



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

MONTGOMERY COUNTY PLANNING BOARD

OPINION

DATE MAILED: September 28, 2004
SITE PLAN REVIEW #: 8-04022
PROJECT NAME: Final Water Quality Plan and Site Plan Review for
Greenway Village Phases 3, 4 and 5

Action: Approval with Conditions. A motion was made by Commissioner Robinson and seconded by Commissioner Bryant with a vote of 4-0. Commissioners Berlage, Bryant, and Perdue and Wellington voted for, and no Commissioners voting against. Commissioner Wellington was necessarily absent.

The date of this written opinion is September 28, 2004, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before October 28, 2004 (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, this Site Plan shall remain valid for as long as Preliminary Plan #1-02033 is valid, as provided in Section 59-D-3.8

On July 22, 2004, Site Plan Review # 8-04022 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report, which is made a part hereof, the Montgomery County Planning Board finds:

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development, if required;*
2. *The Site Plan meets all of the requirement of the PD-4 zone, and is consistent with an urban renewal plan approved under Chapter 56;*

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3. *The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;*
4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development;*
5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation;*
6. *The Site Plan meets all applicable requirements of Chapter 19 regarding water resource protection.*

Therefore, the Montgomery County Planning Board APPROVES Site Plan #8-04022, 277 one-family detached dwelling units, 371 townhouses, 196 multi-family dwelling units, including 118 MPDUs on 209.27 acres as follows:

SPECIAL PROTECTION AREA – FINAL WATER QUALITY PLAN

Approval of the Final Water Quality Plan subject to the following conditions:

1. Conformance to the conditions as stated in the Department of Permitting Services letter of June 17, 2004 approving the Final Water Quality Plan.
2. Compliance with the conditions of the Final Forest Conservation Plan. The applicant must satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits.

SITE PLAN REVIEW

Approval of 277 one-family detached dwelling units, 371 townhouses, 196 multi-family dwelling units, including 118 MPDUs; on 209.27 acres; with the following conditions:

1. **Approval Documentation**
 - A. Submit a Site Plan Enforcement Agreement, Development Review Program and Homeowner Association Documents for review and approval prior to approval of the signature set as follows:
 - a. Development Program to include a phasing schedule as follows:
 - 1) Streets tree planting must progress, as street construction is completed, but no later than six months after completion of the units adjacent to those streets.

- 2) Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development.
- 3) Landscaping associated with open spaces and street shall be completed as construction of surrounding homes is completed.
- 4) Pedestrian pathways and seating areas associated with each recreation area shall be completed as construction of surrounding homes is completed.
- 5) Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.

B. Signature set of site, landscape/lighting, forest conservation and sediment and erosion Control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):

- a. Limits of disturbance.
- b. Methods and locations of tree protection.
- c. Forest Conservation areas.
- d. Conditions of DPS Stormwater Management Concept approval letter dated June 17, 2004.
- e. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
- f. The development program inspection schedule.
- g. Conservation easement boundary.
- h. Streets trees 40 and 50 feet on center along all public streets.
- i. Centralized, screened trash areas for all multifamily units except townhouses.

2. Environmental Planning

- A. Compliance with the conditions of the final forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits
- B. Record plat to reflect a Category I conservation easement over all areas of stream buffers and forest conservation.
- C. The priority for reforestation shall be first within the same watershed and inside the Clarksburg SPA, then within the Clarksburg SPA, and finally within the same watershed but outside of the SPA. If a planting site does is not available within the locations mentioned above the applicant may use the fee-in-lieu option to meet the offsite planting requirements.

- D. Reforestation of the stream buffer is to begin in the first planting season after the issuance of the first grading permit by the Montgomery County Department of Permitting Services (DPS).
- E. No encroachment into stream buffers for stormwater management facilities, or sediment control facilities, is allowed without permission of the Planning Board, except for necessary outfalls and temporary sediment control facilities in non-forested portions of stream buffers. If at later stages of stormwater review and design it is determined that a stormwater management facility is not properly sized and it must be enlarged to accommodate the proposed drainage areas the applicant will have to find additional space outside of the stream buffer. This may mean the reconfiguration of site layout and loss of developable area outside of stream buffers.
- F. Applicant to prepare and submit a complete noise analysis identifying the 60 and 65 dBA Ldn noise contours and method necessary to attenuate exterior noise levels to 60 dBA Ldn for the useable portion of the residential lots.
- G. Certification from an engineering firm experienced in acoustical analyses that the building shell for residential dwelling units, to be constructed within the unmitigated 60 dBA Ldn noise contour, is designed to attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn. The certification from the acoustical engineering firm must be reviewed and approved by Environmental Planning prior to issuance of building permits. An acoustical engineering firm and Environmental Planning must approve changes suggested after issuance of the building permit and prior to their implementation.
- H. Applicant to conduct an outdoor-to-indoor noise analysis, upon completion of the residential units and prior to occupancy, to ensure the 45-dBA Ldn interior noise level is achieved prior for the residential units within the unmitigated 60-dBA Ldn contour. Copies of the information must be submitted to Environmental Planning.
- I. For all residential dwelling units to be constructed within the 60-dBA Ldn unmitigated noise contour, the applicant/developer/builder shall disclose in writing to all prospective purchasers that those homes are impacted by existing and future highway noise. Such notification will be accomplished by inclusion of this information in all sales contracts on display within any sales related office(s), as well as in Homeowner Association Documents, and by inclusion on all subdivision and site plans, and with all Deeds of Conveyance.
- J. The Applicant may begin clearing and grading prior to M-NCPPC approval of signature set of plans only after the Forest Conservation Plan and Sediment Control Plans have been approved.

3. M-NCPPC Parks

- A. Applicant to dedicate to M-NCPPC the areas identified on the Site Plan as Park 6, Park 11 and Park 19. Dedication of Park 6 and Park 11 not to include any stormwater management ponds or facilities. Land to be conveyed by time of record plat for the project areas that include the dedicated parkland and adjacent roads and lots. Dedicated property to be conveyed free of trash and unnatural debris and the boundaries to be adequately staked and signed to delineate between private properties and parkland.
- B. Applicant to engineer and construct the master planned 8' wide, hard surface Greenway Trail from the southern boundary of Park 6, through the parkland along the east side of the Little Seneca Tributary, to Skylark Road at the intersection of Skylark Road and Arora Hills Drive. Trail to cross Skylark Road at the intersection and continue along the approximate alignment of the original Skylark Road to connect with the trails in Ovid Hazen Wells Recreation Park. Exact location of trail alignment and construction specifications to be coordinated with, and approved by M-NCPPC staff in coordination with Special Protection Area guidelines. Greenway Trail to connect at the southern end with the Greenway Trail being constructed pursuant to the Clarksburg Village development.
- C. Applicant to engineer and construct an 8' wide, hard surface trail through Park 6 to connect between Cypress Spring Road and the Greenway Trail, with a connection to Arora Hills Drive, said trail to include bridge and boardwalk as determined to be necessary by M-NCPPC staff in coordination with Special Protection Area guidelines. All engineering and trail layout plans to be approved by M-NCPPC staff in coordination with Special Protection Area guidelines. Trails to be constructed to park standards and specifications and to include adequate signage.
- D. Applicant to engineer and construct, to park standards and specifications, on dedicated Park 19 and adjacent parkland currently a part of Ovid Hazen Wells Recreation Park, the following Local Park facilities and amenities:
 - 1. One adult sized baseball field and one adult sized softball field with appropriate fencing, backstop, benches, grading, seeding and landscaping as determined by M-NCPPC staff to meet current park field standards and specifications. Exact size of baseball fields to be determined by M-NCPPC staff.
 - 2. Adult sized basketball court at least 56' x 92' with poles, backboards, hoops, nets, court surfacing and benches as determined by M-NCPPC staff to meet current park standards and specifications.
 - 3. Two (2)-picnic shelters sized to accommodate at least 4 picnic tables with 4 picnic tables installed per shelter.

4. A centrally located water line with at least 1 ½ inch diameter and hose/irrigation system connections from said water line to each baseball field. Drinking fountain to also be installed at central location. Location of fountain and hose/irrigation system connections to be coordinated with M-NCPPC staff.
 5. Raised, grass playing and sports viewing berms/knolls at locations to be determined by M-NCPPC staff.
 6. A multi-age play area with play equipment, multi-height pergola, structures and seating to be determined by M-NCPPC staff.
 7. A centrally located linear grass mall/green boulevard area with 10' wide paved walkways on both sides, seating, decorative stamped/colored concrete paving areas, bollards and/or stone piers, and a central feature(s) such as a pavilion, kiosk or other focal structure. Choice and details of structures and features to be determined by M-NCPPC staff in coordination with Special Protection Area guidelines.
 8. Curved parking lot for 116 cars with tree islands interspersed throughout and curbing and wheel stops as acceptable to M-NCPPC staff.
 9. Concrete pad for portable toilet(s) in a location and size to be determined by M-NCPPC staff.
 10. Landscaping, benches, seating areas, curbing, bollards, bike racks, trails, walls and fencing throughout the park as determined by M-NCPPC staff to meet the needs of the Local Park users and create an aesthetically pleasing park experience.
- E. Applicant to provide engineering for Local Park site grading, construction, and necessary stormwater management facilities. All engineering and design plans for the grading and construction of the Local Park and facilities therein, including stormwater management, must be approved by M-NCPPC staff. Grading to be kept outside stream buffers and avoid other sensitive resources as determined to be necessary by M-NCPPC staff in coordination with Special Protection Area guidelines. Grading to be engineered to prevent slopes in excess of 3:1 unless otherwise approved by staff. Applicant to procure the necessary park permits for construction of all park facilities and amenities.
- F. Local Park construction to be under construction prior to construction of homes across from the Park on Arora Hills Drive and Yellowwood Drive. All park facilities and amenities to be of a style, design, quality and location acceptable to M-NCPPC staff. Local Park to be complete prior to occupancy of 60% of homes adjacent to Local Park. within Phase 3.

- G. Future homeowners adjacent to Ovid Hazen Wells Park and the Local Park are to receive notification prior to purchase of home that the site is in the vicinity of an active local park.

4. Site Plan

- A. Applicant to provide 8 ft. bike path segments along each piece of frontage of this property along Ridge Road.
- B. Prior to release of the signature set, the applicant shall indicate on the drawings any property from adjacent homeowners required for right-of-way, green space or other applicant related improvements that will be secured prior to record plat.
- C. The site and landscape plan to reflect the following changes prior to signature set:

Increase the number of front yard trees in areas with long townhouse rows over 3 units; maintain 40 - 50' O.C. street tree spacing on all public streets per agreement with MCDPS; label all fences per detail sheets; provide rear yard screening adjacent to parks and paths where spacing is tight; indicate the height of all retaining walls with none to be above 6 feet; connect walk of adjacent townhomes to the future shopping center; update site plans with park designs as those designs become final; heavy up buffer at property boundaries towards existing homes; noise attenuation fence to be reviewed by site plan and environmental planning staff so to create functional and attractive fences along Ridge Road and all outdoor steps to be measure 6" riser and 15" tread for optimal outdoor use.
- D. Unit Layout
 - 1. Unit orientation to major streets to remain as shown, in conformance to the grid pattern consistent with the neo-traditional design of the neighborhood. Any significant proposed changes to site plan shall be presented to staff for further staff level review and approval.
 - 2. The garage for the front loaded units shall not protrude beyond the front elevation of the front most portion of the building, i.e. the front porch.

5. Transportation

- A. The development under this site plan is limited to 844 dwelling units so that the residential total development of Greenway Village at Clarksburg does not exceed 1,330 dwelling units.
- B. In accordance with the Local Area Transportation Review (LATR) Guidelines and the revised phasing of roadway improvements for the Clarksburg Village/Greenway Village at Clarksburg developments described in Transportation Planning Staff's

letter of August 22, 2002 to Mr. David Flanagan and Mr. Bernard Rafferty (copy attached), the off-site improvement to widen MD 27 to six through travel lanes from MD 355 to Brink Road including additional turn/approach lanes on MD 27 and Brink Road at the intersection of MD 27/Brink Road must be bonded, under construction, or under contract for construction prior to issuance of building permits for the new development.

- C. The applicant shall construct relocated Skylark Road from the Greenway to MD 27, including an eight-foot sidewalk on the south side.

6. Infrastructure Plan

The infrastructure Plan shall be amended pending the outcome of Development Plan Amendment that proposed to relocate the 2,000 square foot community center from the retail center to the pool house.

7. School Dedication

The dedication of the parcel to MCPS for the future Middle school shall be completed prior to the final record plat.

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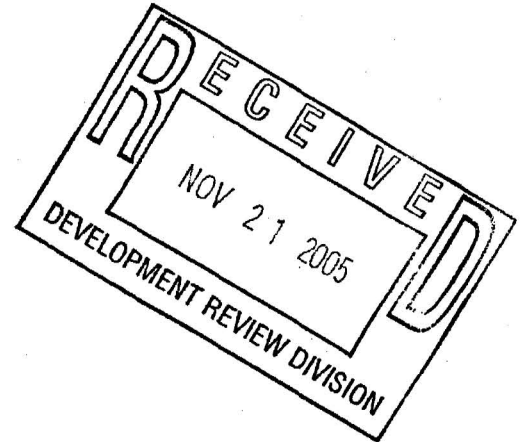


Charles P. Johnson & Associates, Inc.

Planners Engineers Landscape Architects Surveyors Environmental Services

1751 Elton Road • Silver Spring, MD 20903 • 301-434-7000 • Fax: 301-434-9394

November 18, 2005



Ms. Cathy Conlon
Subdivision Review Division
MNCPPC
8787 Georgia Avenue
Silver Spring, MD 20901

Re: Greenway Village
Preliminary Plan # 1-02033

Dear Cathy:

On behalf of our client, Clarksburg Skylark, L.L.C., we are requesting waivers for the following sections of the Montgomery County Code, Chapter 50 from the Maryland National Capital Park and Planning Commission:

The Site Plans that were previously approved by the Planning Board reflected the following waivers. We are filing this amended Preliminary Plan to have the record complete.

Section 50-26 (h) (3) which requires a sidewalk on both sides of a tertiary street. Blue Flag Circle is a one way road serving lots on only one side of the street, and because this project is in a special protection area, we are requesting a waiver to provide a sidewalk on only one side of the roadway (fronting the lots).

Section 50-26 (e) (3) requires a 25' truncation at intersections. In this subdivision due to its neo-traditional traits we are utilizing a radius truncation which allows the homes to move closer to the right of way, while not adversely effecting sight distance or precluding signage installation.

Section 50-29 (a) (2) which requires for single family detached lots to have frontage on public street. There are several areas throughout the development in which we have single family detached homes fronting on to Homeowner Association open spaces. The homes have pedestrian access from the HOA and have vehicular access via the alleys at the rear of the homes. Again, we are trying to employ some of the neo-traditional neighborhood design principals.

Section 50-26 (e) (1) which states that streets shall be laid out so as to intersect as nearly as possible at right angles. One of the design elements of neo-traditional developments are grid roadways. Due to environmental factors, such as stream valley buffers, the grid is violated with curvilinear roadways causing intersections to be less than 90°. Arora Hills Drive, north of Skylark Road has intersections with Inkberry, Serviceberry, Mistletoe, and Yellow Wood Drives and Meadow Sweet Road that are less than 90°.


Ms. Cathy Conlon
MNCPPC
Re: Greenway Village
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Section 50-26 (f) which states that the centerline radius for a tertiary street shall be a minimum of 100 feet. The centerline radius of Arora Hills Drive, and Blue Flag Circle are required to be less than 100 feet in order to maintain the integrity of the neo-traditional design. Montgomery County DPS has reviewed these streets during Site Plan approval and has agreed to the alignments. Both streets are proposed as one-way and parking restrictions will be established as required.

We are also requesting that any previous variance request for waivers that may have been granted at the time of preliminary plan be maintained. These include, but are not limited to, section 50-32 (a-c) which is special controls for environmental sensitive areas. All the waivers being requested are shown on the current Site Plans for this project.

If you have any questions or comments please feel free to contact me.

Sincerely,



Jeff Seidleck
Project Engineer

c.c.: MCDPWT-Greg Leck
MCDPS-Sarah Navid

Greenway Village

Conlon, Catherine

From: Mounts, Kerry D. - KDM [kdm@linowes-law.com] on behalf of Sears, Barbara A. - BAS [BSears@linowes-law.com]
Sent: Thursday, December 29, 2005 2:09 PM
To: Conlon, Catherine
Cc: brafferty@arterygroup.com; Daniel, Debra; lpowell@cpja.com; Sears, Barbara A. - BAS
Subject: Greenway Village

Pursuant to Section 50-38 of the Subdivision Regulations, the applicant has requested a waiver of the requirement of the Subdivision Regulations that lots have frontage on a public street. The waiver is based on the practical difficulties created by the application of this requirement to the implementation of the neo-traditional design of Greenway Village. This design not only implements the intent and recommendation of the Clarksburg Master Plan but also this approved PD Development Plan for the community. A major goal of the Master Plan is the advancement of social interaction and community identity through development guidelines and design strategies. Further, the Master Plan encourages a wide choice of housing types and neighborhoods.

Greenway Village was recommended for development pursuant to a PD-4 Zone and was encouraged to use a neo-traditional design to achieve the goals and objectives of the Master Plan.

Neo-traditional design is characterized by a hierarchy of streets, including a series of alleyways, a mix of housing types and densities, and with green areas dispersed through the community in pocket parks, mews, and other larger open areas. The purpose of these interconnected green areas is to provide a pedestrian-friendly community that encourages walking, neighborhood interaction and connectivity. Additionally, the units are clustered in generally denser configurations than standard suburban development allowing larger open spaces, schools and other amenities to exist but providing aesthetic relief through smaller interspersed green areas that units often front on. The PD Development Plan was approved in furtherance of this design as were the preliminary and site plans for the project. Indeed, the preliminary plan for Phases 1 and 2 contained a waiver of the street frontage requirement. The site plan for Phases 3-5 called for a similar configuration at certain locations along open areas, but recognized the need for a preliminary plan amendment to grant the waiver since it was not included in the preliminary plan approval for these phases.

The intent of the Master Plan, Development Plan and prior approved preliminary plans and site plans to utilize the traditional neighborhood design cannot be best and most faithfully implemented without the waiver being requested. In fact, as noted above, such a waiver was granted for the first two phases of the preliminary plan and this same design is being repeated and enhanced in the remaining phases by the introduction of additional interspersed green areas as shown on the site plan. The waiver will allow the neo-traditional design to be continued and extended for the completion of the community. If the waiver is not granted, this design cannot be implemented and the character and design goals of the community will be diminished. Further, we believe that the expectations of the existing and future residents of the community are that such tools such as the waiver of frontage where appropriate will be utilized as proposed and the high quality of the design maintained.

Thank you for your consideration of our comments. Should you have any questions, please feel free to contact me.

Barbara Sears

12/29/2005

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bsears@linowes-law.com
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Agency Correspondence



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

December 19, 2005

Ms. Catherine Conlon, Subdivision Supervisor
Development Review Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan #1-02033-B
Greenway Village at Clarksburg

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated May 18, 2005. This plan was reviewed by the Development Review Committee at its meeting on July 5, 2005. *This letter is to replace the comments in our October 19, 2005 letter; the comments that were raised in our earlier letter have been resolved* upon the review of additional information submitted by the applicants and/or their consultant. We recommend approval of the proposed preliminary plan amendment subject to the following comments:

1. All previous comments in our letters dated January 30, 2002, February 1, 2002, and October 19, 2005 still apply, unless specifically modified below.
2. Traffic signal conduit and analyses:
 - install standard traffic signal/fiber optics conduit, with handboxes spaced every 200 feet, on one side of Little Seneca Parkway (between Ridge Road/MD 27 & the south/western limit of that road within this development)
 - install standard traffic signal/fiber optics conduit, with handboxes every 200 feet, on one side of Newcut Rd (between the southern limit of that road within this development and Skylark Road)
 - install standard traffic signal/fiber optics conduit (box out the intersection) of Little Seneca Parkway and Newcut Road.
 - extend standard traffic signal/fiber optics conduit across Little Seneca Parkway on the west side of its intersection with Ridge Road/MD 27
 - the locations of the standard traffic signal/fiber optics conduit, intersection crossings, and appurtenant facilities will need to be approved by our Transportation Systems Engineering Team; coordinate same with Manager Bruce Mangum at 240-777-6000
 - submit (and obtain DPWT approval of the conclusions of a) standard signal warrant analysis of the projected ultimate traffic conditions at the intersection of Little Seneca Parkway and Newcut Rd prior to DPS approval of the paving & storm drain plan for that intersection
 - no further signal warrant studies (at other intersections) will be required for this project.



Division of Operations

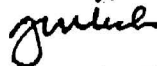
101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

Ms. Catherine Conlon
Preliminary Plan No. 1-02033B
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3. Median break spacing: amend the plans as necessary to show no median breaks on any divided roadways (throughout the development) spaced closer than six hundred (600) feet apart.
4. Request for radius truncation at certain intersections: this issue was addressed in Item 13 of our January 30, 2002 letter in which we agreed to defer the determination of potential locations (for this type of truncation) until Site Plan – subject to the review of the additional information (discussed in that Item) from the applicant. We understand and accept that this issue is being addressed on a site-by-site basis where future traffic signals are not anticipated.
5. Intersection angles: we understand that the applicants have already addressed this issue in prior Site Plan reviews with the M-NCPPC and DPS; we accept their decisions.
6. Reduced centerline radii on Arora Hills Drive, Blue Flag Circle, and Sweet Flag Circle: We understand that the applicants have proposed to construct Arora Hills Drive and Blue Flag Circle as one-way tertiary streets (DPWT standard no. MC-210.03) with no on-street parking. We also understand that the applicants are proposing to construct Sweet Flag Circle as a private facility. We support approval of each of these proposals.

Thank you for the opportunity to review this preliminary plan revision. If you have any questions or comments regarding this letter, please contact me at greg.leck@montgomerycountymd.gov or (240) 777-6000.

Sincerely,



Gregory M. Leck, Manager
Traffic Safety Investigations and Planning Team
Traffic Engineering and Operations Section

m:/subd/AST/1-02033B Greenway Village at Clarksburg, gml rev#2-FINAL

cc: Bernie Rafferty; Clarksburg Skylark LLC
Lesley Powell; Charles P. Johnson & Associates
Shahriar Etemadi; M-NCPPC TP
Joseph Y. Cheung; DPS RWPPR
Christina Contreras; DPS RWPPR
Sarah Navid; DPS RWPPR
Edgar Gonzalez; DPWT DO
Emil Wolanin; DPWT TEOS
Bruce Mangum; DPWT TEOS
Sam Farhadi; DPWT TEOS
Andrea Sincoff Turner; DTPW TEOS



FIRE MARSHAL COMMENTS

DATE: DECEMBER 30, 2005
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: BATTALION CHIEF MICHAEL A. DONAHUE, FIRE CODE ENFORCEMENT SECTION
RE: GREENWAY VILLAGE, PHASE 3,4 & 5, FILE NO. 1-2002033B

1. PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 12-27-2005 . Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- b. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

cc: MC Department of Permitting Services