

# Greentree Village

## MXU-CC Special Exception

The proposed Greentree Village mixed residential and commercial project provides an opportunity to develop the northern gateway of the Town in a more attractive manner 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, commercial and institutional uses.

The development plan includes residential and commercial with a mixture of uses including retail, office and eateries. The residential elements will incorporate traditional neighborhood design which focuses and promotes multi-modal transportation options. The integrated physical design components will include rear alleyway entry, pocket parks, and side-walks throughout. The architecture will reflect traditional 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.