

## **Agenda Item: Administrative Amendment – Elevation Changes – Harmony Hills (Mt Harmony Townhomes)**

TO: Mayor and Board of Commissioners

FROM: Mary Jo Gollnitz, Senior Planner

DATE: January 22, 2020

### **Background/Issue:**

Century Communities is requesting a Change in Elevations for the Harmony Hill Townhome development. The Board of Commissioners reviewed the proposed changes on January 13, 2020 and deferred decision until the applicant could provide revised elevations.

- Per Commissioners suggestions from the following changes have been addressed:
  - add board and batten, shaker siding or change color above accent trim band on end units,
  - revise front-load end units to have gable roofs instead of dormers,
  - added a note stating that the center front-load townhomes will have a transom window above the front door.
  
- For information, the applicant's original proposed elevation changes to the Townhomes included:
  - addition of 3 new floor plans (Cameron A, B and C) to accommodate market requests,
  - removing glass from front doors on alley-load townhomes,
  - remove "eyebrow" trim on end units and replace with accent trim band,
  - addition of dormers in new floor plans instead of gable roofs,
  - reduction of the height of brick/stone work on the front-load townhomes,
  - addition of porch on both end units,
  - addition of door overhangs have been added to the rear elevations of the front-load townhomes.
  - Minor changes such as placement and size of windows; option of windows with or without grids have also been included.
  
- Elevations will remain staggered.
  
- No changes have been made to the overall layout of the development.

### **Proposal/Solution**

The revised elevations have addressed the Board's concerns from the initial review.

**Financial Impact**

None

**Related Town Goal**

Quality of Life

Economic Development/Land Use Planning

**Recommended Action**

Review, discuss and make a determine if elevation change requests for Harmony Hill Townhomes are appropriate.

**STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES  
Final Decisions on Zoning-Related Issues**

ZONING APPLICATION # \_\_\_\_\_

ZONING MOTION # \_\_\_\_\_

ADMINISTRATIVE AMENDMENT Harmony Hills

Matthews Board of Commissioners adopts the checked statement below:

A) X The requested zoning action, as most currently amended, is **approved**, and has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)), and to be **REASONABLE**, as follows:

**CONSISTENT:** because it supports the economic viability of the future development. The elevations are not substantially changed from the originally approved elevations.

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**REASONABLE:** because it allows for a mix of elevations, floor plan layouts and the overall development has not changed.

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**OR**

B) \_\_\_\_\_ The requested zoning action, as most currently amended, is **not approved**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan (or other document(s)), and **NOT REASONABLE**, as follows:

**INCONSISTENT:** because it changes the overall style of the originally approved townhomes.

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**NOT REASONABLE:** the changes to the elevations adversely affect the overall design intent from the 2018 rezoning.

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**OR**

C) \_\_\_\_\_ The requested zoning action, as most currently amended, is **not approved**, although it has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)), it is **NOT REASONABLE**, as follows:

**CONSISTENT:**

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**NOT REASONABLE:**

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**OR**

(Over)

D) \_\_\_\_\_ The requested zoning action, as most currently amended, is **approved**. This action also **concurrently amends** the Matthews Land Use Plan as specifically outlined below. *(Provide explanation of the change in conditions making the Matthews Land Use Plan inconsistent to meet the development needs of the community, and include reference to specific text in Plan document):*

**AMENDMENT TO LAND USE PLAN:**

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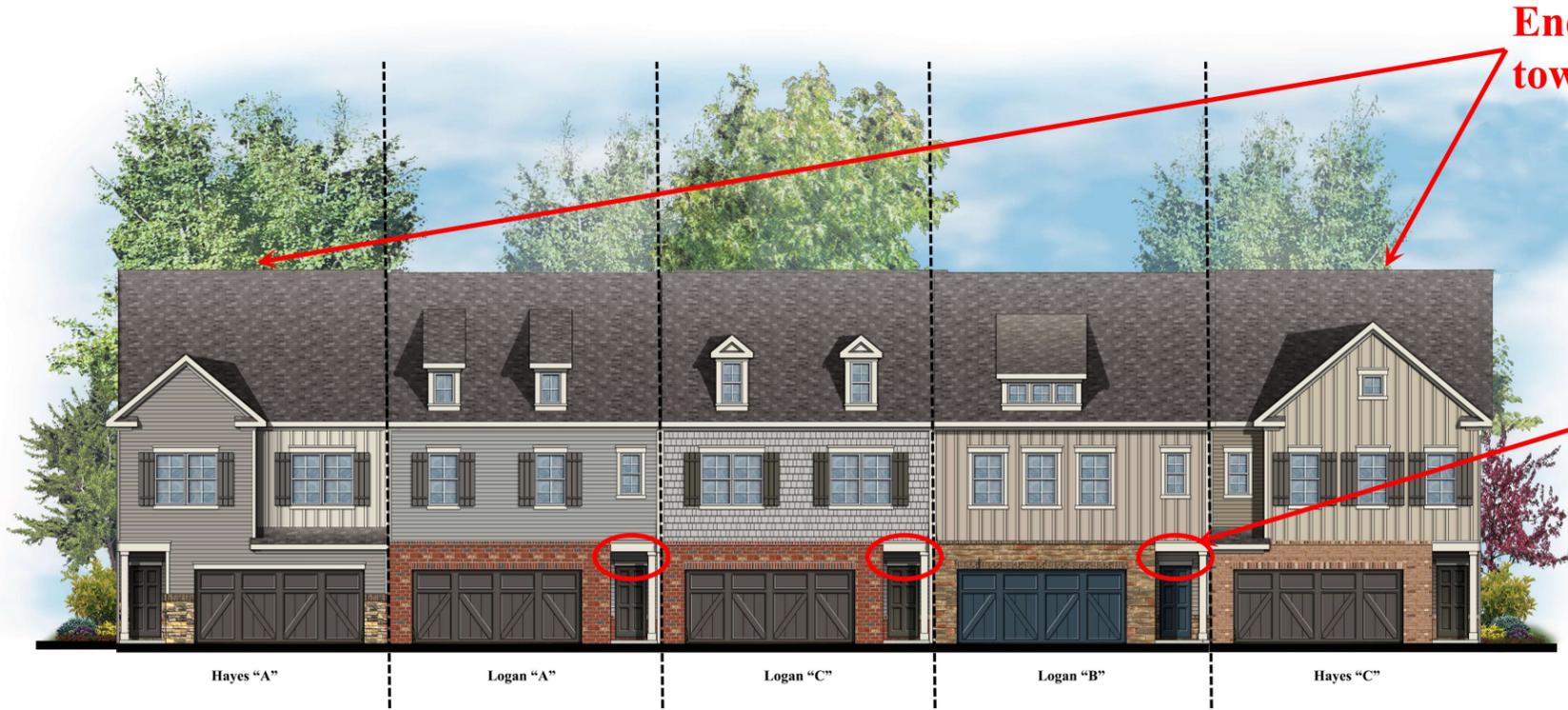
**REASONABLE:**

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*(In each case, the Statement must explain why the Board deems the action reasonable and in the public interest (more than one sentence). Reasons given for a zoning request being “consistent” or “not consistent” are not subject to judicial review.)*

Date January 27, 2020



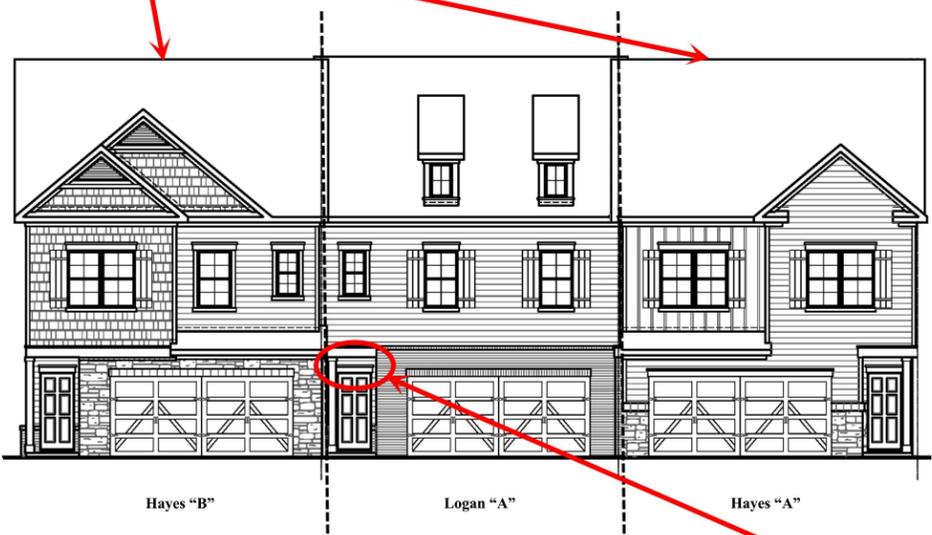
**End units on front-load townhomes to be "Hayes" floor plan**

**Interior located units of all front-load townhomes to have transom window above front entry door**

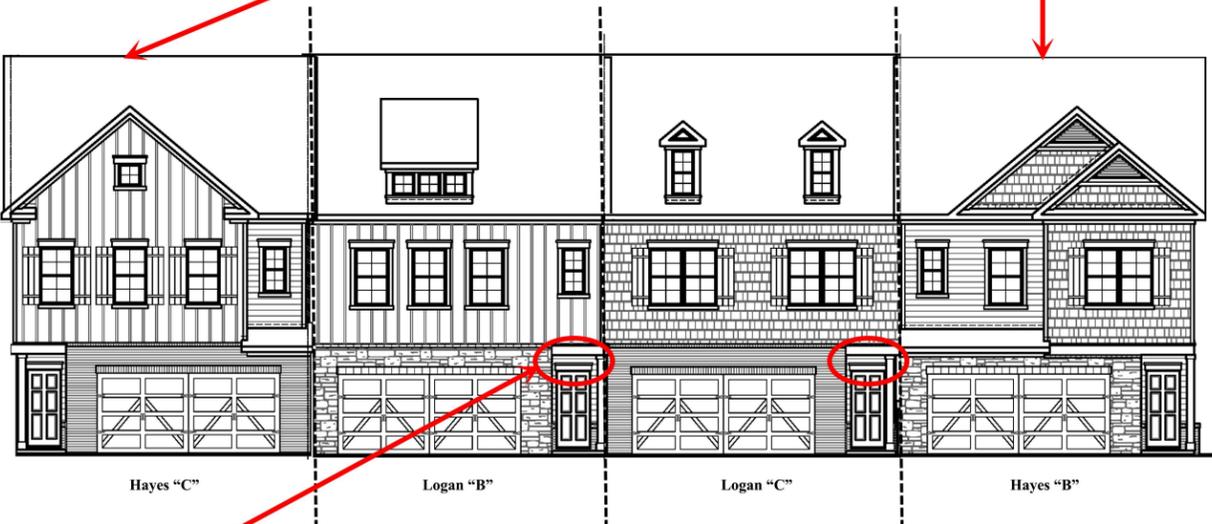
**End units on front-load townhomes to be "Hayes" floor plan**

**Front-Load Townhomes  
5-Unit Building - Front Elevation**

**End units on front-load townhomes to be "Hayes" floor plan**

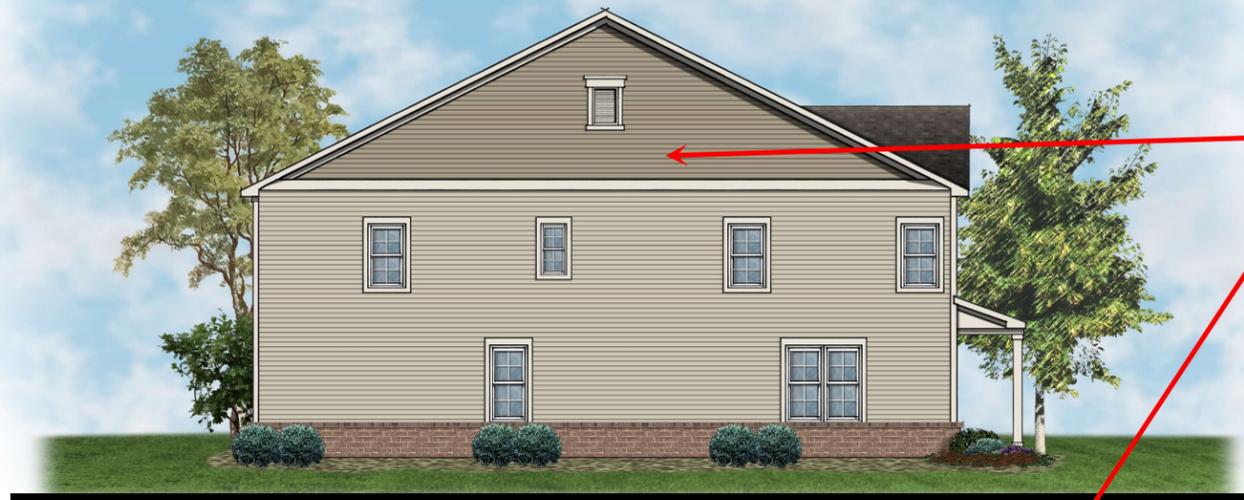


**Front-Load Townhomes  
3-Unit Building - Front Elevation**



**Front-Load Townhomes  
4-Unit Building - Front Elevation**

**Interior located units of all front-load townhomes to have transom window above front entry door**



**Area above side elevation trim band  
for both front-load and alley-load  
townhomes to be different color/shade**

**Alley-Load Townhomes  
Left Side Elevation "A" - For Review**



**Alley-Load Townhomes  
Right Side Elevation "A" - For Review**

