



# FREDERICK COUNTY PLANNING COMMISSION

## Division of Planning & Permitting

30 North Market Street

Frederick, Maryland 21701

(301) 600-1138

### FcPc Transmittal Memorandum

**To:** County Council  
**FROM:** Frederick County Planning Commission  
**THROUGH:** Steve Horn, Division Director *ds* *SH*  
**DATE:** June 7, 2022  
**RE:** Kenel Farm MXD Rezoning – R-22-01

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The Planning Commission held a public hearing on May 25, 2022 to consider the application from SJP Acquisitions LLC to rezone 19.662 acres from Agricultural (A) to Mixed Use Development (MXD) in order to accommodate proposed land use mixture of employment and commercial land uses.

The Commission voted on the following recommendation to the County Council:

It was moved by Ms. Sepe to recommend APPROVAL of the application with a modified condition limiting the amount of building area dedicated to commercial uses. The Motion was seconded by Mr. White. An amendment to the motion, that would add a condition regarding pedestrian and bicycle improvements, was suggested by Mr. Hicks. The amendment was accepted by Ms. Sepe and Mr. White.

**Vote:** **6 – 0 – 0 – 1**  
**For:** Bowie, Davis, Hicks, Sepe, Tressler, White  
**Against:**  
**Abstain:**  
**Absent:** Rensberger

The Commission's recommendation of APPROVAL of the Application by the County Council included the following recommended conditions:

The Planning Commission recommends that the County Council place the following conditions on any approval of the proposed rezoning:

1. The Applicant shall establish and maintain no more than 45% of the total proposed building area in commercial uses. The maximum recommended building area is 275,000 square feet, and the maximum building area dedicated to commercial uses would be 123,750 square feet.

2. The Applicant shall provide pedestrian and bicycle connectivity via sidewalks and an on-street bikeway along the Site frontage on the north side of Jefferson Pike, to the extent feasible and allowed by the State of Maryland.