 7.

Both the list of questions and the Town letter were forwarded to the applicant on February 18<sup>th</sup> with a request that all responses be received by March 2<sup>nd</sup> so they could be included in the Planning Commission information packet for the March 7<sup>th</sup> meeting. Staff received no new information from the applicant as of the finalization of the PC packet on March 3<sup>rd</sup>. Discussion of this item will be moved to the April Planning Commission meeting.

**PLANNING COMMISSION ACTION:**

None at this time.