City of Sugar Hill Planning Staff Report DRB TCO 17-00287

SUBJECT TO: FROM: DATE: Planning Director Town Center Overlay District (TCO) Design Review Mayor and Council, <u>Design</u> Review Board Planning Director April 25, 2018 Tax Parcel: 7-292-142 First Avenue



## RECOMMENDED ACTION

Approve certificate of design review with the following conditions:

- .façade shall substantially resemble the elevations attached as Exhibit 1. Except where noted herein, the exterior materials and architectural detail of each building
- N incorporated into the design. Front porches which extend at least as far forward as the front building line shall be
- ŝ supported beam/fascia/architrave. Cap or trim may extend beyond the supported When columns are used, the neck of each column shall align with the face of the beam/fascia/architrave
- 4 change at outside corner" requirement. Quoins, pilasters, columns and similar features may be used to satisfy the "no material
- S A brick foundation wall and water table shall be incorporated into the design.
- 6. The following are prohibited design elements:
- Simulated keystones.
- Simulated lintels over the garage door. (If articulation of horizontal support over structural element.) the garage door is proposed it should read like an appropriate post and beam

### ISSUE

John Slappey requesting design review board approval for the construction of a duplex residential structure. The property is located within the TCO and is material change at outside corners. currently vacant. Relief from section 406 restrictions for an attached or two family dwelling particularly associated with recessed front entry garages and The City of Sugar Hill has received an application from Archon Homes, LLC,

### DISCUSSION

- Council. The Town Center Overlay District requires design review approval by the City
- . Town Center Overlay design standards. The general design, character and scale of the building are consistent with the
- Proposed conditions are intended to mitigate the variances from section 406 use restrictions associated with an attached or two family dwelling

## BACKGROUND

LOCATION:	PROPERTY SIZE:	<b>REQUEST:</b>	EXISTING ZONING:	APPLICANT/OWNER:	
LOCATION: First Avenue	PROPERTY SIZE: ±.25 Acres, Tax Parcel #7-292-142	REQUEST: Design Review approval for the construction of a duplex.	EXISTING ZONING: Residential Multi-Family District (RM)	APPLICANT/OWNER: Archon Homes LLC, John Slappey	

Section 1001.F. requires Mayor and City urban character, and pedestrian-oriented public and commercial spaces. designed to promote attractive and integrated urban design features, small town construction or land improvements within the TCO. The TCO requirements are Council approval of all new

# DESIGN REVIEW CRITERIA

1. Is the proposed project consistent with the adopted design guidelines for the type of development, and/or the proposed use?

to see revisions addressing recessed garages, shutters added to the side windows and Yes. The submitted plans are mostly adherent to the design guidelines. Staff would like privacy fencing.

2 Is the proposed project consistent and compatible with the nature and character of the surrounding areas?

trend of upgrades in the area. with recognition of the design standards of the Town Center Overlay will continue the Yes. The surrounding area is developed with older and newer properties. This proposal

5 Are the site design, landscaping, general design, character, arrangement and scale of buildings, texture, materials and colors of the project similar to or compatible with features or structures in the area?

adequately. Yes. The application addresses architectural features, color selection, massing and scale

4 Will the interior arrangement or use have any effect on exterior architectural features and otherwise complies with the standards of this ordinance?

and does comply. The interior arrangements do not have an effect on the exterior architectural features

 $\mathcal{G}$ Does the project contribute or resemble the following criteria for considering a design inappropriate? Character foreign to the area/ Violent contrasts of material or color, or intent or lurid colors / A

structure or surrounding area. multiplicicity or incongruity of details resulting in restless and disturbing appearance / The absence of unity and coherence in composition not in consonance with the density and character of the present

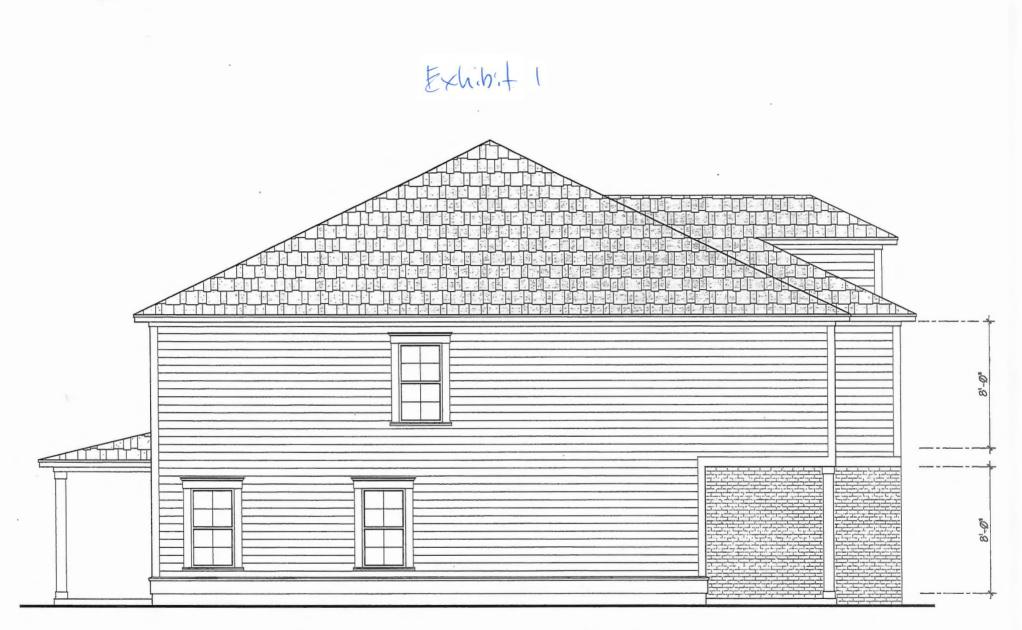
There are two newer duplexes nearby on First Avenue. This duplex, developed appropriately should be consistent with the area and continue the trend of redevelopment on First Avenue in a positive way.



FRONT ELEVATION

1 of 4

Rec. 4/2/18



#### LEFT ELEVATION

2 of 4

Rpr. 4/2/18



#### **IRIGHT ELEVATION**

3 st 4

Rec. 4/2/18

Edibit 1



### REAR ELEVATION

Fot 4 Ror 4/2/18