

## **Agenda Item: Continued Public Hearing for Application 2017-674, Mt. Harmony Road Townhomes**

**DATE: May 9, 2018**

**FROM: Jay Camp**

### **Background/Issue:**

The applicant has provided a revised site plan in response to concerns raised at the April 9<sup>th</sup> Public Hearing.

The following major changes have occurred:

1. The maximum unit count was reduced from 141 to 123 (6.99 units/acre)
2. To help achieve greater tree save, several alleys were removed and the number of front load garages increased to 31 units. These units are primary along the rear portion of the site.
3. Proposed tree save was increased from 1.76 (10%) to 2.54 (14.4%).
4. A large central open space has replaced the previously proposed pool amenity.
5. Walking trails have been added to the perimeter of the site.
6. All units will have a 12" – 18" step above the adjacent sidewalk or walkway to the front stoop.

### **Additional Staff Comments:**

1. No elevations are provided for the side or rear portion of proposed buildings
2. Locations should be shown for CBU mail units.
3. The Development Review Team, composed of staff from multiple departments, continues to recommend the provision of a formal amenity such as a clubhouse or pool. This is due to the lack of nearby amenities and destinations.
4. The Fire Department is comfortable with the alleys as design as they serve as secondary points of access.
5. Public Works requests a pedestrian crossing on Mt. Harmony at the entrance to Team Church/Matthews Charter Academy.
6. Staff has provided the attached composite drawing that shows the small area plan for Stallings just across the County line. The Small Area Plan calls for single family homes and multifamily on Stevens Mill adjacent to Matthews while retail is planned for the Stallings Road intersection.

### **Related Town Goal(s) and/or Strategies:**

Quality of Life

Economic Development/Land Use Planning

### **Recommended Motion/Action:**

The Board should review the revised plans and close the Public Hearing if most major concerns have been addressed.

