



HORIZON



What housing types resonate with you?

Successful Neighborhoods have a mix of housing types to serve families in all stages of life.

Green dot: I like this option
Red dot: I don't like this option



TRADITIONAL SINGLE FAMILY



COTTAGE SINGLE FAMILY



LUXURY TOWNHOMES



URBAN TOWNHOMES & APARTMENTS



← HIGH PRICED

HOUSING SPECTRUM

→ MODERATELY PRICED

Symphony Homes

**Horizon Land Plan
Neighborhood Open House**

January 14th 2025
5-7PM

Snow Horse Elementary School
1095 Smith Ln, Kaysville, UT 84037

Community Location

Scan to RSVP:

**Horizon Master Plan
BUILDING TYPOLOGIES**

What housing types resonate with you?
Successful Neighborhoods have a mix of housing types to serve families in all stages of life.

TRADITIONAL SINGLE FAMILY
Large single-family homes with 4-5 bedrooms on large lots

COTTAGE SINGLE FAMILY
Generous single-family homes with 3-4 bedroom moderately sized lots

LUXURY TOWNHOMES
Luxury townhomes that are assembled into a mansion

URBAN TOWNHOMES & APARTMENTS
Moderately priced units that fit into the community

**Horizon Master Plan
PLANNING AREA**

CREATING A PLAN FOR HORIZON
The Symphony team wants to think holistically about the site and how it will respond to what is around it. We want your input.

SINGLE FAMILY RESIDENTIAL

OPEN SPACE

MULTI-FAMILY & ATTACHED

COMMERCIAL

**Horizon Master Plan
NEIGHBORHOOD AMENITIES**

Let us know what you think.

	Support	Oppose
Traditional Single Family	20	7
Cottage Single Family	15	0
Luxury Townhomes	8	10
Urban Townhomes	4	28

Horizon Master Plan
BUILDING TYPOLOGIES

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HOUSING SPECTRUM: HIGH PRICED ← → MODERATELY PRICED

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Symphony Homes

Open House Re-Cap

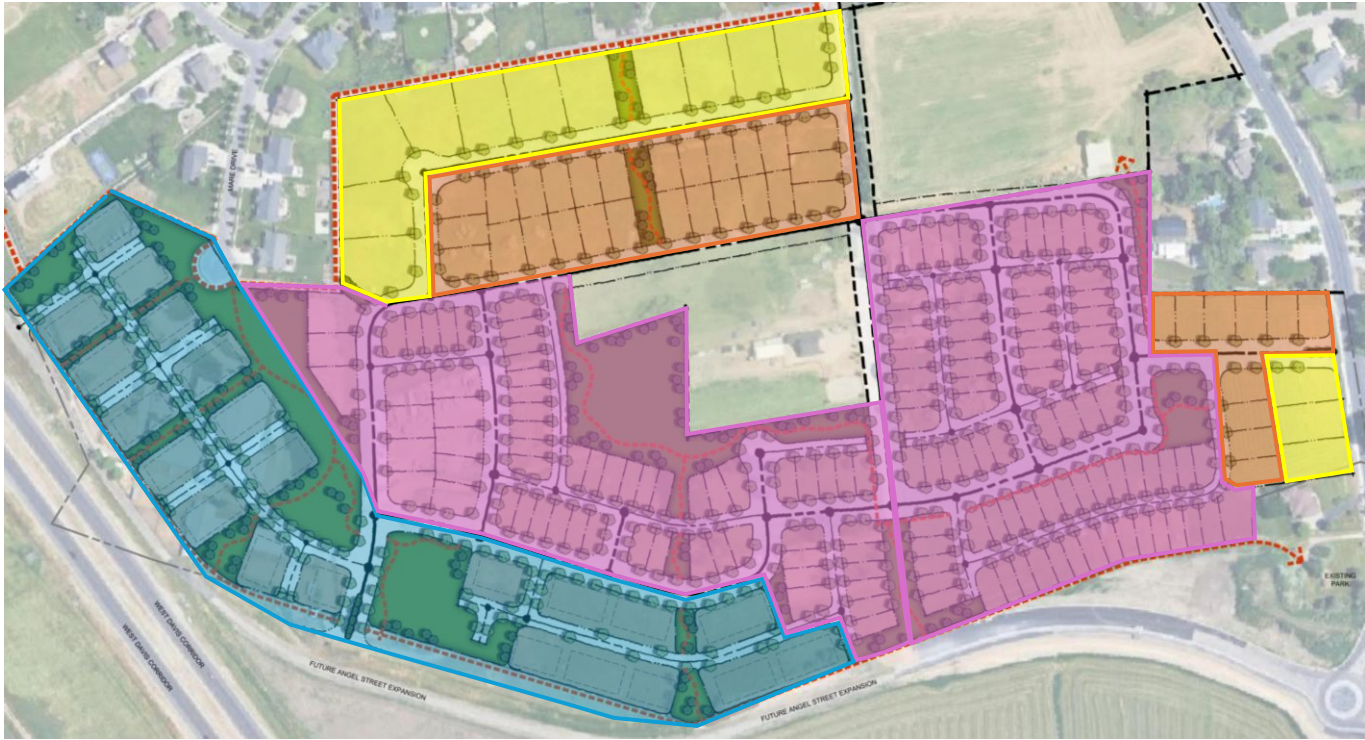
January 8, 2025

- 1) Buffering & Transition
- 2) 550 West & Seabiscuit Relationship
- 3) Passive Open Space & Trail POCs
- 4) Equestrian Center
- 5) High Density vs. Attainable Housing
- 6) Increased Traffic



Original Plan

	EAST	WEST	TOTAL
Original Plan (2025)	99	197	297



RM Townhomes



RM Rearload Single Family



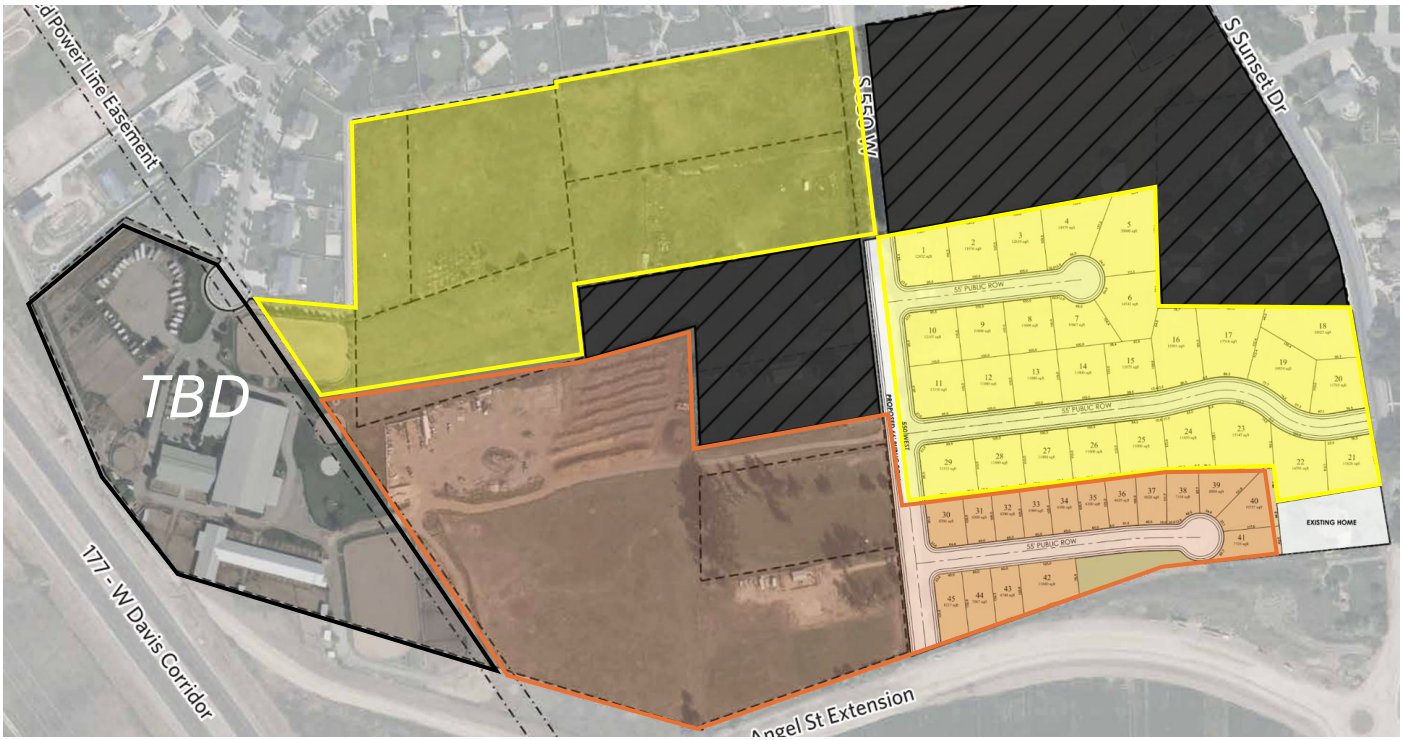
R-1-6 Traditional Single Family



R-1-10 Traditional Single Family

Go Forward Plan

	EAST	WEST	TOTAL
Original Plan (2025)	99	197	297
Current Plan (2026)	45	Est. 120	Est. 165



RM Townhomes



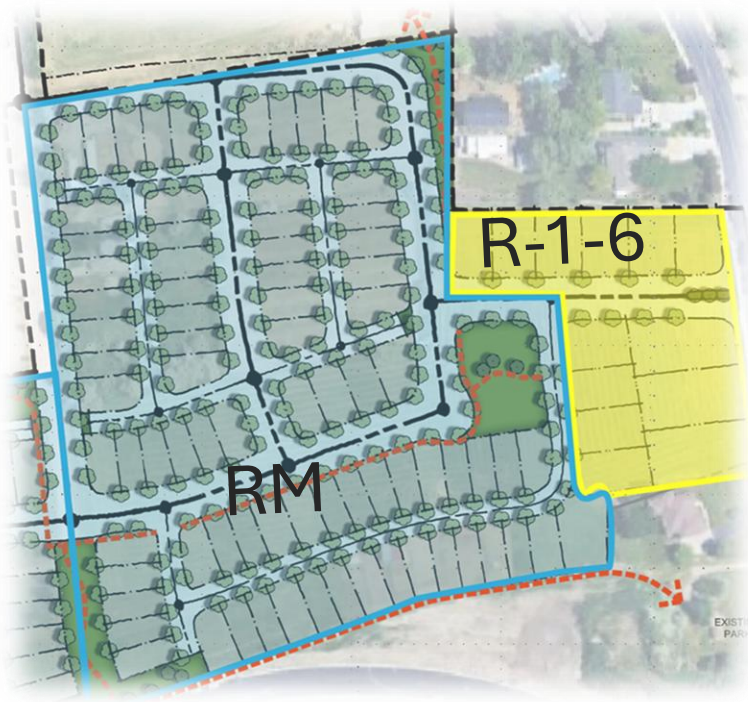
RM Rearload Single Family



R-1-6 Traditional Single Family



R-1-10 Traditional Single Family



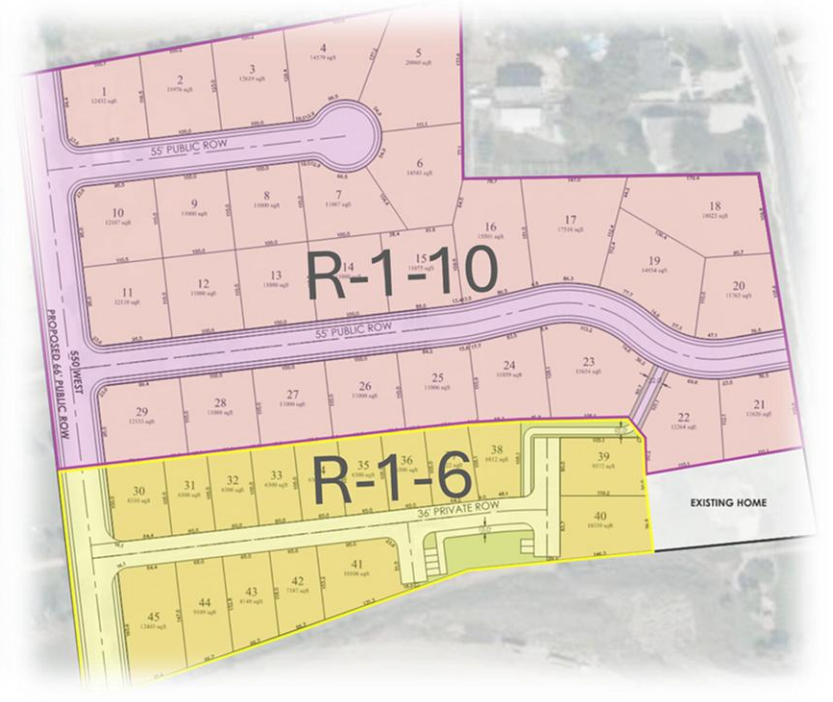
May 2025 Proposal

Total Acreage	15.7 ac
Proposed Zoning	RM & R-1-6
Traditional Single Family	13 units
Rearload Single Family	86 units
Total Units	99 units
Overall Density	6.7 u/a



Jan 2026 Proposal

Total Acreage	15.7 ac
Proposed Zoning	R-1-6
Traditional Single Family	46 units
Rearload Single Family	0 units
Total Units	46 units
Overall Density	2.9 u/a



Feb 2026 Proposal

Total Acreage	15.7 ac
Proposed Zoning	R-1-6 PRUD & R-1-10
Traditional Single Family	45 units
Rearload Single Family	0 units
Total Units	45 units
Overall Density	2.8 u/a

15.7 ACRES

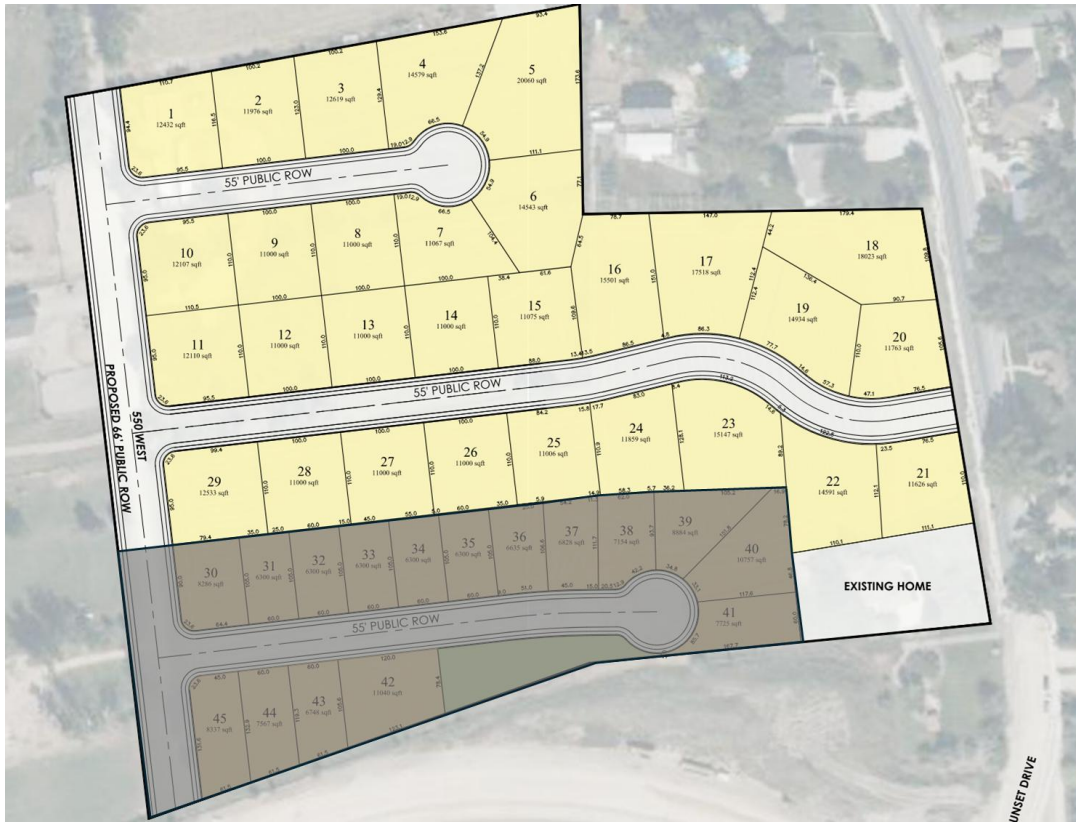
45 DETACHED HOMES

0 ATTACHED HOMES

2.8 UNIT/ACRE

10,995 AVG LOT SQFT





R-1-10

Acreage 11.7 ac
 R-1-10 Max Density 3.3 u/a
 Proposed Density 2.5 u/a

SETBACKS

Front Setback 20 ft
 Rear Setback 15 ft
 Interior Side Setback 6/8 ft
 Street Side Setback 15 ft

LOT TYPICAL

Minimum Lot Size 10,000 sq ft
 Average Lot Size 12,881 sq ft
 Minimum Lot Frontage 80 ft
 Average Lot Frontage 100 ft





R-1-6

Acreage 4.0 ac
 R-1-6 Max Density 5.4 u/a
 Proposed Density 4.0 u/a

SETBACKS

Front Setback 20 ft
 Rear Setback 15 ft
 Interior Side Setback 5/5 ft
 Street Side Setback 15 ft

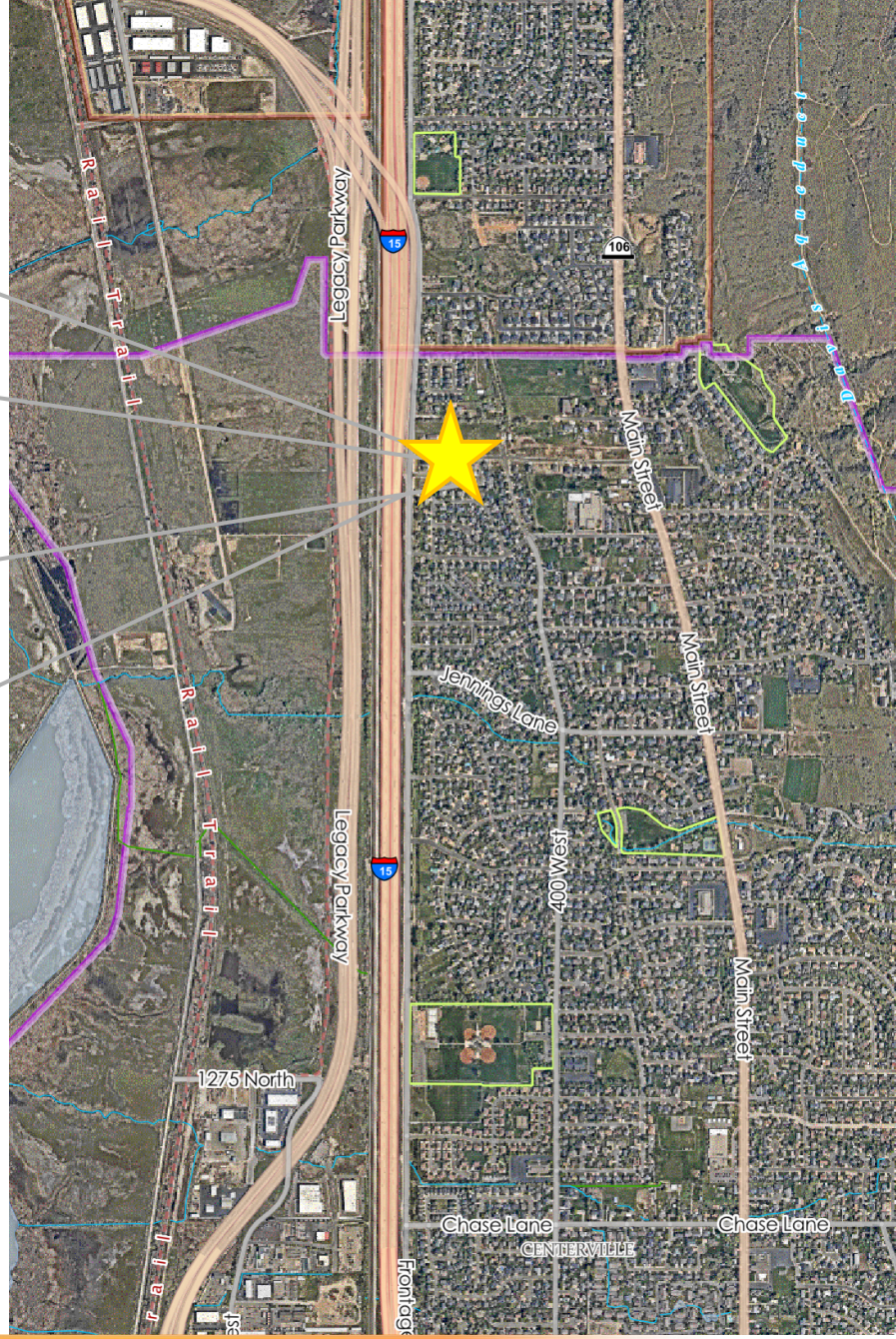
LOT TYPICAL

Minimum Lot Size 6,000 sq ft
 Average Lot Size 7,578 sq ft
 Minimum Lot Frontage 50 ft
 Average Lot Frontage 60+ ft



Summerhill Lane

2145 N. Main Street Centerville, UT



Lot 108



Lot 158



Lot 147

Summerhill Lane

2145 N. Main Street Centerville, UT

6,000 TYPICAL LOT SIZE (SF)

58 TYPICAL LOT WIDTH (FT)

105 TYPICAL LOT DEPTH (FT)



Lot 157

Lot Size 6,132 sf
Lot Width 55.0 ft

Lot 156

Lot Size 6,323 sf
Lot Width 60.5 ft

Lot 155 (c)

Lot Size 8,944 sf
Lot Width 60.0 ft



Lot 108

Lot Size 5,847 sf
Lot Width 58.5 ft



Lot 153

Lot Size 6,055 sf
Lot Width 62.0 ft



Lot 158 (c)

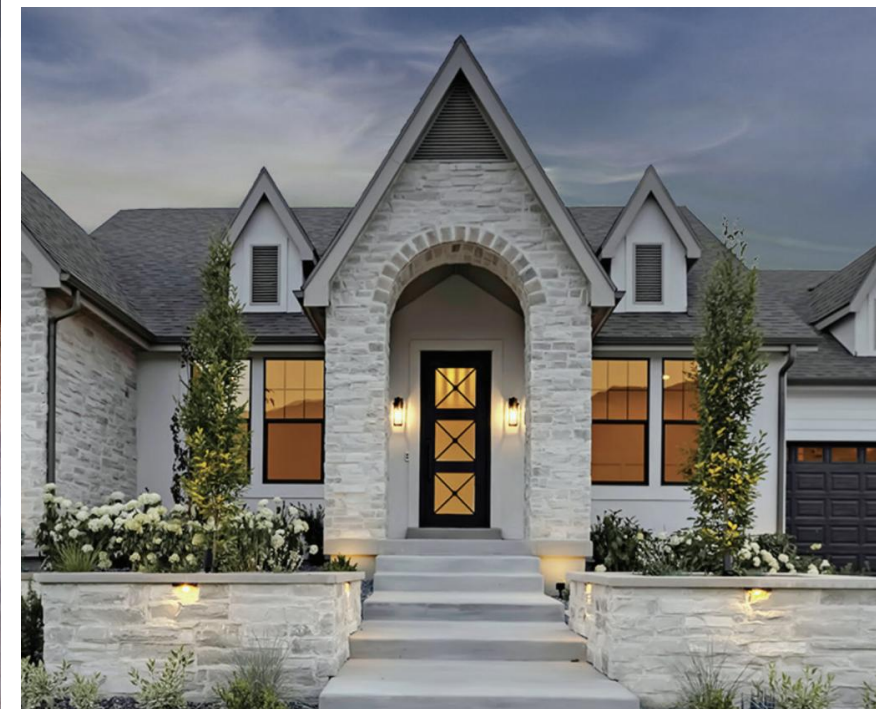
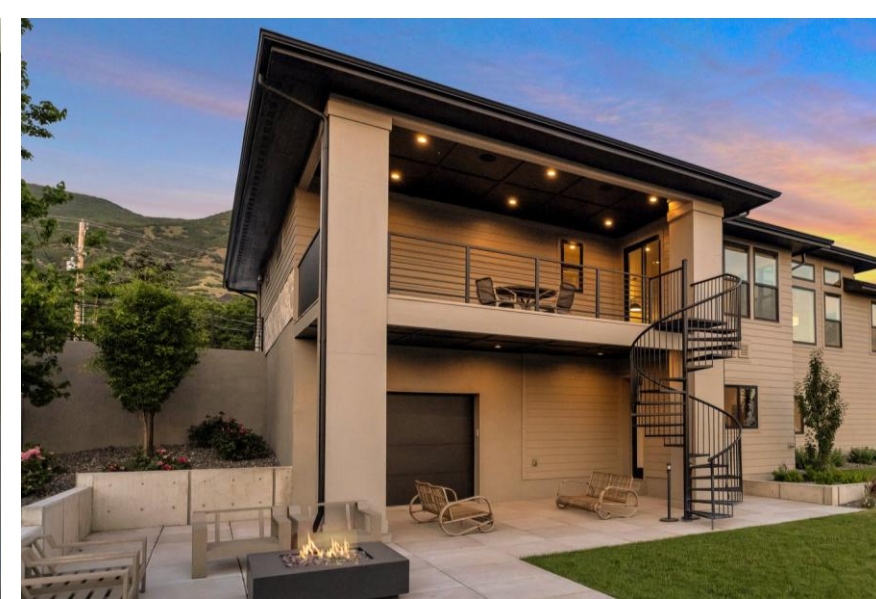
Lot Size 8,621 sf
Lot Width 64.5 ft



Lot 147

Lot Size 6,431 sf
Lot Width 60.0 ft

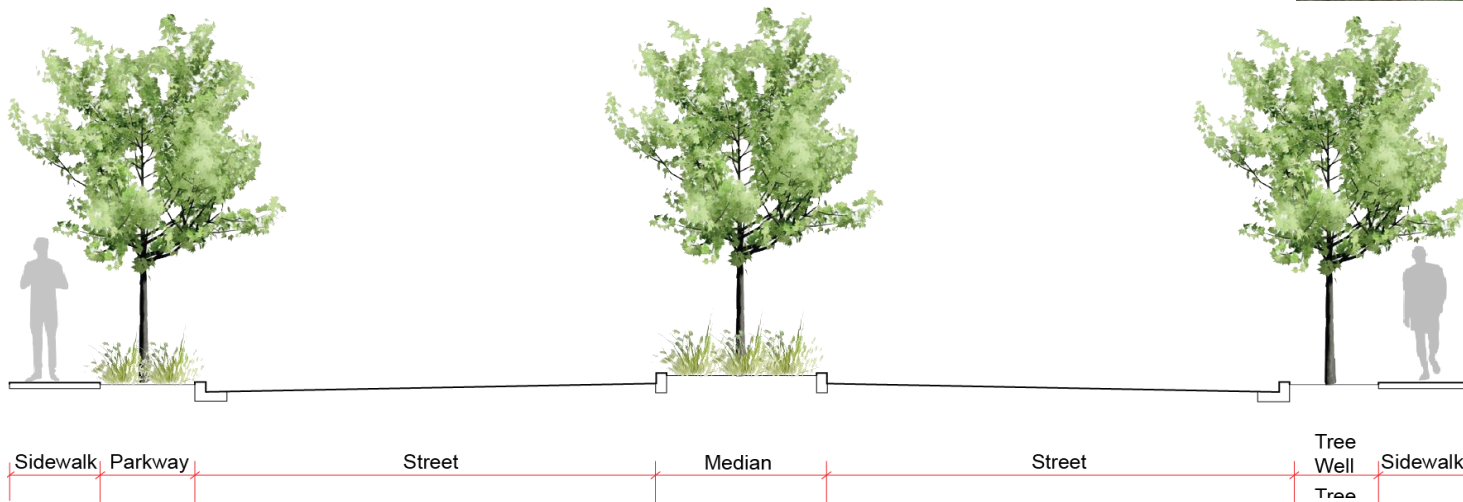








Entry Monument



Enhanced Landscaped Median

Requested Zone

R-1-10 & R-1-6

Total Acreage

15.7 ac

Traditional Single Family

45 lots

Overall Density

2.8 u/a



MODIFICATIONS

LAND USE

11.7 acres converted to R-1-10

PRIVATE ROADS

Removed private roads per Planning Commission

SETBACKS

Increased side setback from 5'5" to 6'8" on R-1-10

BUILDING HEIGHT

Removed from proposal

TRAFFIC IMPACT STUDY

New report updated with recent crash data, no new findings

SUNSET DR ACCESS

Intersection moved south bettering site distances

ANGEL ST ACCESS

Refer to staff report on possible Emanate Domain