

# Greentree Village

## MXU-CC Special Exception

The proposed Greentree Village MXU-CC Special Exception was first approved in 2008 (MA-A-2001-08) for 112 townhome units. The MXU-CC Special Exception was approved a second time in 2018 (MA-A-18-01) for 112 townhome units. Both Special Exceptions expired, and a new MXU-CC Special Exception is requested.

The proposed Greentree Village Mixed Use Development will be a mixture of market rate residential and commercial units providing an integrated and orderly development of a parcel of land at the northern gateway of the Town of Mount Airy. Development of the Greentree parcel as a mixed-use development will result in a more attractive development than would be possible through the strict application of the conventional commercial zoning requirements that currently exist on the property. By incorporating the residential component, the project provides an opportunity to transition from commercial to the surrounding residential communities.

The development plan includes market rate townhouse residential units and a commercial building consisting of a mixture of uses including retail, office, and eateries. The residential elements will incorporate traditional neighborhood design which includes increased lawn areas in front of the residential townhomes. The integrated physical design components will include rear alleyway entry for the townhome parking, pocket parks, and sidewalks throughout. The architecture will reflect architectural principles that will create synergy both within the project and the surrounding community. These design guidelines will be memorialized in a pattern book.

Greentree Village is located along the northern most edge of Town along the MD 808/Main Street and the Route 27 corridor. The property is adjacent to residentially zoned land within both the Town and County. Two of the adjacent properties are churches and another is a commercially zoned property. We are going forward with this mixed-use design to provide an optimal aesthetic contribution to the land uses that form this northern portal into the Town.