

REQUEST FOR COUNCIL ACTION

SUBJECT: Ratification of Density for Terrace Hill Preliminary Development Plan and Amendment to Jordan Hills Villages Planned Community Plan

APPLICATION/REQUEST: Terrace Hill Preliminary Development Plan; Approximately 7725 South 6700 West; Ratification of Planning Commission approval of Development Plan and associated density; and amendment of Jordan Hills Villages Planned Community Plan; PC Zone; Urban Chase Property Management Greg Hughes/Mark Garza(applicants);[Larry Gardner DP20140005; parcel 20-27-400-012]

FISCAL IMPACT: None.

STAFF RECOMMENDATION:

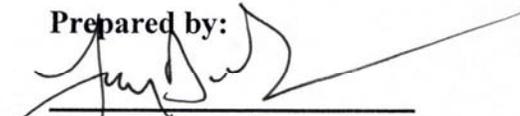
Based on the requirements listed in the Zoning Ordinance, staff recommends that the City Council ratify the Planning Commission's approval of the Terrace Hill Preliminary Development Plan located at approximately 7725 South 6700 West with a residential density of 7.58 units per acre for a total of 80 detached single-family residential lots and 77 attached single family units on 20.71 acres, subject to the conditions listed on page 2 of this report; and amend the Jordan Hills Villages Planned Community Plan pages 13, 15 and 16 as contained in the attached ordinance.

MOTION RECOMMENDED:

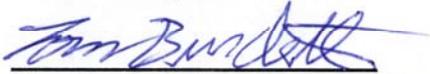
"Based on the information set forth in this staff report and the design shown in the Terrace Hill Preliminary Development Plan, and upon the evidence and explanations received today, I move that the City Council ratify through ordinance the Planning Commission's approval of the Terrace Hill Preliminary Development Plan located at approximately 7725 South 6700 West with a residential density of 7.58 units per acre for a total of 80 detached single-family residential lots and 77 attached single family units on 20.71 acres, subject to the conditions listed on page 2 of this report and amend the Jordan Hills Villages Planned Community Plan pages 13, 15 and 16 as contained in the attached ordinance.

Roll Call vote required

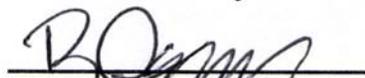
Prepared by:


Larry Gardner, Senior Planner

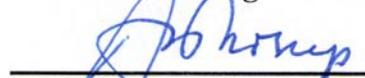
Reviewed by/Concur with:


Tom Burdett, Development Director

Recommended by:


Richard L. Davis, City Manager

Reviewed as to legal form:


Robert Thorup, Deputy City Attorney

RECOMMENDED CONDITIONS OF APPROVAL

Conditions of Approval:

1. Update the Final Development Plan to address all existing and future planning, engineering, fire, Design Review Committee, and all other City redline corrections pertaining to the Terrace Hill Development Plan.
2. Incorporate all requirements from the Development Review Committee, Planning Commission and City Council into the Final Development Plan.
3. Before the final plat, site plan and development plan are stamped for construction purposes by the West Jordan Engineering Department, all redline comments shall be completely addressed.
4. All homes constructed within the Terrace Hill subdivision shall comply with the requirements of the P-C zoning district and all of the requirements listed in the Preliminary Development Plan.
5. All street lights installed shall be the LED variety. Currently the City does not have a standard engineering detail for LED street lights but anticipates having an approved standard within the next few months. The Terrace Hill development shall provide LED lights in compliance with the new standard for LED lights, when it is adopted.

II. BACKGROUND:

Terrace Hill is the final remaining phase to be developed within the Maples Village of the Jordan Hills Villages master planned development adopted in 2000 by the West Jordan City Council. Jordan Hills Villages is a master planned development comprised of three large, multiphase developments (or villages). These three villages are; (1) *The Oaks*, consisting of 15 phases on 317-acres of property; (2) *The Maples*, consisting of 10 phases on 116-acres of property; and, (3) *The Sycamores*, consisting of 15 phases on 260-acres of property. Jordan Hills Villages consists of single family and multi-family homes, school sites, churches, open space areas, trails, parks, a fire station and a commercial component.

Terrace Hill is located in the Maples Village. This site was originally planned to be the rental residential component of Jordan Hills Villages and was approved, with the original development plan, for 300 multi-family rental dwelling units. The applicants are proposing to modify the development plan by replacing the 300 rental apartment units with 80 single family homes and 77 attached townhomes. The Terrace Hill development plan will establish what is being constructed, including: amenities, construction materials, fencing, lighting, maintenance and items specific to Terrace Hill. Zoning, land uses, main transportation, trails and open spaces were established with the Jordan Hills Villages master plan and will remain in effect.

III. GENERAL INFORMATION & ANALYSIS

Urban Chase Properties was granted preliminary approval by the Planning Commission on June 3, 2014 of the Terrace Hill Preliminary Development Plan, Preliminary Site Plan and Preliminary Subdivision Plat. The request before the City Council is for ratification of the density contained in the Terrace Hill Preliminary Development Plan and amendments to the Jordan Hills Villages Planned Community Plan relating to the density and use of the site located in the Maples of Jordan Hills Villages.

Terrace Hill consists of 80 single family lots and 77 town homes on 20.7 acres for a proposed residential density of 7.58 dwelling units per acre which will replace the originally approved 300 multi-family units. By contrast, the original apartment approval of 300 units would have been a density of approximately 15 units per acre. The subject site is designated as Medium Density Residential on the Future Land Use Map and is zoned Planned Community (PC).

The PC zone does not have an established residential density number. The density is set by the City Council's approval of the preliminary development plan after receiving a recommendation from the Planning Commission, which in this case took place on June 20, 2000.

The Maples (which includes Terrace Hill) density was determined as part of the approved Jordan Hills Villages master plan approved in 2000. The use and density approved was for 300 multi-family units at a density of 15.0 units per acre. For the purpose of interpreting density, the entire Maples project was included to obtain average overall density. All of the Maples 116-acres are zoned PC with a land use map designation of Medium Density (3.1 to 5.0 units per acre). The entire Maples master planned community has an average density of 4.63 units per acre, which is within the Medium Density Designation.

The subject property's surrounding zoning and land uses are:

| | Future Land Use | Zoning | Existing Land Use |
|-------|----------------------------|---------------|-----------------------------------|
| North | Medium Density Residential | PC | Single Family Residential |
| South | Parks and Open Lands | PC | Clay Hollow Wash and Trail System |
| East | Low Density Residential | PC | Single Family Residential |
| West | Medium Density Residential | PC | Single Family Residential |

The Design Review Committee discussed Terrace Hill on May 27, 2014. The DRC looked at the design of the single family homes, townhomes, landscaping, lighting and fencing. The DRC felt that the townhomes were a nice, attractive and an appropriate design. The DRC however felt that the sides of the single family homes should have design features such as windows, doors or banding to break up the monotonous blank walls. The applicant readily agreed and will make the changes to be submitted with the Final Development Plan(s). The DRC also would like all corner lot single family homes to essentially have double front facades, to give the best appearance to the rest of the community. The applicant agreed. The DRC also approved the installation of vinyl fencing with brick pillars along 6700 West to bring continuity to all of the Maples developments. The DRC, by unanimous vote, recommended approval of Terrace Hill to the Planning Commission.

IV. FINDINGS OF FACT PRELIMINARY DEVELOPMENT PLAN

There are no specific findings of fact for preliminary development plans; however, the 2009 City Code, Section 13-5J-10 does provide guidance on the steps required and on what is to be

included in a development plan for approval. There is no mechanism applicable to the Jordan Hill Villages Plan or Terrace Hill plan for density bonuses, so all amenities should be reviewed as part of the approval process outlined in 15-3-8 (B).

Any development located in a P-C zoning district is subject to Section 13-5C-7, which requires that a preliminary and final development plan be submitted with the site plan and/or subdivision. Staff has reviewed the Preliminary Development Plan and found it to be in compliance with ordinance 15-5J-10. Some of the items being installed in Terrace Hill include:

- Alternative load garages
- The landscaping of the townhomes will be maintained by a home owners association. The landscaping of the single family homes will be maintained by the individual property owners.
- Entry feature
- Consistent fencing along 6700 West
- Themed architecture
- Enhanced architectural elements.
- Connection to trails.
- Pedestrian Friendly Street designs i.e. no cul-de-sacs, or dead end public streets.

V. JORDAN HILLS VILLAGES PLANNED COMMUNITY PLAN AMENDMENTS

The amendment of the Jordan Hills Villages Planned Community Plan updates the overall density of the original adopted plan and illustrates on the amended land use map what has been constructed in actuality and replaces the concept map. As explained in this report the site under consideration was originally approved for a density of 15 units per acre for a total of 300 multi-family apartment units. The amended plan will result in 80 single family detached homes and 77 attached single family homes for a total of 177 dwelling units or 7.58 units per acre. The adopted Jordan Hills Villages Planned Community Plan vested the project over 695 acres with a maximum density of 2696 residential dwelling units. With the approval of Terrace Hill all of the residential pieces will be developed with a density of 2453 residential dwelling units approved or constructed. The only remaining pieces to be developed in the Jordan Hills Villages are the 12.19 acre commercial piece and the 50 acre future High School piece.

VI. CONCLUSION:

The proposed Terrace Hill Preliminary Development Plan meets the requirements of the Zoning Ordinance. Staff is confident that the applicant can address any necessary engineering, fire and planning concerns by meeting the conditions of approval and addressing all standards and requirements at the time of final plat, final site plan and final development plan submittal.

VII. ATTACHMENTS:

- A. Zoning Map
- B. Land Use Map
- C. Aerial
- D. Application
- E. Preliminary Subdivision Plat
- F. Jordan Hills Village updated Master Plan map
- G. Ordinance adopting Terrace Hill Development Plan
- H. Ordinance amending Jordan Hills Villages Planned Community Plan
- I. Planning Commission Minutes of June 3, 2014
- J. Power Point Presentation



City of West Jordan
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5100
Fax (801) 565-8978

June 4, 2014

Greg Hughes
Urban Chase Property Management, LLC
1475 Sigsbee Avenue
Salt Lake City, UT 84103

Dear Mr. Hughes:

A Public Hearing will be held before the City of West Jordan City Council on Wednesday, June 25, 2014, at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comment prior to considering Ratification of a Preliminary Development Plan for Terrace Hill located at approximately 7725 South 6700 West; Urban Chase Property Management, applicant. You are invited to attend the Public Hearing and take part in the discussions and voice any support or concerns you may have. The Council reserves the right to consider other zoning classifications based on information presented at the Public Hearing. If you have any questions, please contact the Planning and Zoning Department at 801-569-5060.

I have enclosed a copy of the **Notice of Public Hearing** that has been sent to property owners in the 300-foot radius of said property.

If you have any questions, please feel free to call me at 801-569-5116.

Sincerely,

Carol Herman
Deputy City Clerk

cc: Planning Department

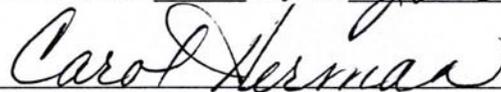


City of West Jordan
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West Jordan, Utah 84088
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Fax (801) 565-8978

**THE CITY OF WEST JORDAN, UTAH
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Posted this 5th day of June 2014.



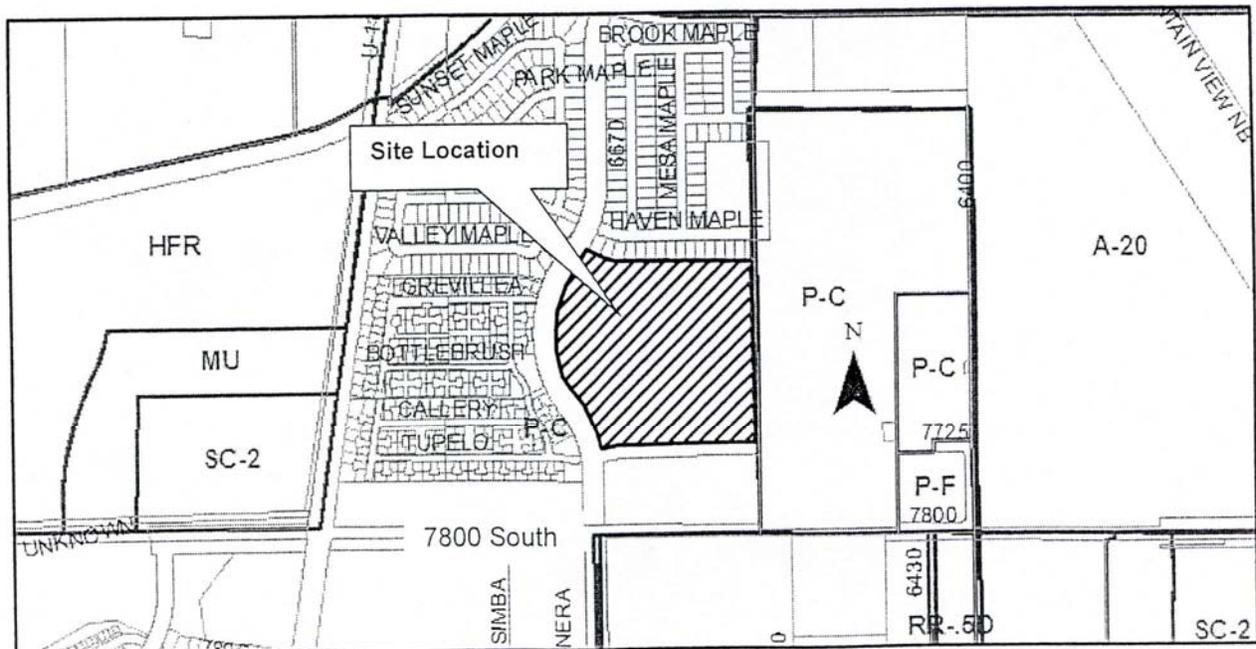
Carol Herman
Deputy City Clerk



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The City of West Jordan, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call the City Recorder at 569-5115, giving at least three working days



Zoning Map

Exhibit A



Exhibit B Land Use Map



Aerial

Exhibit C



**CITY OF WEST JORDAN
COMMUNITY DEVELOPMENT APPLICATION**

8000 South Redwood Road
(801) 569-5180

Sidwell # 20-27-400-012 Acreage: 19.67 Lots: 157 Zoning: PC

Project Location: 7725 South 6700 West

Project Name: Terrace Hill

Type of Application: Subdivision Conditional Use Permit
 Site Plan General Land Use Amendment
 Rezone Agreement
 Condominium Other Development Plan

Applicant: Greg Hughes/Mark Garza Company: Urban Chase Property Management, LLC

Address: 1475 Sigsbee Ave

City: SLC State: UT Zip: 84103

Telephone: Office: 801.558.9966 Cell: 801.541.6127

Email: gregghughes@gmail.com

Property Owner: Apartment Land at Jordan Hills LTD

Address: 4376 South 700 East, Suite 100

City: SLC State: UT Zip: 84107

Telephone: Office: 801.266.0272 Cell: _____

Email: _____

Engineer: Sattar Tabriz Company: Ward Engineering Group

Address: 231 West 800 South, Suite A

City: SLC State: UT Zip: 84101

Telephone: Office: 801.487.8040 Cell: _____

Email: stabriz@wardeg.com

Architect: _____ Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: Office: _____ Cell: _____

Email: _____

SIGNATURE: [Signature] DATE: 4-25-14

Project #: DP20140005 Date: 4/25/14
 Received By: ODA [Signature] PLANNING [Signature] ENGINEERING [Signature]

Doc#eart 0/1/14

Application
Exhibit D

TERRACE HILL PRELIMINARY SUBDIVISION PLAT
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 2 WEST,
 SALT LAKE BASE AND MERIDIAN, WEST JORDAN CITY, UTAH.

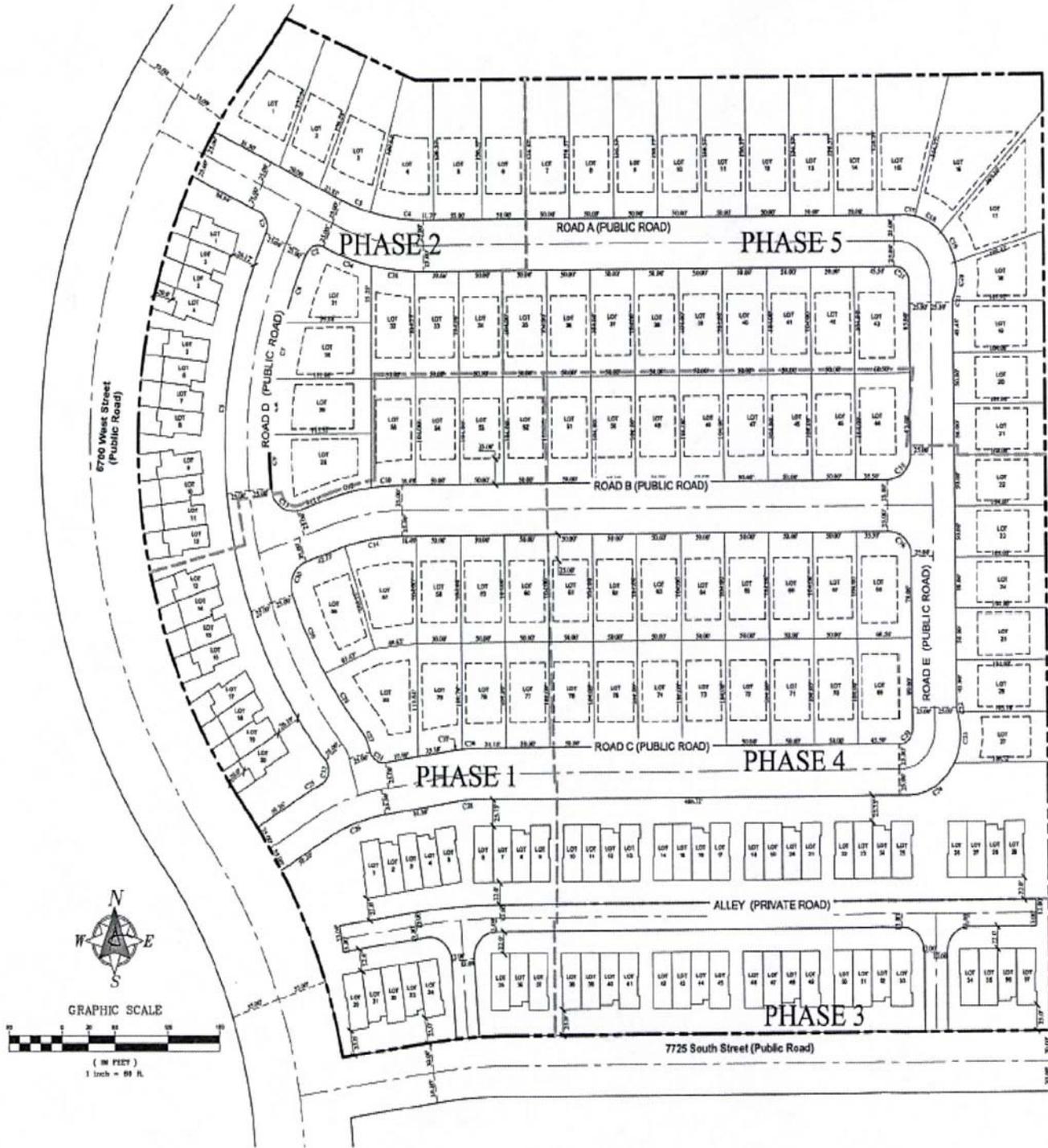
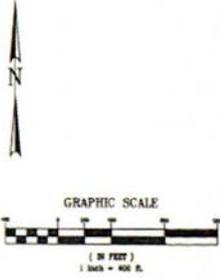


Exhibit E Preliminary Subdivision Plat

JORDAN HILLS VILLAGES

April 30, 2014



| THE MAPLES PHASING | | | |
|--------------------|--------------|----------|-----------|
| PHASE | AREA (Acres) | LAND USE | UNITS |
| 1 | 15.79 | MIXED | NA |
| 2 | 20.71 | MIXED | 157 |
| 3 | 21.65 | R-1-5 | 110 |
| 4 | 14.08 | R-1-5 | 66 |
| 5 | 13.02 | R-1-5 | 75 |
| 6 | 12.92 | R-3-12 | 56 |
| 7 | 8.15 | R-3-12 | 48 |
| 8 | 7.04 | R-3-12 | 63 |
| 9 | 6.09 | R-3-12 | 38 |
| TOTAL | 116.67 ac. | | 634 Units |

The Maples of Jordan Hills Villages

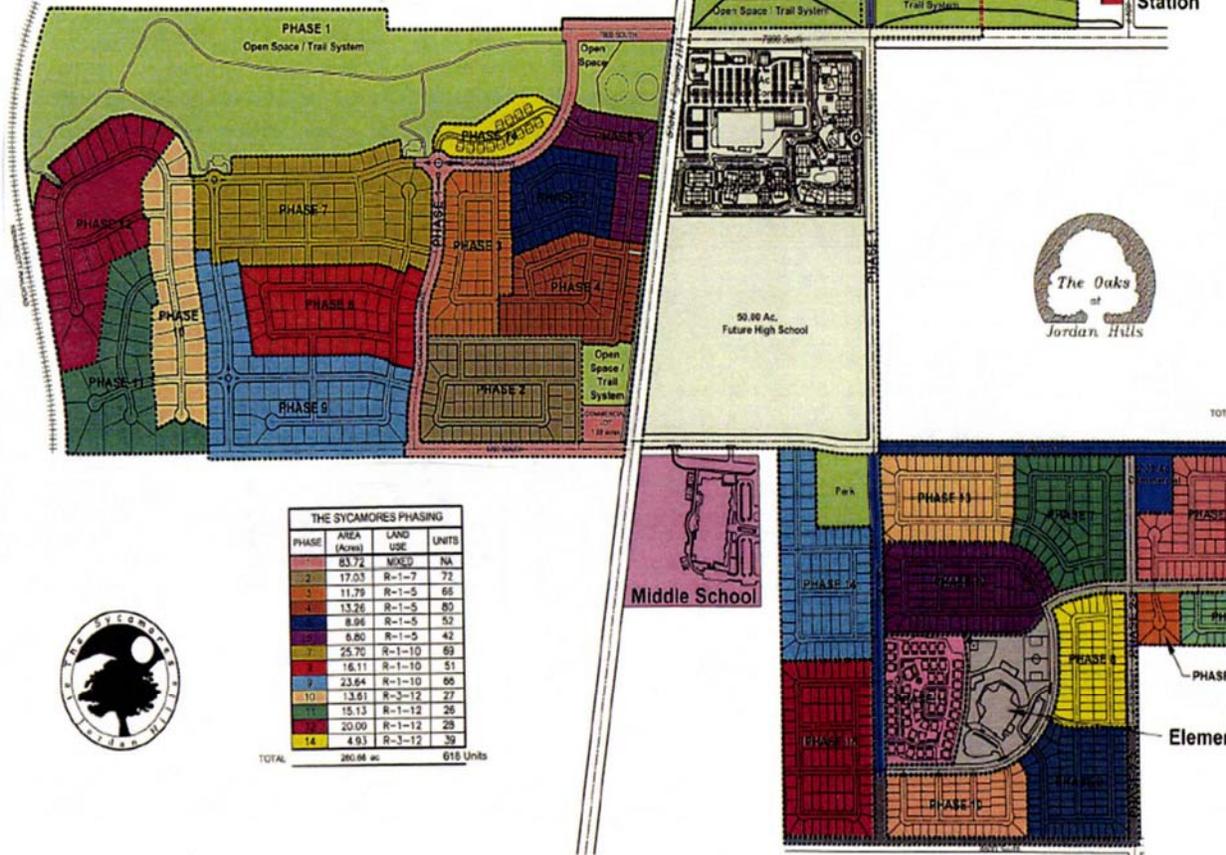


Exhibit F Jordan Hills Villages

Please find ordinance adopting the Terrace Hill Development Plan on the following pages.

Exhibit G Ordinance adopting Terrace Hill Development Plan

Legal Review-Date/Initial: 6/11/14 AM
Text/Format -Date/Initial: _____
Dept. Review-Date/Initial: 6/16/14 TDB
Adopted: _____ Effective: _____

THE CITY OF WEST JORDAN, UTAH

A Municipal Corporation

ORDINANCE NO. 14-23

AN ORDINANCE RATIFYING THE PLANNING COMMISSION'S APPROVAL OF THE TERRACE HILL PRELIMINARY DEVELOPMENT PLAN PERMITTING 80 SINGLE-FAMILY DETACHED AND 77 ATTACHED SINGLE FAMILY RESIDENTIAL LOTS ON PROPERTY LOCATED APPROXIMATELY AT 6700 WEST 7725 SOUTH AND ZONED PC (PLANNED COMMUNITY) AND LOCATED WITHIN THE JORDAN HILLS VILLAGES PLANNED COMMUNITY.

WHEREAS, an application was made by Urban Chase Property Management for approval of a Preliminary Development Plan to allow for 80 single-family detached and 77 attached single family residential lots on 20.71 acres on property located approximately at 6700 West 7725 South.

WHEREAS, on June 3, 2014, the Terrace Hill Preliminary Development Plan was conditionally approved by the Planning Commission, which has forwarded a positive recommendation to the City Council to ratify their approval of said development plan which will allow for 80 single-family detached and 77 attached single family residential lots on the property; and,

WHEREAS, a public hearing, pursuant to public notice, was held before the City Council on June 25, 2014; and,

WHEREAS, the City Council of the City of West Jordan finds, subject to the specified conditions, that:

1. the proposed development plan is consistent with the intent of the goals and policies of the general plan and the purpose of the zone district in which the plan is located; and,
2. the proposed site development plan's building heights, building locations, access points and parking areas will not negatively impact adjacent properties or the surrounding neighborhood; and,
3. the proposed development promotes a functional relationship of structures to one another, to open spaces and to topography both on the site and in surrounding neighborhood; and,
4. the height, location, materials, color, texture, area, setbacks and mass, as well as parts of any structure (buildings, walls, signs, lighting, etc.) and landscaping, is appropriate to the development, the neighborhood and the community; and,
5. ingress, egress, internal and external pedestrian and traffic circulation, off-street parking facilities, loading and service areas, and pedestrian ways are designed to promote safety and convenience; and,
6. the architectural character of the proposed development is in harmony with and compatible to those structures in the neighboring environment and the architectural character desired for the city, avoiding excessive variety or monotonous repetition; and,

7. public facilities and services intended to serve the subject development, including, but not limited to, roadways, parks and recreational facilities, schools, police and fire protection, storm water drainage systems, water supplies, wastewater, power and refuse collection will be adequate to serve the site.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST JORDAN, UTAH:

Section 1. The Terrace Hill Preliminary Development Plan be ratified to allow a development containing 80 single-family detached and 77 attached single family residential lots on property generally located at 6700 West 7725 South (parcel 20-27-400-012) containing 20.71 acres, more or less, and permitting a maximum density of 7.58 units per acre.

The described property shall hereafter be subjected to the PC (Planned Community) land-use restrictions and all other City Ordinances, Standards and Policies currently enacted and in association with the presented and accepted Terrace Hill Preliminary Development Plan and the following conditions:

1. Update the Final Development Plan to address all existing and future planning, engineering, fire, Design Review Committee, and all other City redline corrections pertaining to the Terrace Hill Development Plan.
2. Incorporate all requirements from the Development Review Committee, Planning Commission and City Council into the Final Development Plan.
3. Before the final plat, site plan and development plan are stamped for construction purposes by the West Jordan Engineering Department, all redline comments shall be completely addressed.
4. All homes constructed within the Terrace Hill subdivision shall comply with the requirements of the P-C zoning district and all of the requirements listed in the Preliminary Development Plan.
5. All street lights installed shall be the LED variety. Currently the City does not have a standard engineering detail for LED street lights but anticipate having an approved standard within the next few months. The Terrace Hill development shall provide LED lights in compliance with the new standard for LED lights, when it is adopted.

Section 2. This Ordinance shall become effective upon publication or upon the expiration of twenty days following passage, whichever is earlier.

Passed by the City Council of West Jordan, Utah, this 25th day of June 2014.

CITY OF WEST JORDAN

Kim V. Rolfe
Mayor

| Voting by the City Council | "AYE" | "NAY" |
|----------------------------|-------|-------|
| Councilmember Haaga | _____ | _____ |
| Councilmember Stoker | _____ | _____ |
| Councilmember Nichols | _____ | _____ |
| Councilmember Hansen | _____ | _____ |
| Councilmember Southworth | _____ | _____ |
| Councilmember McConnehey | _____ | _____ |
| Mayor Kim V. Rolfe | _____ | _____ |

CITY CLERK/RECORDER'S CERTIFICATE OF PUBLICATION

I, Melanie S. Briggs, certify that I am the City Clerk/Recorder of the City of West Jordan, Utah, and that the foregoing ordinance was published in the Legal Section, of the Salt Lake Tribune, and on the City's website: www.wjordan.com on the _____ day of _____, 2014, pursuant to Utah Code Annotated, 10-3-711.

MELANIE S. BRIGGS, MMC
City Clerk/Recorder

[SEAL]

Preliminary Development Plan



Urban Chase Property Management, Inc.
1475 Sigsbee Ave
SLC, UT 84103
April 25, 2014

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INTRODUCTION

Terrace Hill is the final remaining parcel to be developed within the Maples at Jordan Hills Villages Planned Community, located within West Jordan City. The twenty (20) acre parcel has a gentle slope with incredible views. In the adopted Jordan Hills Villages planned community the parcel was originally master planned for 300 apartments, will amend and further clarify the existing Jordan Hills Villages plan and the site will now consist of 80 Single Family lots and 77 Townhomes for a total of 157 units. The Maple at Jordan Hills was the third phase of the adopted Jordan Hills Villages Preliminary Development Plan (adopted by City Council on June 16, 2000). The Preliminary Development Plan



anticipated that phased Final Development Plans would be prepared proposing a greater level of specificity than was possible in the Preliminary Development Plan.

Based upon plans proposed, preliminary and final plats and construction plans will be prepared and submitted to the City for review and approval.

SCOPE

The Terrace Hill Preliminary Development Plan will serve as an amendment to the already approved Maples at Jordan Hills Final Development Plan and will guide the preparation of the subdivision plats, site plans and all construction documents.

AUTHORITY

The authority for the Terrace Hill Preliminary Development Plan is included both as part of Planned Development Zone of the 2009 City Code Section 13-5-C and the adopted Development Agreement approved as part of the approval of the Jordan Hills Village Preliminary Development Plan - City Ordinance 00-16.

Relationship to Adopted Jordan Hills Villages Preliminary Development Plan

The Terrace Hill Preliminary Development Plan is an extension of an amendment to the Maple at Jordan Hills Villages Final Development Plan and the Jordan Hills Villages Preliminary Development Plan, adding specificity and detail to the North Villages contemplated by the original plan. The Preliminary Development Plan does not supersede the Preliminary Development Plan, but focuses on the parcels specific and other design considerations as we as density of the Terrace Hill development.

THEME

Terrace Hill will adopt The Maples at Jordan Hills Villages'. This theme will be utilized in the design of the home, the entry monument, fencing, and street lighting. In addition, the use of the

maple trees, which are native to the region, will continue to be a principal theme element reinforcing the bond between the development and its surroundings.

The purpose of the theme is to create first, a continuity of design throughout the project, second, a sense of arrival, third, a sense of place and fourth, a sense of community.

First, the continuity of design of the residential homes and buildings. This is described in Section V.

Second, the sense of arrival is created through the entry monument and by street treatments.

Third, a sense of place is fostered by home ownership and the pride that comes with living within close proximity to trails, parks, churches and schools.

Finally, the concept of sense of community is created by the projects overall design. With attractive consistent architecture creating a classic neighborhood and pleasing streetscape all within walking distance along a well-landscaped connecting series of pedestrian-oriented streets.

ENTRY MONUMENT

The entrance to Terrace Hill is the first and last impression that residents and visitors get of the neighborhood. Therefore the Terrace Hill entry monument creates a sense of arrival and identity. Near the entrance to the neighborhood is a masonry sign including the name of the project. The entrance into the neighborhood is a reflection of our standards and defines the community with a prestigious looking entry monument. Figure 2 illustrates the proposed design of the neighborhood entries.



FENCING

Fencing along 6700 West (Figure 3), which is a collector street is proposed to be constructed of a solid white vinyl with ledgestone pilasters constructed every 20 feet, the fence will transition to a 3 rail split fence along the corners lots to allow for a clear unobstructed view of pedestrians and traffic (Figure 4). The solid white vinyl and ledgestone pilasters will complement the project and the existing neighborhood. Extra attention will be given to the landscape buffer between the fence along 6700 West to help minimize the fence and continue the extensive landscaping that is found throughout 6700 West. Interior fencing will consist of white privacy or semi-privacy fencing. Perimeter fencing along the north and east boundary installed by others consist of a six foot high privacy white vinyl fence. This fencing is consistent with the existing neighborhoods which allows for a harmonies transition from street to street (Figure 5).



Figure 3

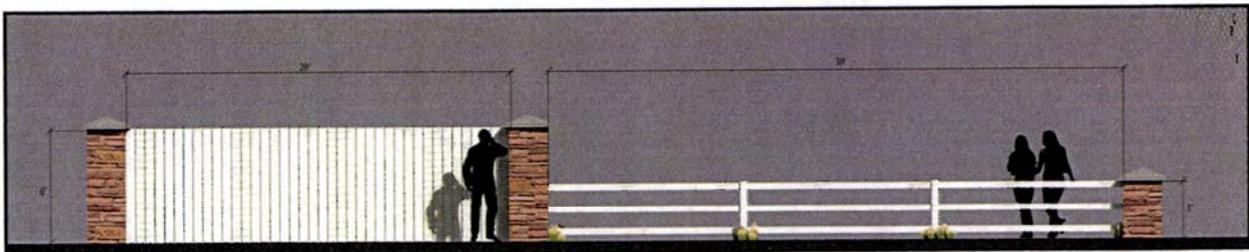
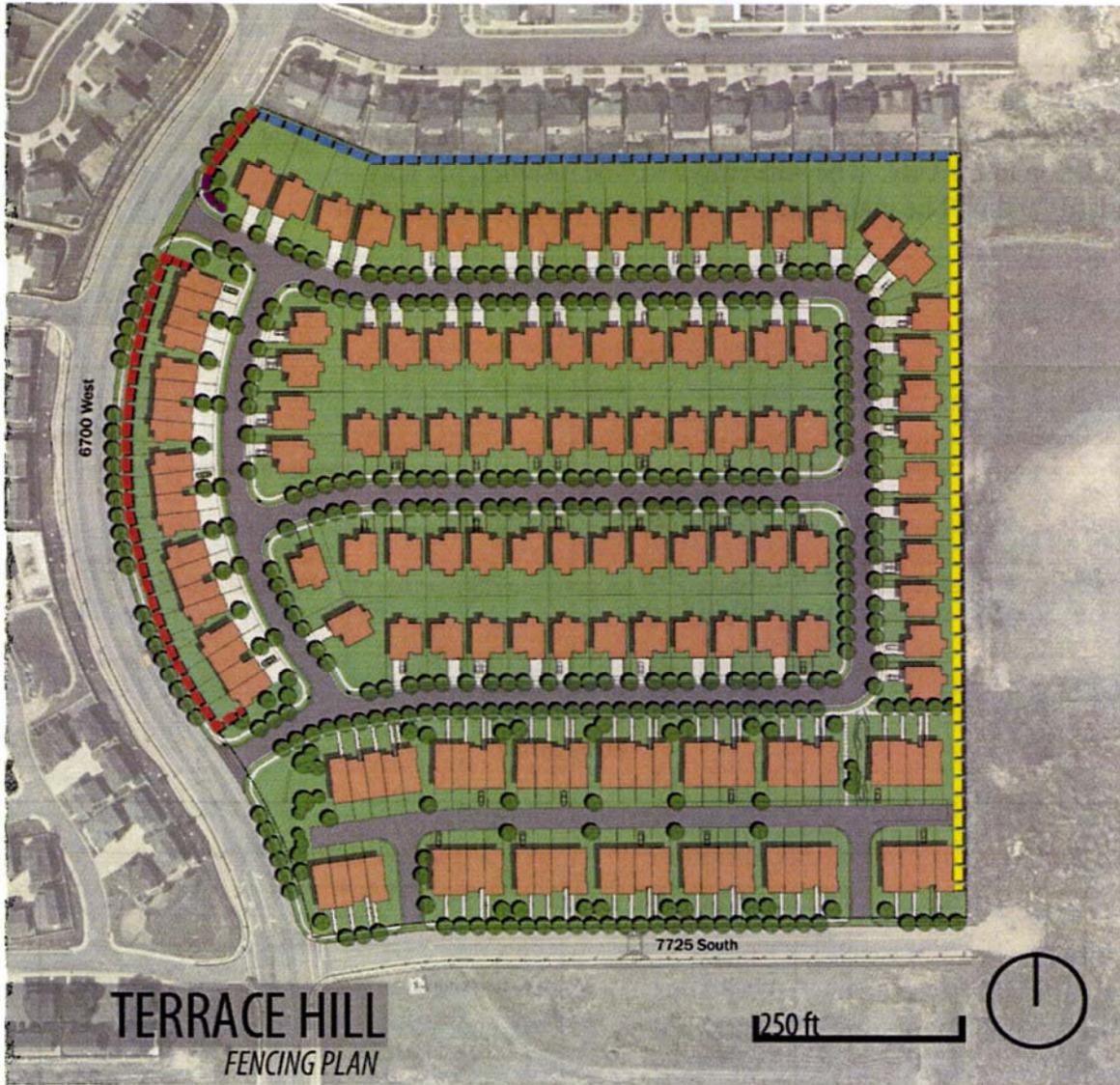


Figure 4



LEGEND

-  6' Vinyl Privacy Fence with Concrete Column every 20'
-  3' Vinyl 3 Rail Fence with Concrete Column every 15'
-  Existing 6' Privacy Fence
-  Future 6' Privacy Fence (By Others)

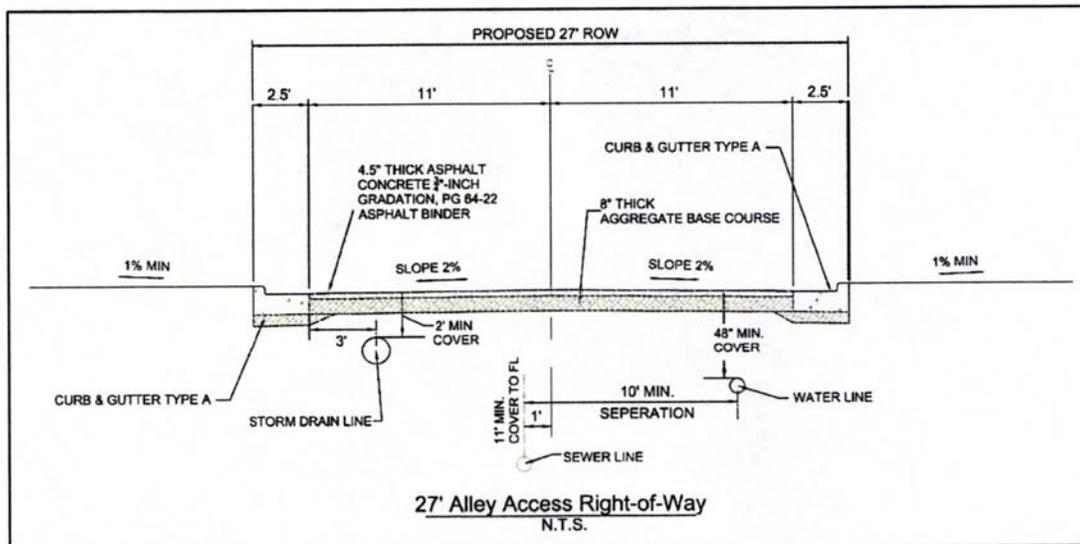
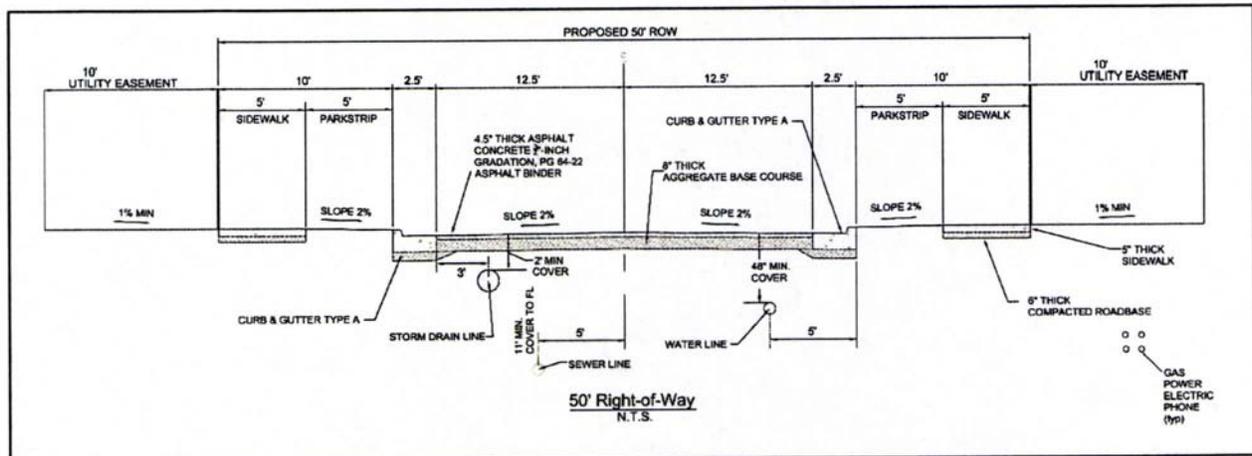
Figure 5

LIGHTING

All light fixtures/street lights will conform to West Jordan City Standards for residential streets.

LOCAL STREETS

Local streets are those found within the residential neighborhood. These consist of public streets and alleyways. The public streets will be constructed to West Jordan City standards and will be dedicated with plat recordation to the City. The Alleyways will be installed per City standards and will be maintained by the Home Owners Association.



PRELIMINARY SITE PLAN

The Terrace Hill Preliminary Site Plan illustrates a sketch view of the project fully developed. The single-family detached lots consist of eighty (80) units while the Townhomes will consist of seventy seven (77) units. The Townhomes will have common areas that will be maintained by a Home Owners Association. The HOA will also be responsible for the private alleyway and entry monument. Table 1 is a statistical summary of the land uses and dwelling unit distribution.

Table 1
Statistical Summary

| Phase | Designation | Units |
|--------------|---------------------------------------|--------------|
| P 1a | Single Family Detached | 13 |
| P 1b | Single Family Attached (Front Loaded) | 8 |
| P 1c | Single Family Attached (Alley Loaded) | 17 |
| P 2a | Single Family Detached | 13 |
| P 2b | Single Family Attached (Front Loaded) | 12 |
| P 2c | Single Family Attached (Alley Loaded) | 16 |
| P 3a | Single Family Detached | 25 |
| P 3b | Single Family Attached (Alley Loaded) | 16 |
| P 4a | Single Family Detached | 29 |
| P 4b | Single Family Attached (Alley Loaded) | 8 |

157

| | |
|---------------------------------------|------------|
| Single Family Detached | 80 |
| Single Family Attached (Front Loaded) | 20 |
| Single Family Attached (Alley Loaded) | 57 |
| | 157 |

The total acres and total numbers included in Table 1 are preliminary and subject to change based upon the preparation and approval of Final Plats.

NEIGHBORHOOD

Terrace Hill is comprised of single-family detached and single-family attached housing. The following is a brief description of each product type.

a. Single Family Detached

Single family residential areas are characteristic of traditional single family neighborhoods with individual lots and residences. It is anticipated that the single family residential neighborhood will create housing principally for families ranging from first time home buyers to mature families moving up to a larger lot home. Streets within the neighborhood are public streets constructed to City standards.

The single-family detached neighborhood has a minimum 5,000 square foot lots. The following setbacks shall apply to all construction in the Terrace Hill development. All front yard and corner lot side yards are measured from back of sidewalk.

| Description | R-1-5 |
|-----------------------------------|----------|
| Minimum Lot Area (sf) | 5,000 |
| Minimum Lot Width (ft) | 50 |
| Minimum Lot Depth (ft) | 80 |
| Minimum Front Yard (ft) | |
| Front Facing Garage | 25/27/29 |
| Living Area | 25 |
| Side Entry Garage | 25 |
| Minimum Side Yard (ft) | 5 |
| Minimum Corner Lot Side Yard (ft) | 15 |
| Minimum Rear Yard (ft) | 15 |
| Minimum Living Area (ft) | |
| 1 Story | 900 |
| 2 story / Split Level | 1,200 |
| Maximum Building Height (ft) | 35 |

Notes:

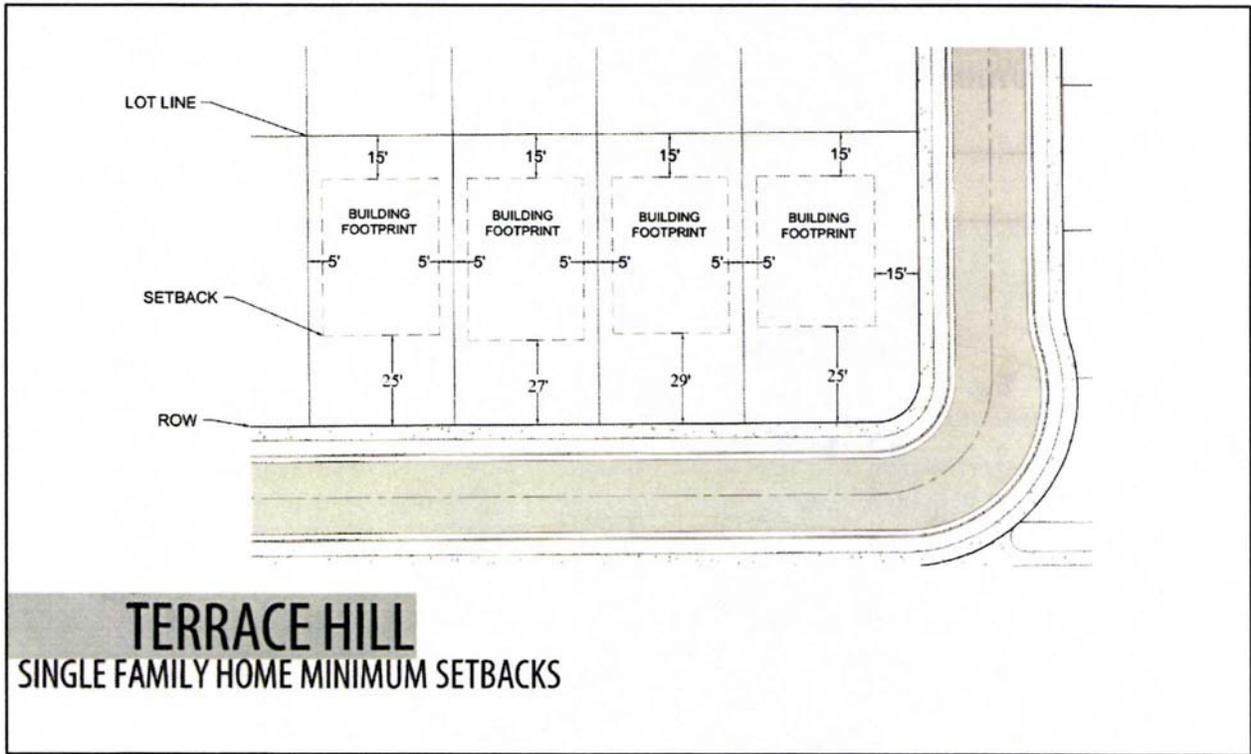
1) On contiguous lots, the same minimum setback shall not be repeated more than twice.

b. Single Family Attached

Single family attached are a single family product that provides affordable opportunities for home ownership. Two varieties of townhomes configurations are anticipated which are front loaded garages as well as alley loaded garages. Streets within the townhome neighborhood will consist of public streets in front of the front loaded garages and private streets within the alley loaded townhomes.

The following setbacks shall apply to all construction in the Terrace Hill development. All front yard and corner lot side yards are measured from sidewalk except for the rear yards in the rear loading town homes will be measured from the back of curb

| Description | Front Loaded | Rear Loaded |
|---|--------------|-------------|
| Minimum Front Yard (ft) | 22 | 20 |
| Minimum Side Yard (ft) | 10 | 10 |
| Minimum Corner Lot Side Yard (ft) | 13 | 13 |
| Minimum Rear Yard (ft) | 20 | 22 |
| Maximum Building Height (ft) | 35 | 35 |
| Minimum Distance between Buildings (ft) | 10 | 10 |



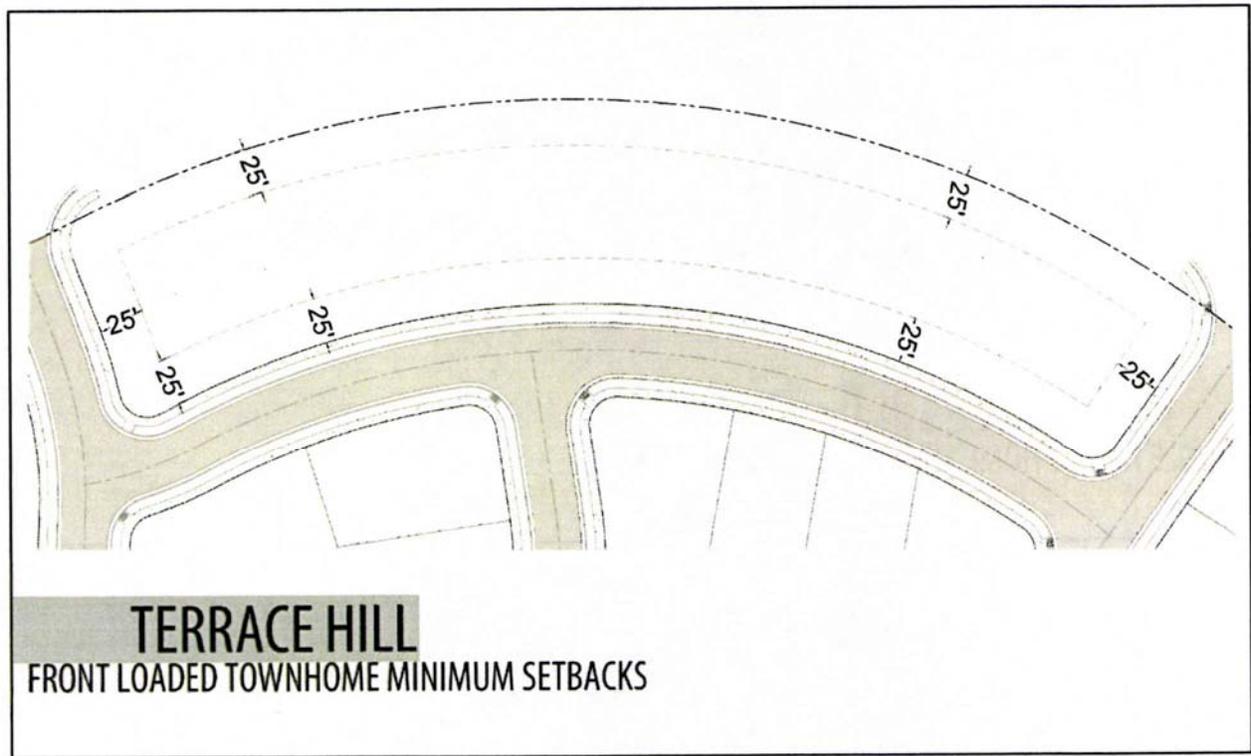
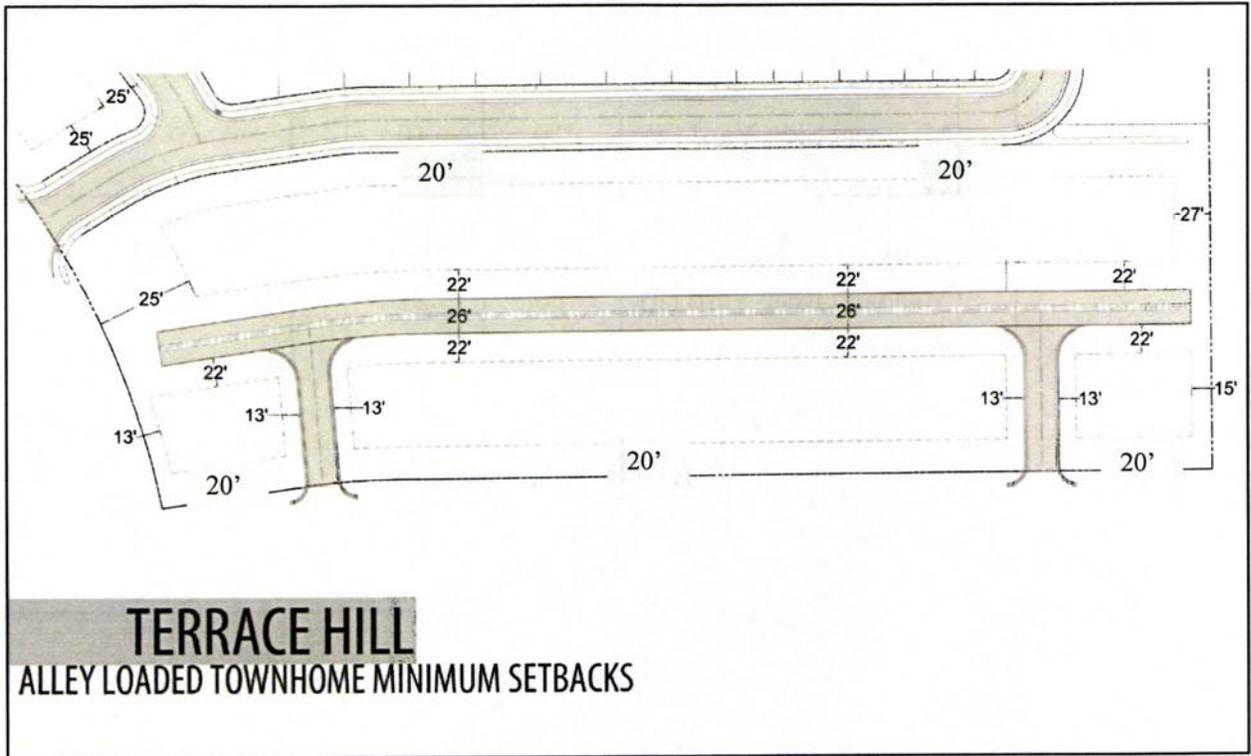
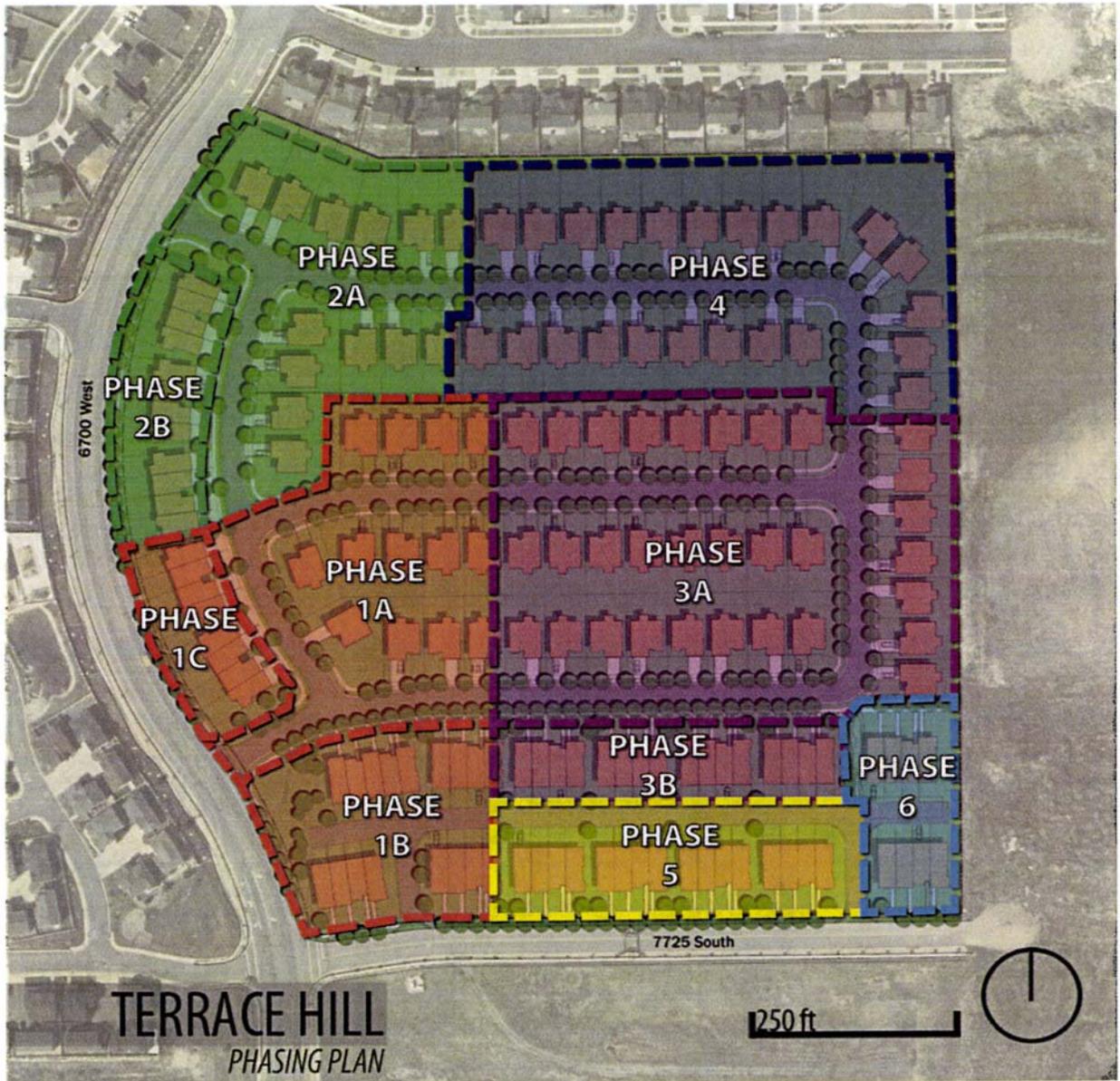




Exhibit: Site Plan



LEGEND

- PHASE 1A, 1B, 1C
- PHASE 2A, 2B
- PHASE 3A, 3B

- PHASE 4
- PHASE 5
- PHASE 6



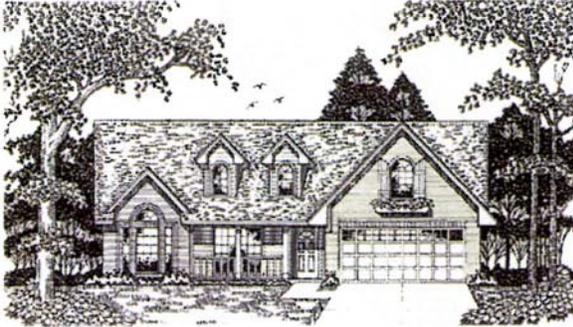
- LEGEND
- HOA MAINTAINED
 - PRIVATE OWNERSHIP
 - WESTERN WALL (HOA MAINTAINED)

HOA Maintained Areas

COMMUNITY DESIGN GUIDELINES

As part of The Maples at Jordan Hills Villages master planned community, Terrace Hill includes community design guidelines to insure that there is a continuity of design in the developed environment. Terrace Hill's Community Design Guidelines are intended to foster and promote good design that complements the project goals.

Definition of the Architectural Style



Architectural styles are intended to promote a sense of design continuity throughout a community or neighborhood. Through the widespread use of architectural types, elements and materials, an architectural style visually ties together a community or neighborhood. However, an architectural style is not intended to foster sameness. While an architectural style suggests several features or elements that can be combined to create different homes that

complement one another, the combination permits the lot owner to construct a home to personal tastes while complementing surrounding homes in the neighborhood.

Terrace Hill's architectural style embodies the best elements and features of traditional American design.

While repeated in some of the guidelines found in the following, as an introduction and summary, the architectural style includes the following elements and features:

FORM

- One and two-story buildings with multiple vertical and horizontal form breaks.

ROOF

- A minimum of 6:12 and a maximum of 12:12 roof pitch with 12 to 18 inch overhangs. Porches and patio overhangs may have a minimum 4:12 pitch.
- Intersecting gable and hip roofs.

WINDOWS

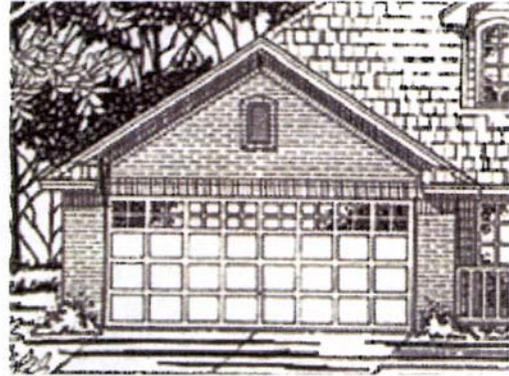
- Vertical window shapes with simulated multiple pane windows on front elevation.
- The use of bay windows on front elevations is encouraged where appropriate with house design.

DETAILS

- Porches when applicable with railings.
- Simplified versions of Colonial cornice trim at gable ends.
- 1 inch by 4-inch window and door trim finishing all doors and windows.
- Garage door patterns that complement the



- style of front elevation
- Additional elements that can be used where appropriate include header window accent trim, square wood or wood-like columns with trim, wood or wood-like window pot shelves and shutters.



CORNER LOTS

- Building elevations visible from public areas should incorporate adequate massing, proportions, plane variations and should avoid large blank facades.
- All house positioned on corner lots shall treat both frontages with similar design elements.
- Corner lots require facades of equal importance to each street.

Organization of the Architectural Guidelines and Criteria

It is the expressed purpose of these guidelines to promote a sense of design continuity between different elements of the community, entry monuments, landscaping, fencing, single family detached and single family attached homes, while at the same time encouraging individuality particularly in the design of single family detached homes. To accomplish these two objectives, the elements of residential design have been divided into (1) the primary elements that are essential to promoting the sense of design continuity and (2) the secondary elements that serve to complement the primary elements.

1. Architectural Features,
2. Architectural Elements,
3. Architectural Materials,
4. Architectural Hardware and
5. Front Yard Treatments, Landscaping and Lighting,

Primary elements are required elements and must be included on each home. These elements will establish and reinforce the high quality design theme that is being sought at Terrace Hills. The method of application of the primary elements is left to the home designer to promote the individuality of each residence and by adding increase value to the structure.

Secondary elements are voluntary, non-required elements that may be used by the designer to enhance the overall appearance and individuality of the residence.

Single Family Detached Residential Architectural Guidelines

Architectural Features

Forms and Massing

Primary Elements – Required

- One-story, split level and two-story homes are permitted.
- Front elevations shall contain at least one alternating form found along different planes to create shadows including multiple vertical and horizontal breaks. The front elevation forms shall include features such as:
 - At least one exposed gable perpendicular to the street
 - All gables perpendicular to the street shall include simplified Colonial cornice trim at ends
 - All exterior windows and doors shall be finished with 1”X4” trim or equivalent “pop-outs”

Secondary Elements – Optional

- Front elevations may contain additional features to break up the basic form including, but not limited to:
 - Windows may have shutters installed appropriate to the window size.

Pop outs are defined herein as raised features comprised of a minimum of a 1" by 4" trim element that may or may not be covered by stucco or similar material. Pop outs shall be finished to be complementary with the materials and colors that they are placed upon.

- Dormers.

Rooflines and Pitch

Primary Elements – Required

- Front elevations shall contain a minimum of two rooflines designed at different heights.
- Roof pitches shall be a minimum of 6:12 and a maximum of 12:12.
- Long continuous rooflines parallel to the street shall not be permitted.
- Eaves and overhangs shall be large enough to create noticeable shadows, minimum of 12 inches to 18 inches in size.

Secondary Elements – Optional

- Two story front elevations divided by a first story partial roof, or similar feature are encouraged.

Architectural Elements

Entries

Primary Elements – Required

- Entries and front door areas shall be readily distinguishable from the street.

- Either sidelights or a fan light shall be included as part of the front entry door. The fan light may be integrated as part of the front entry door.
- 1 inch by 4-inch trim shall be used around front entry doors. Similar size stucco reveals can be used in lieu of.

Secondary Elements – Optional

- Accent windows may be over front entry areas to highlight the area.

Windows

Primary Elements – Required

- Windows shall be used to divide large surface areas.
- Vertical window shapes shall predominate (more than half) the windows used.
- Front elevation windows shall incorporate simulated multiple pane designs.
- One or more of the additional wood or wood-like window elements such as a header accent trim, pot shelves and/or shutters shall be used on the front elevation.
- 1 inch by 4-inch wood trim should be used around windows where feasible and appropriate. Similar size stucco reveals can be used in lieu of.
-

Secondary Elements – Optional

- Bay windows, particularly on first floor windows, are highly encouraged.
- Accent windows; either round, rectangular or elliptical, are highly encouraged.

Porches

Primary Elements – Required

- A porch or similar element of not less than 6 feet in depth and 10 feet in width, inclusive of the entry area, shall be included on the front elevations.
- Columns and railings shall be used to frame and partially enclose porch areas. Keeping columns in scale with the entryway and house.

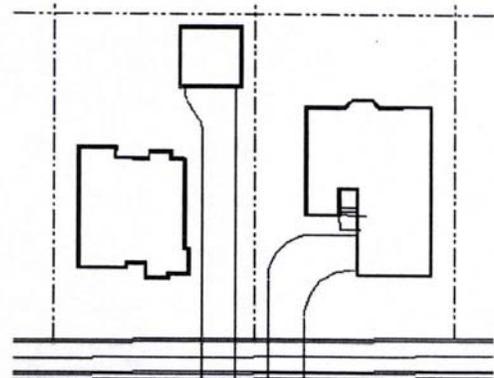
Secondary Elements – Optional

- Optional elements such as planter boxes and porch swings or seating are encouraged.

Garages

Primary Elements – Required

- Two car-enclosed garages are required.
- Sectional garage door design shall complement the architectural style of the house.
- For three car garages, the front of the third garage space shall be on a different plane of the main garage entrance with a minimum two feet differential.



Side Entry / Rear Entry Garage Examples

- Homes placed on corner lots shall locate the garage on the opposite side of the lot from the corner within the specified setbacks.

Secondary Elements – Optional

- Sectional garage doors with windows are encouraged.
- Side entry and detached rear yard garages are encouraged.
- Man door to exterior where feasible.

Lighting

Primary Elements – Required

- Wall mounted or recessed ceiling house lighting shall be used to highlight entry elements.
- All home lighting shall be adequately shielded to not directly shine on an adjacent property or street.

Secondary Elements – Optional

- Yard lighting is encouraged to highlight driveways and walkways.

Architectural Materials

Exterior Materials and Finish

- The application of the Primary Elements - Required as included herein exempts single family detached homes constructed in Terrace Hill from the application of Section 88-5-404 (e).
- The following materials may be used in the construction of the homes.
- New or used brick.
- Stone.
- Clapboard or flat board siding of wood, hardi-plank or similar cement based product not less than 6 inches in height, with corner boards. No aluminum or vinyl siding.
- Stucco or plaster.

Architectural Hardware

Air Conditioning Units and Evaporative Coolers

Primary Elements – Required

- Air conditioning units and evaporative coolers, if placed on the roof, shall be out of view from the street in front of the home.
- Window air conditioning or evaporative cooler units are not permitted.
- Ground level air conditioning units shall be outside of the front yard.

Antennas and Satellite Dishes

Primary Elements – Required

- No roof antennas are permitted.
- Small satellite dishes up to 24 inches in diameter may be mounted on the roof, but out of view from the street in front of the home.
- Large, ground mounted satellite dishes are not permitted.

Front Yard Landscaping

Primary Elements – Required

- Front yard landscaping installed by the homebuilder including an automatic irrigation system, shall be installed within one year of occupancy.
- Front yard landscaping shall include a mixture of turf, groundcovers, shrubs or trees.
- Street trees planted should be from the list of maple trees included in Section II. B. 1. a. of this document.
- Each lot shall have two street trees; corner lots shall have an additional two trees within the street side yard parkway.

Townhome Residential Architectural Guidelines

The implementation of an Architectural Style within the Townhome residential neighborhoods needs to differ from the single family detached residential to accommodate the unique features. The application of the style concentrates more on enhancing the fine details of the exterior appearance windows, doors, eaves, rather than larger structural elements such as roofs, porches and garages.

Architectural Features

Forms and Massing

Primary Elements – Required

- Elevations facing a street or drive shall contain at least one alternating form found along different planes to create shadows including multiple vertical and horizontal breaks. The front elevation forms shall include features such as:
- At least one exposed gable perpendicular to the street
- All gables perpendicular to the street shall include simplified Colonial cornice trim at ends
- “Pop-outs” for windows and similar features.

Secondary Elements – Optional

- Front elevations may contain additional features to break up the basic form including, but not limited to:

Pop outs are defined herein as raised features comprised of a minimum of a 1" by 4" trim like element that may or may not be covered by stucco or similar material. Pop outs shall be finished to be complementary with the materials and colors that they are placed upon.

- Dormers.

Rooflines and Pitch

Primary Elements – Required

- Front elevations shall contain a minimum of two or more rooflines designed at different heights.
- Roof pitches shall be a minimum of 6:12 and a maximum of 12:12.
- Long continuous rooflines parallel to the street shall not be permitted.
- Eaves and overhangs shall be large enough to create noticeable shadows with a minimum of 12”.

- Porches and patio over hangs may have a minimum 4:12 pitch.

Secondary Elements – Optional

- Two story front elevations divided by a first story partial roof or similar feature are encouraged.

Architectural Elements

Entries

Primary Elements – Required

- Entries and front door areas shall be readily distinguishable from the street.
- Either sidelights or a fan light shall be included as part of the front entry door. The fan light may be integrated as part of the front entry door.
- 1 inch by 4-inch wood or wood-like trim shall be used around front entry doors. Similar size stucco reveals can be used in lieu of.

Secondary Elements – Optional

- Accent windows may be over front entry areas to highlight the area.

Windows

Primary Elements – Required

- Windows shall be used to divide large surface areas.
- Vertical window shapes shall predominate (more than half) the windows used.
- Front elevation windows shall incorporate simulated multi-pane windows to divide large glass surface areas.
- One or more of the additional wood or wood-like window elements such as header accent trim, pot shelves and /or shutters shall be used on the front elevation.

Secondary Elements – Optional

- Bay windows, particularly on first floor windows, are highly encouraged.
- 1 inch by 4-inch wood trim should be used around windows where feasible and appropriate. Similar size stucco reveals can be used in lieu of.
- Accent windows; either round, rectangular or elliptical, are highly encouraged.

Porches

Secondary Elements – Optional

- A porch or similar element may be included on the front elevations.
- Partial enclosure of the porch element, such as with a banister, is encouraged.

Garages

Primary Elements – Required

- All townhome units shall have a minimum of a two-car enclosed garage.
- Sectional garage door design shall complement the architectural style of the building.

Secondary Elements – Optional

- Sectional garage doors with windows are encouraged.

- Man door to exterior where feasible

Lighting

Primary Elements – Required

- Wall mounted or recessed ceiling house lighting shall be used to highlight entry elements.
- All home lighting shall be adequately shielded to not directly shine on an adjacent property or street.

Architectural Materials

Exterior Materials

- The application of the Primary Elements - Required as included herein exempts townhomes constructed in Terrace Hill from the application of Section 88-5-404 (e).
- The following materials may be used in the construction of the homes.
- New or used brick.
- Stone.
- Clapboard or flat board siding of wood, hardi-plank or similar cement based material not less than 6 inches in height, with corner boards. No aluminum or vinyl siding.
- Stucco or plaster.

Architectural Hardware

Air Conditioning Units and Evaporative Coolers

Primary Elements – Required

- Air conditioning units, if placed on the roof, shall be out of view from the street in front of the home.
- Ground level air conditioning units shall be outside of the front yard.
- Evaporative coolers are not permitted

Antennas and Satellite Dishes

Primary Elements – Required

- No roof antennas are permitted.
- Small satellite dishes up to 24 inches in diameter may be mounted on the roof, but out of view from the street in front of the home.
- Large, ground mounted satellite dishes are not permitted.

Landscaping

Primary Elements – Required

- All common areas shall be landscaped and maintained by the Homeowner's Association.



BACK ELEVATION



SIDE ELEVATION - 1



SIDE ELEVATION - 2

24



FRONT ELEVATION

TERRACE HILL
FRONT LOADING TOWNHOME



BACK ELEVATION

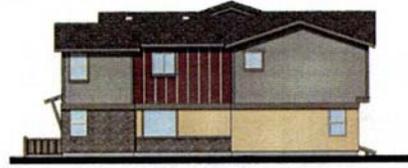


FRONT ELEVATION

TERRACE HILL
FRONT LOADING TOWNHOME



BACK ELEVATION



SIDE ELEVATION - 1



SIDE ELEVATION - 2



FRONT ELEVATION

TERRACE HILL
REAR LOADING TOWNHOME



BACK ELEVATION

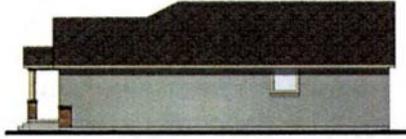


FRONT ELEVATION

TERRACE HILL
REAR LOADING TOWNHOME



BACK ELEVATION



SIDE ELEVATION - 1

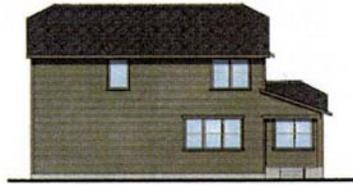


SIDE ELEVATION - 2



FRONT ELEVATION

TERRACE HILL
SINGLE FAMILY HOME- PLAN 1



BACK ELEVATION



SIDE ELEVATION - 1



SIDE ELEVATION - 2

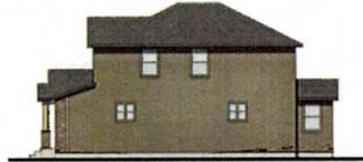


FRONT ELEVATION

TERRACE HILL
SINGLE FAMILY HOME- PLAN 2



BACK ELEVATION



SIDE ELEVATION - 1



SIDE ELEVATION - 2

30

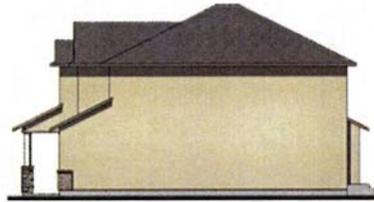


FRONT ELEVATION

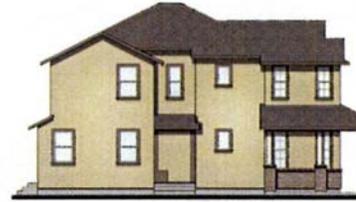
TERRACE HILL
SINGLE FAMILY HOME- PLAN 3



BACK ELEVATION



SIDE ELEVATION - 1



SIDE ELEVATION - 2



FRONT ELEVATION

TERRACE HILL
SINGLE FAMILY HOME- PLAN 4

Please find ordinance amending Jordan Hills Villages Planned Community Plan
on the following pages.

Exhibit H Ordinance amending JHVPCP

Per the direction from the Deputy City Attorney, Robert Thorup, and Development Director, Tom Burdett, the proposed Ordinance 14-24, "Amending the Jordan Hills Villages Planned Community Plan, adopted on June 20, 2000, by Ordinance 00-16," **DOES NOT REQUIRE A PUBLIC HEARING, AND ANY TYPE OF NOTICING PROCESS.**

Melanie Briggs, MMC

City Clerk

Legal Review-Date/Initial: 6/12/14, ANT
Text/Format -Date/Initial: _____
Dept. Review-Date/Initial: 6/16/14, TDB
Adopted: _____ Effective: _____

THE CITY OF WEST JORDAN, UTAH

A Municipal Corporation

ORDINANCE NO. 14-24

AN ORDINANCE AMENDING THE JORDAN HILLS VILLAGES PLANNED COMMUNITY PLAN ADOPTED ON JUNE 20, 2000 BY ORDINANCE 00-16.

WHEREAS, an application was made by Urban Chase Property Management for approval of a Preliminary Development Plan to allow for 80 single-family detached and 77 attached single family residential lots on 20.71 acres on property located approximately at 6700 West 7725 South in a portion of the Jordan Hills Villages Planned Community;

WHEREAS, the 20.71 acres of property located at 6700 West 7725 South was approved by the adoption of the Jordan Hills Villages Planned Community Plan to be developed with 300 multi-family dwellings at a density of 15 units per acres;

Whereas, Urban Chase Property Management is seeking approval to develop the 20.71 acres of property located at 6700 West 7725 South with 80 single-family detached and 77 attached single family residential lots at a density of 7.58 units per acre;

WHEREAS, the Jordan Hills Villages Planned Community Plan adopted by ordinance 00-16 on June 20, 2000, serves as the guiding document for all development within the Jordan Hills Villages and the changes in housing types and density must be reflected in the document; and,

WHEREAS, a public hearing, pursuant to public notice, was held before the City Council on June 25, 2014; and,

WHEREAS, the City Council of the City of West Jordan finds that it is necessary to amend the Jordan Hills Villages Planned Community Plan pages 13, 15 and 16 as shown as Exhibit A and Exhibit B.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST JORDAN, UTAH:

Section 1. That the Jordan Hills Villages Planned Community Plan pages 15 and 16 are amended by Exhibit A and page 13 be amended by Exhibit B.

Section 2. This Ordinance shall become effective upon publication or upon the expiration of twenty days following passage, whichever is earlier.

Passed by the City Council of West Jordan, Utah, this 25th day of June 2014.

CITY OF WEST JORDAN

Kim V. Rolfe
Mayor

Voting by the City Council

"AYE"

"NAY"

- Councilmember Haaga
- Councilmember Stoker
- Councilmember Nichols
- Councilmember Hansen
- Councilmember Southworth
- Councilmember McConnehey
- Mayor Kim V. Rolfe

CITY CLERK/RECORDER'S CERTIFICATE OF PUBLICATION

I, Melanie S. Briggs, certify that I am the City Clerk/Recorder of the City of West Jordan, Utah, and that the foregoing ordinance was published in the Legal Section, of the Salt Lake Tribune, and on the City's website: www.wjordan.com on the _____ day of _____, 2014, pursuant to Utah Code Annotated, 10-3-711.

MELANIE S. BRIGGS, MMC
City Clerk/Recorder

[SEAL]

EXHIBIT A

Table 1
Statistical Summary

Total Number of Units: 2,453
Total Number of Acres: 694.71
Total Units per Acre: 3.53

| Planning Area | Acres | % of Total Acres | No. Of Units | % of Total Units | Zoning Designation |
|--|---------------|------------------|--------------|------------------|-------------------------------------|
| <i>Central Village</i> | | | | | |
| Phase 1 | 13.02 | 2% | NA | NA | ROW |
| | 14.60 | 2% | NA | NA | Neighborhood Commercial (SC1) |
| | 19.65 | 3% | 296 | 12% | Light Multiple Residential (R-3-16) |
| | 50.00 | 7% | NA | NA | School Site (SCL) |
| Subtotal: | 97.27 | 14% | 296 | 12% | |
| <i>Southeast Village-The Oaks</i> | | | | | |
| Phase 2-1 | 23.60 | 3% | NA | NA | ROW |
| Phase 2-2 | 20.92 | 3% | NA | NA | ROW |
| Phase 2-3 | 4.79 | 1% | NA | NA | ROW |
| Phase 3 | 18.96 | 3% | 59 | 2% | Single-Family Residential (R-1-10) |
| Phase 4 | 6.65 | 1% | 37 | 2% | Single-Family Residential (R-1-5) |
| Phase 5 | 9.57 | 1% | 43 | 2% | Single-Family Residential (R-1-7) |
| Phase 6 | 12.72 | 2% | 58 | 2% | Single-Family Residential (R-1-7) |
| Phase 7 | 14.47 | 2% | 62 | 3% | Single-Family Residential (R-1-7) |
| Phase 8 | 9.93 | 1% | 58 | 2% | Single-Family Residential (R-1-5) |
| Phase 9 | 12.05 | 2% | 76 | 3% | Single-Family Residential (R-1-5) |
| Phase 10 | 10.09 | 1% | 58 | 2% | Single-Family Residential (R-1-5) |
| Phase 11 | 11.18 | 2% | 144 | 6% | Single-Family Residential (R-3-12) |
| Phase 12 | 15.92 | 2% | 84 | 3% | Single-Family Residential (R-1-5) |
| Phase 13 | 12.67 | 2% | 59 | 2% | Single-Family Residential (R-1-7) |
| Phase 14 | 16.51 | 2% | 70 | 3% | Single-Family Residential (R-1-7) |
| Phase 15 | 17.82 | 3% | 79 | 3% | Single-Family Residential (R-1-7) |
| Phase 16 | 2.44 | 0.4% | 10 | 0% | Single-Family Residential (R-1-5) |
| Subtotal: | 220.29 | 32% | 897 | 37% | |
| <i>North Village-The Maples</i> | | | | | |
| Phase 1 | 15.79 | 2% | NA | NA | ROW |
| Phase 2 | 20.71 | 3% | 77 | 3% | Light Multiple Residential (R-3-12) |
| | | | 88 | 4% | Single-Family Residential (R-1-5) |
| Phase 3 | 21.66 | 3% | 110 | 4% | Single-Family Residential (R-1-5) |
| Phase 5 | 14.08 | 2% | 66 | 3% | Single-Family Residential (R-1-5) |
| Phase 6 | 13.02 | 2% | 76 | 3% | Single-Family Residential (R-1-5) |
| Phase 7 | 12.92 | 2% | 56 | 2% | Light Multiple Residential (R-3-12) |
| Phase 8 | 7.04 | 1% | 48 | 2% | Light Multiple Residential (R-3-12) |
| Phase 9 | 5.16 | 1% | 63 | 3% | Light Multiple Residential (R-3-12) |
| Phase 10 | 6.09 | 1% | 58 | 2% | Light Multiple Residential (R-3-12) |
| Subtotal: | 116.47 | 17% | 642 | 26% | |

| Planning Area | Acres | % of Total Acres | No. Of Units | % of Total Units | Zoning Designation |
|--|---------------|------------------|--------------|------------------|-------------------------------------|
| <i>West Village-The Sycamores</i> | | | | | |
| Phase 1 | 83.72 | 12% | NA | NA | ROW |
| Phase 2 | 17.03 | 2% | 72 | 3% | Single-Family Residential (R-1-7) |
| Phase 3 | 11.79 | 2% | 66 | 3% | Single-Family Residential (R-1-5) |
| Phase 4 | 13.26 | 2% | 80 | 3% | Single-Family Residential (R-1-5) |
| Phase 5 | 8.96 | 1% | 52 | 2% | Single-Family Residential (R-1-5) |
| Phase 6 | 6.80 | 1% | 42 | 2% | Single-Family Residential (R-1-5) |
| Phase 7 | 25.70 | 4% | 69 | 3% | Single-Family Residential (R-1-10) |
| Phase 8 | 16.11 | 2% | 51 | 2% | Single-Family Residential (R-1-10) |
| Phase 9 | 23.64 | 3% | 66 | 3% | Single-Family Residential (R-1-10) |
| Phase 10 | 13.61 | 2% | 27 | 1% | Single-Family Residential (R-1-12) |
| Phase 11 | 15.13 | 2% | 26 | 1% | Single-Family Residential (R-1-12) |
| Phase 12 | 20.00 | 3% | 28 | 1% | Single-Family Residential (R-1-12) |
| Phase 14 | 4.93 | 1% | 39 | 2% | Light Multiple Residential (R-3-12) |
| Subtotal: | 260.68 | 38% | 618 | 25% | |

**Total Number of Units Vested Per Development Agreement
2,696**

EXHIBIT B

JORDAN HILLS VILLAGES

April 30, 2014

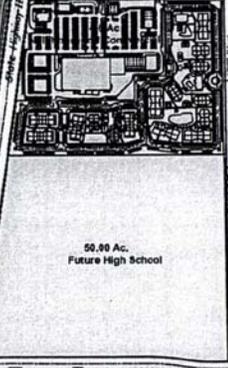
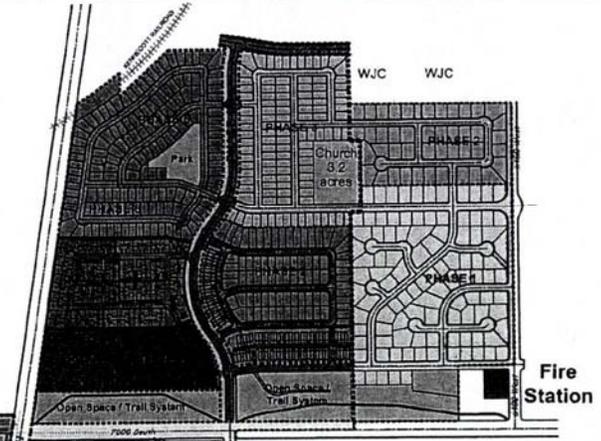


GRAPHIC SCALE

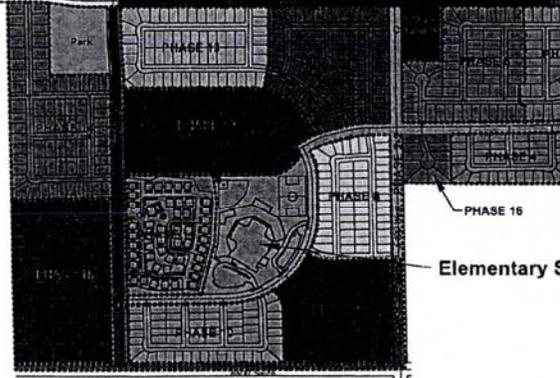


| THE MAPLES PHASING | | | |
|--------------------|--------------|----------|-----------|
| PHASE | AREA (Acres) | LAND USE | UNITS |
| 1 | 15.79 | MIXED | NA |
| 2 | 20.71 | MIXED | 157 |
| 3 | 21.66 | R-1-5 | 110 |
| 5 | 14.08 | R-1-5 | 86 |
| 6 | 13.02 | R-1-5 | 78 |
| 7 | 12.92 | R-3-12 | 56 |
| 8 | 5.16 | R-3-12 | 48 |
| 9 | 7.04 | R-3-12 | 63 |
| 10 | 8.09 | R-3-12 | 58 |
| TOTAL | | | 634 Units |

The Maples at Jordan Hills Villages



| THE SYCAMORES PHASING | | | |
|-----------------------|--------------|----------|-----------|
| PHASE | AREA (Acres) | LAND USE | UNITS |
| 1 | 63.72 | MIXED | NA |
| 2 | 17.03 | R-1-7 | 72 |
| 3 | 11.79 | R-1-5 | 66 |
| 4 | 13.26 | R-1-5 | 80 |
| 5 | 8.98 | R-1-5 | 52 |
| 6 | 6.80 | R-1-5 | 42 |
| 7 | 25.70 | R-1-10 | 69 |
| 8 | 16.11 | R-1-10 | 51 |
| 9 | 23.64 | R-1-10 | 66 |
| 10 | 13.61 | R-3-12 | 27 |
| 11 | 15.13 | R-1-12 | 26 |
| 12 | 20.00 | R-1-12 | 28 |
| 14 | 4.93 | R-3-12 | 39 |
| TOTAL | | | 618 Units |



E:\Urban Class Management\UCM 002 (Terrace Hill)\Terrace Hill\Design\Exhibit\Jordan Hills Villages Exhibit 04-30-14.dwg, 2/17/2009, 9:51 AM, Brownand

Please find the Planning Commission Minutes of June 3, 2014 on the following pages.

Exhibit I Planning Commission Minutes

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JUNE 3, 2014 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Dan Lawes, Sophie Rice, David Pack, Zach Jacob, Lesa Bridge, Ellen Smith, and Bill Heiner

STAFF: Tom Burdett, Greg Mikolash, Nannette Larsen, Larry Gardner, Nathan Nelson, Paul Brockbank, Robert Thorup, and Julie Davis

OTHERS: Mark Garza, Matthew Smith, Michael Roderick, Michael Roach, David Rohovit.

The briefing meeting was called to order by Dan Lawes.

The agenda was reviewed and clarifying questions were answered. There was a discussion regarding pros and cons with certain subdivision wall materials. [Corrections to the minutes were noted, but after review the statements were determined to be correct.]

The regular meeting was called to order at 6:00 p.m.

**1. Consent Calendar
Approve Minutes from May 20, 2014**

MOTION: Zach Jacob moved to approve the Consent Calendar with the corrections to the minutes as discussed in the pre-meeting. The motion was seconded by Lesa Bridge and passed 7-0 in favor.

2. Prosperity Subdivision; 9101 Prosperity Road; Preliminary Subdivision Plat (1 lot on 5.86 acres); M-1 Zone; Roderick Enterprises/Michael Roderick (applicant) [#SDMA20140012; parcel 26-02-300-019]

Michael Roderick, applicant, Roderick Enterprises, 1214 East Vine Street, said they are under contract to purchase the property. The purpose of the application is to create a lot in a platted subdivision. Staff is also requiring the dedication of property to widen Prosperity Way and Dannon Way, and they have met all requirements.

Nannette Larsen said the application was required to come to Planning Commission because of the 5-foot public right-of-way dedication on the south and west sides of the property.

Based on the positive findings of fact in the staff report, staff recommended that the Planning Commission grant Preliminary Major Subdivision approval of Prosperity Subdivision located at 9101 South Prosperity Road in an M-1 zoning district, with the conditions of approval as listed below:

1. The proposed development shall meet all applicable Subdivision and Zoning Ordinance requirements.
2. The final subdivision plat must meet all requirements of the Engineering and Fire Departments.
3. Approval of a Final Subdivision Plat shall remain valid for two (2) years. One 6-month

extension may be granted by the zoning administrator. (14.3.8.B)

Dan Lawes opened the public hearing.

Further public comment was closed at this point for this item.

MOTION: Zach Jacob moved to approve the Preliminary Subdivision Plat for Prosperity Subdivision; 9101 South Prosperity Road; Roderick Enterprises (applicant) with conditions 1 through 3 as outlined in the staff report. The motion was seconded by Lesa Bridge and passed 7-0 in favor.

3. Terrace Hill; 7725 South 6700 West; Preliminary Site Plan, Preliminary Development Plan, and Preliminary Subdivision Plat (157 lots on 19.67 acres); P-C Zone; Urban Chase Property Management (applicant) [#SDMA20140009, SPCO20140005, DP20140005; parcel 20-27-400-012]

Mark Garza, PO Box 711879, Salt Lake City, UT, thanked staff for their help in getting to this point. This property falls within the overall Jordan Hills Villages project. The original layout for Jordan Hills Villages showed 300 apartments in this area and was approved with the Maples subdivision. The proposed plan shows a layout of 80 single-family lots and 77 townhomes. He described the three product types: single-family, front-loaded townhomes, and alley/rear loaded townhomes that will be accessed through a private alleyway maintained by the HOA. The HOA will also maintain the green area in the alley loaded townhomes as well as the entry monument. The internal road will be public right-of-way and dedicated to West Jordan. He said the Design Review Committee had questions about the fencing, which he reviewed. The fencing to the north is existing, the fence to the east was approved with Maple Hills to be 6-foot vinyl, and they are proposing a vinyl fence with precast concrete pillars on 6700 West to match what exists on 6700 West and throughout the Maples development. He spoke about Holmes Homes who will be building all three product types. The elevations were shown and explained. The DRC wanted them to address blank spaces on some of the elevations including the corner lot units. They agree that special emphasis needs to be taken to make all frontages attractive. There are four elevations, each having variations available.

Zach Jacob asked if the townhome and single-family residents would be members of the HOA.

Mark Garza said Holmes Homes will set that up, and it has not yet been determined.

David Pack asked if there are shrubs or fescue against the vinyl fence on the west property line that would help to mitigate potential damage from rocks, etc.

Mark Garza said the right-of-way along 6700 West will have a five-foot parkstrip, a five-foot sidewalk, and then five feet of landscaping. They have been encouraged to add more landscaping in the buffer in front of the fence, and that is their intention.

Larry Gardner stated that all products in the development are for-sale. Garbage collection for the townhomes will be administered by the HOA and the single-family homes will have city garbage pick-up. The proposed density is 7.9 units per acre, which is down from 15 units per acre that was

originally approved in the Jordan Hills Villages master plan. The single-family lot sizes are exactly the same as those to the north and the townhomes are similar to the homes to the west. The development fits in with the area. The preliminary development plan is a good plan that guides the development for the P-C Zone, establishes density, and established some of the amenities.

Terrace Hill Preliminary Development Plan

Based on the findings and evidence in the staff report, staff recommended that the Planning Commission approve the Terrace Hill Preliminary Development Plan located at approximately 7725 South 6700 West with a residential density of 7.58 units per acre with 80 single family detached lots and 77 attached single family lots for a total of 157 attached and detached single-family residential lots, subject to the following conditions:

1. Update the Final Development Plan to address all existing and future planning, engineering, fire, Design Review Committee, and all other City redline corrections pertaining to the Terrace Hill Development Plan.
2. Incorporate all requirements from the Development Review Committee and Planning Commission into the Final Development Plan.
3. Before the final plat, site plan and development plan are stamped for construction purposes by the West Jordan Engineering Department, all redline comments shall be completely addressed.
4. All homes constructed within the Terrace Hill subdivision shall comply with the requirements of the P-C zoning district and all of the requirements listed in the Preliminary Development Plan.
5. All street lights installed shall be the LED variety. Currently the City does not have a standard engineering detail for LED street lights but anticipate having an approved standard within the next few months. The Terrace Hill development shall provide LED lights in compliance with the new standard for LED lights, when it is adopted.

Terrace Hill Preliminary Subdivision Plat

Based on the findings and evidence in the staff report, staff recommended that the Planning Commission approve the Terrace Hill Preliminary Subdivision Plat located at 7725 South 6700 West, subject to the following conditions:

1. Update the Final Terrace Hill Subdivision Plat to address all existing and future planning, engineering, fire and all other City redline corrections pertaining to the Terrace Hill Subdivision Plat.
2. Incorporate all requirements from the Development Review Committee and Planning Commission into the Final Terrace Hill Subdivision Plat.
3. Before the final plat, site plan and development plan are stamped for construction purposes by the West Jordan Engineering Department, all redline comments shall be completely addressed.
4. All homes constructed within the Terrace Hill subdivision shall comply with the requirements of the P-C zoning district and all of the requirements listed in the Preliminary Development Plan.
5. An approved, unrecorded final subdivision plat shall remain valid for two (2) years. One 6-month extension may be granted by the zoning administrator if, upon written request by the owner/developer, the zoning administrator finds that the extension will not adversely affect the public health, safety or welfare of the city.

6. All street lights installed shall be the LED variety. Currently the City does not have a standard engineering detail for LED street lights but anticipate having an approved standard within the next few months. The Terrace Hill development shall provide LED lights in compliance with the new standard for LED lights, when it is adopted.

Terrace Hill Preliminary Site Plan

Based on the findings and evidence in the staff report, staff recommended that the Planning Commission approve the Terrace Hill Preliminary Site Plan located at 7725 South 6700 West, subject to the following conditions:

1. Update the Final Terrace Hill Site Plan to address all existing and future planning, engineering, fire and all other City redline corrections pertaining to the Terrace Hill Site Plan.
2. Incorporate all requirements from the Development Review Committee and Planning Commission into the Final Terrace Hill Site Plan.
3. Before the final plat, site plan and development plan are stamped for construction purposes by the West Jordan Engineering Department, all redline comments shall be completely addressed.
4. All homes constructed within the Terrace Hill subdivision shall comply with the requirements of the P-C zoning district and all of the requirements listed in the Preliminary Development Plan.
5. An approved final site plan shall remain valid for two (2) years. One 6-month extension may be granted by the zoning administrator if, upon written request by the owner/developer, the zoning administrator finds that the extension will not adversely affect the public health, safety or welfare of the city.
6. All street lights installed shall be the LED variety. Currently the City does not have a standard engineering detail for LED street lights but anticipate having an approved standard within the next few months. The Terrace Hill development shall provide LED lights in compliance with the new standard for LED lights, when it is adopted.

Zach Jacob pointed out that the road going north out of the subdivision is offset with Grevillea Lane, and he asked if that posed any issues.

Nathan Nelson said they are close, but the traffic engineer reviewed it and it meets the separation requirement.

Dan Lawes opened the public hearing.

Matthew Smith, West Jordan resident, was excited and happy with the development. He asked for clarification on how the elevations will work with the slope of the property.

Michael Roach, West Jordan resident, asked about the timeframe for the park to the north of the Jordan Hills Villages area.

David Rohovit, Holmes Homes architect, 126 West Sege Lily Drive, stated that the elevations work with the grade of the property. He explained that the third-story level seen from the back is a walkout basement situation where the garage is located, and there are two stories on the front side. It will work in reverse for the homes that face south.

Further public comment was closed at this point for this item.

Tom Burdett addressed the question regarding the park timeline, which isn't specifically programmed in the immediate CIP list, but they are collecting impact fees for it in the 6-year plan.

There was a discussion regarding the types of materials that will be used and if there are any code restrictions. Mr. Rohovit stated they will be predominately masonry on the lower levels and a combination of stucco and composition siding on the levels above that.

Zach Jacob said he lives in the neighborhood, and townhomes don't really match with what is to the west. He wasn't sure that he liked townhomes there, but it is better than apartments, and he was inclined to approve all three applications.

Lesa Bridge felt that the townhomes will create a good break going from the major intersection to the single-family homes, and she was in favor of the project.

MOTION: Sophie Rice moved based on the findings set forth in the staff report and the design shown in the development plan and upon the evidence and explanations received today to approve the Preliminary Development Plan for Terrace Hill; 7725 South 6700 West; Urban Chase Property Management (applicant) with a residential density of 7.9 units per acre for a total of 80 detached single-family residential lots and 77 attached single-family lots for a total of 157 dwelling units on 19.67 acres with conditions 1 through 5 as outlined in the staff report. The motion was seconded by Zach Jacob and passed 7-0 in favor.

MOTION: Sophie Rice moved based on the findings set forth in the staff report and upon the evidence and explanations received today to approve the Preliminary Subdivision Plat for Terrace Hill; 7725 South 6700 West; Urban Chase Property Management (applicant) with conditions 1 through 6 as outlined in the staff report. The motion was seconded by Zach Jacob and passed 7-0 in favor.

MOTION: Sophie Rice moved based on the findings set forth in the staff report and upon the evidence and explanations received today to approve the Preliminary Site Plan for Terrace Hill; 7725 South 6700 West; Urban Chase Property Management (applicant) with conditions 1 through 6 as outlined in the staff report. The motion was seconded by Zach Jacob and passed 7-0 in favor.

Tom Burdett gave an update on recent and upcoming city council actions.

MOTION: Zach Jacob moved to adjourn.

The meeting adjourned at 6:38 p.m.

DAN LAWES
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2014

DRAFT

Please find the Power Point presentation of June 3, 2014 on the following pages.

Exhibit J Power Point Presentation

Terrace Hill Development

Preliminary Development Plan Approval. 6-25-14



JORDAN HILLS VILLAGES

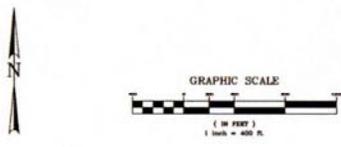
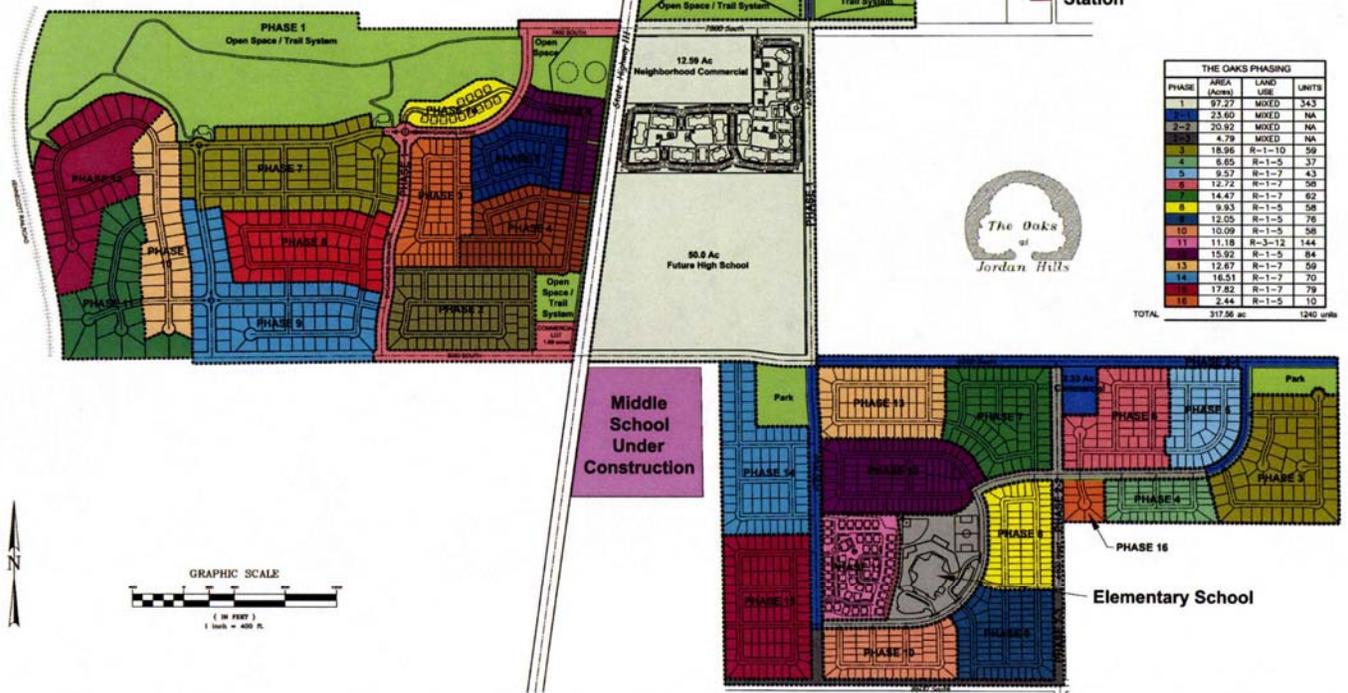
May 19, 2006



| THE BYCAMORES PHASING | | | |
|-----------------------|--------------|----------|---------------------|
| PHASE | AREA (Acres) | LAND USE | UNITS |
| 1 | 83.72 | MIXED | NA |
| 2 | 17.03 | R-1-7 | 72 |
| 3 | 11.79 | R-1-5 | 66 |
| 4 | 13.26 | R-1-5 | 80 |
| 5 | 8.96 | R-1-5 | 52 |
| 6 | 6.80 | R-1-5 | 42 |
| 7 | 25.70 | R-1-10 | 69 |
| 8 | 16.11 | R-1-10 | 51 |
| 9 | 23.64 | R-1-10 | 66 |
| 10 | 13.61 | R-3-12 | 27 |
| 11 | 15.13 | R-1-12 | 26 |
| 12 | 20.00 | R-1-12 | 28 |
| 14 | 4.93 | R-3-12 | 39 |
| TOTAL | | | 269.68 ac 618 Units |

| THE MAPLES PHASING | | | |
|--------------------|--------------|----------|---------------------|
| PHASE | AREA (Acres) | LAND USE | UNITS |
| 1 | 15.79 | MIXED | NA |
| 2 | 20.71 | R-3-16 | 300 |
| 3 | 21.66 | R-1-5 | 110 |
| 4 | 14.08 | R-1-5 | 66 |
| 5 | 13.02 | R-1-5 | 76 |
| 6 | 12.92 | R-3-12 | 56 |
| 7 | 5.16 | R-3-12 | 48 |
| 8 | 7.04 | R-3-12 | 63 |
| 9 | 6.09 | R-3-12 | 58 |
| TOTAL | | | 116.47 ac 777 Units |

| THE OAKS PHASING | | | |
|------------------|--------------|----------|----------------------|
| PHASE | AREA (Acres) | LAND USE | UNITS |
| 1 | 97.27 | MIXED | 343 |
| 2 | 23.60 | MIXED | NA |
| 2-2 | 20.92 | MIXED | NA |
| 2-3 | 4.79 | MIXED | NA |
| 3 | 18.96 | R-1-10 | 59 |
| 4 | 8.65 | R-1-5 | 37 |
| 5 | 9.57 | R-1-7 | 43 |
| 6 | 12.72 | R-1-7 | 36 |
| 7 | 14.47 | R-1-7 | 62 |
| 8 | 9.93 | R-1-5 | 58 |
| 9 | 12.05 | R-1-5 | 76 |
| 10 | 10.09 | R-1-5 | 56 |
| 11 | 11.18 | R-3-12 | 144 |
| 12 | 15.92 | R-1-5 | 84 |
| 13 | 12.67 | R-1-7 | 59 |
| 14 | 16.51 | R-1-7 | 70 |
| 15 | 17.82 | R-1-7 | 79 |
| 16 | 2.44 | R-1-5 | 10 |
| TOTAL | | | 317.86 ac 1240 units |



JORDAN HILLS VILLAGES

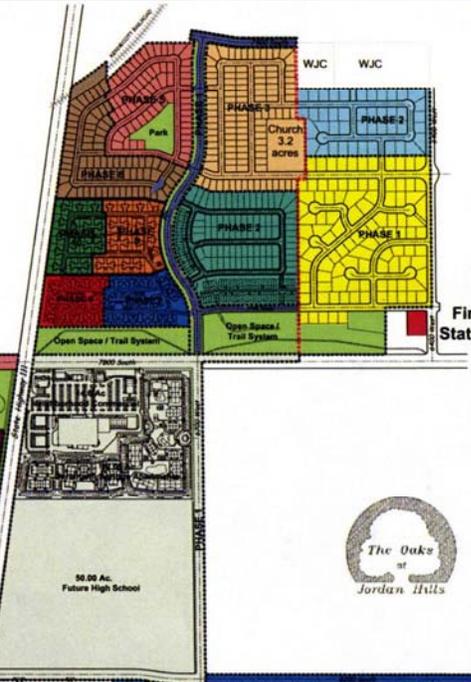
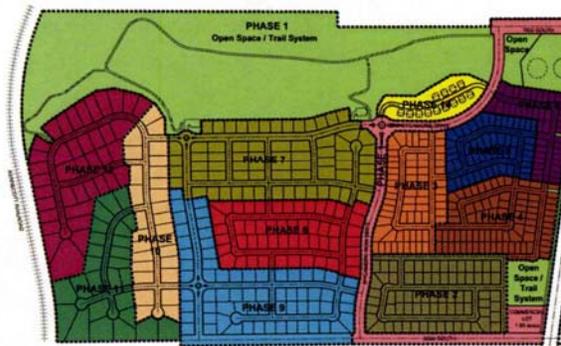
April 30, 2014



| Phase | AREA (Acres) | LAND USE | UNITS |
|--------------|-------------------|----------|------------------|
| 1 | 15.79 | MIXED | 64 |
| 2 | 20.71 | MIXED | 157 |
| 3 | 21.66 | R-1-5 | 110 |
| 4 | 14.08 | R-1-5 | 66 |
| 5 | 13.02 | R-1-5 | 76 |
| 6 | 12.92 | R-3-12 | 58 |
| 7 | 5.16 | R-3-12 | 48 |
| 8 | 7.04 | R-3-12 | 63 |
| 9 | 6.09 | R-3-12 | 58 |
| TOTAL | 116.47 ac. | | 634 UNITS |



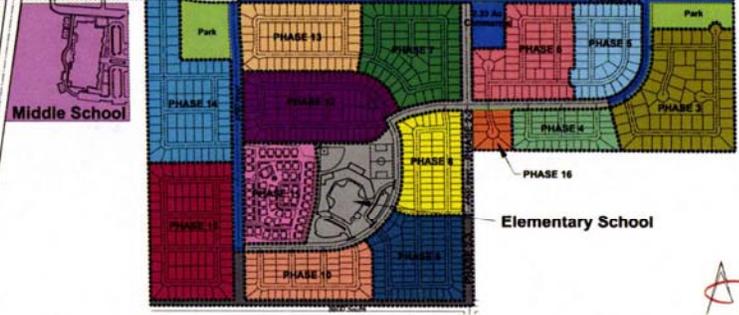
| Phase | AREA (Acres) | LAND USE | UNITS |
|--------------|------------------|----------|------------------|
| 1 | 18.70 | R-1-5 | 44 |
| 2 | 13.04 | R-1-5 | 102 |
| TOTAL | 31.74 ac. | | 146 UNITS |

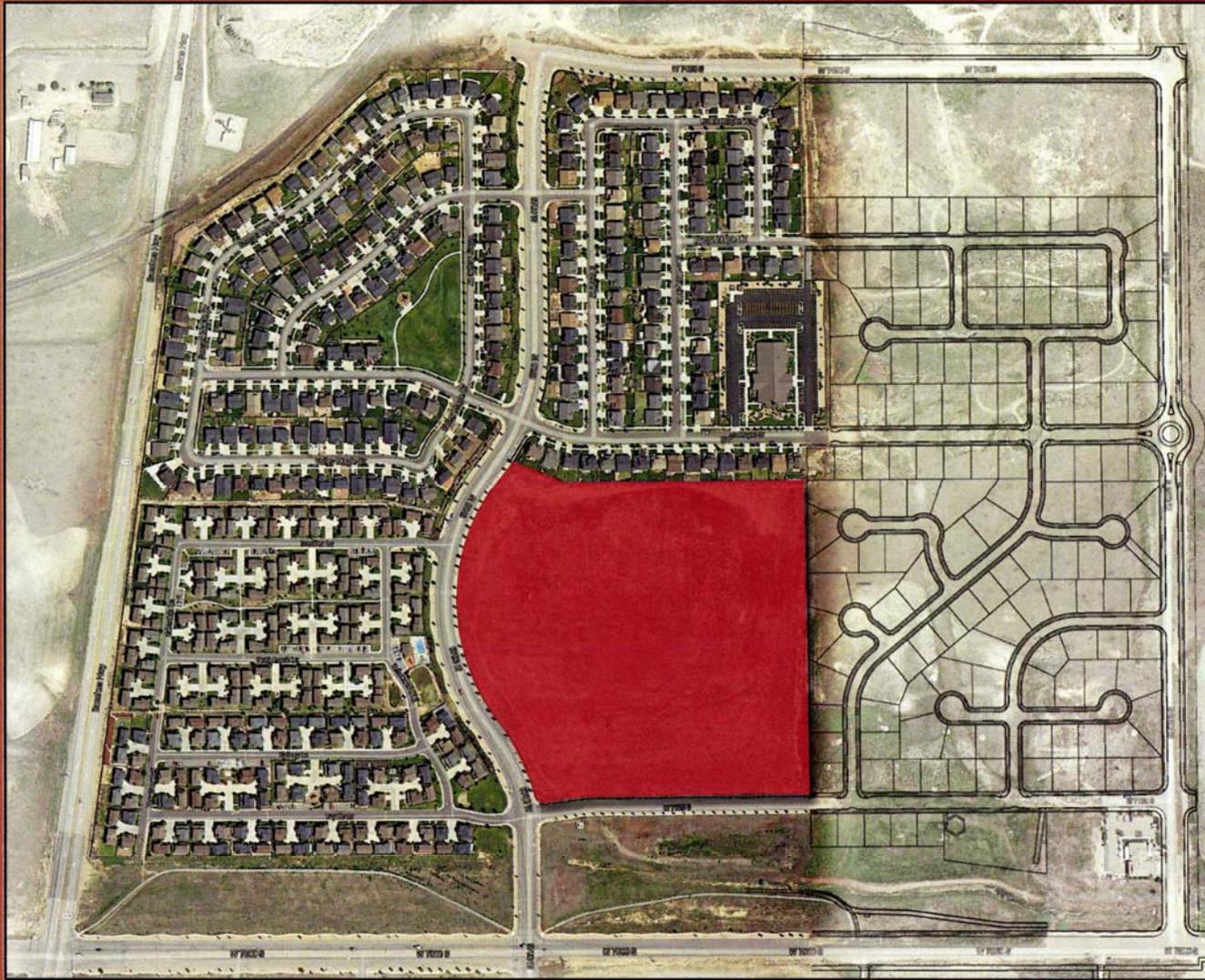


| Phase | AREA (Acres) | LAND USE | UNITS |
|--------------|-------------------|----------|-------------------|
| 1 | 97.27 | MIXED | 296 |
| 2 | 13.60 | MIXED | 76 |
| 2-2 | 20.92 | MIXED | NA |
| 2-3 | 4.79 | MIXED | NA |
| 3 | 18.84 | R-1-10 | 53 |
| 4 | 6.65 | R-1-5 | 37 |
| 5 | 9.57 | R-1-7 | 43 |
| 6 | 12.73 | R-1-7 | 58 |
| 7 | 14.47 | R-1-7 | 62 |
| 8 | 9.93 | R-1-5 | 58 |
| 9 | 12.05 | R-1-5 | 76 |
| 10 | 10.09 | R-1-5 | 58 |
| 11 | 11.18 | R-3-12 | 144 |
| 12 | 15.92 | R-1-5 | 84 |
| 13 | 12.67 | R-1-7 | 58 |
| 14 | 16.51 | R-1-7 | 70 |
| 15 | 17.82 | R-1-7 | 79 |
| 16 | 2.44 | R-1-5 | 10 |
| TOTAL | 317.56 ac. | | 1246 UNITS |



| Phase | AREA (Acres) | LAND USE | UNITS |
|--------------|-------------------|----------|------------------|
| 1 | 83.72 | MIXED | 264 |
| 2 | 17.03 | R-1-7 | 72 |
| 3 | 11.79 | R-1-5 | 66 |
| 4 | 13.26 | R-1-5 | 80 |
| 5 | 8.96 | R-1-5 | 52 |
| 6 | 6.80 | R-1-5 | 42 |
| 7 | 25.70 | R-1-10 | 69 |
| 8 | 16.11 | R-1-10 | 51 |
| 9 | 23.64 | R-1-10 | 66 |
| 10 | 13.81 | R-3-12 | 27 |
| 11 | 15.13 | R-1-12 | 28 |
| 12 | 20.00 | R-1-12 | 39 |
| 14 | 4.93 | R-3-12 | 39 |
| TOTAL | 202.88 ac. | | 629 UNITS |









20

157
77

80
mary



LEGEND

- 6' Vinyl Privacy Fence with Concrete Column every 20'
- 3' Vinyl 3 Rail Fence with Concrete Column every 15'
- Existing 6' Privacy Fence
- Future 6' Privacy Fence (By Others)



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FINDING THE BEST

JUST GOT EASIER



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with a strong commitment to providing a great home buying experience.

Our great-great-grandfather, Joseph Holmes, was mastering the trade of homebuilding.

Over the years, we carry the cumulative knowledge and experience that has been passed from generation to generation. We have overlaid our own most innovative construction techniques.

We build more than just a home for you. We build trust, security and enduring

value. We give you more home, and a better value.





BACK ELEVATION



SIDE ELEVATION - 1



FRONT ELEVATION



SIDE ELEVATION - 2



BACK ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



FRONT ELEVATION

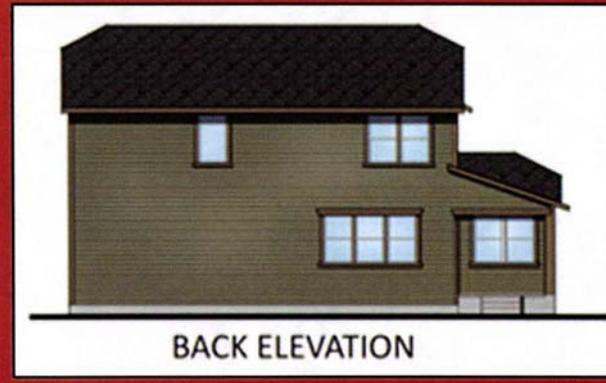


BACK ELEVATION

TERRACE HILL
SINGLE FAMILY HOME- PLAN 1



FRONT ELEVATION



BACK ELEVATION

TERRACE HILL
SINGLE FAMILY HOME- PLAN 2



FRONT ELEVATION



FRONT ELEVATION



BACK ELEVATION



BACK ELEVATION

TERRACE HILL
SINGLE FAMILY HOME- PLAN 3

TERRACE HILL
SINGLE FAMILY HOME- PLAN 4