



# WESTFIELDS CENTRAL

NEW NEIGHBORHOOD PLAN



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Traditional Neighborhood Development Overlay Zone:

- Accommodate the development of traditional neighborhoods through the creation of “New Neighborhood Plans.”
- A framework zone
- No entitlement until adoption of a New Neighborhood Plan and Development Agreement
  - Adopted by City Council on recommendation from Planning Commission
  - New Neighborhood Plan governs all development within the TND



# PLAN REQUIREMENTS

## New Neighborhood Plans - Must Include

Transect zone descriptions;

A regulating plan consisting of one or more maps showing and regulating at least the following, in compliance with the standards described in this Article:

Transect zones,

Civic zones,

Thoroughfare network,

Special Requirements, if any, and

Calculation of permitted density.

Standards for each lot type, including at least:

Type description,

Lot dimension,

Dimensional standards keyed to graphic diagram,

Height, and

Form-based graphic diagram.

A table of permitted lot types within each Transect Zone

One set of preliminary site plans for each Transect Zone.



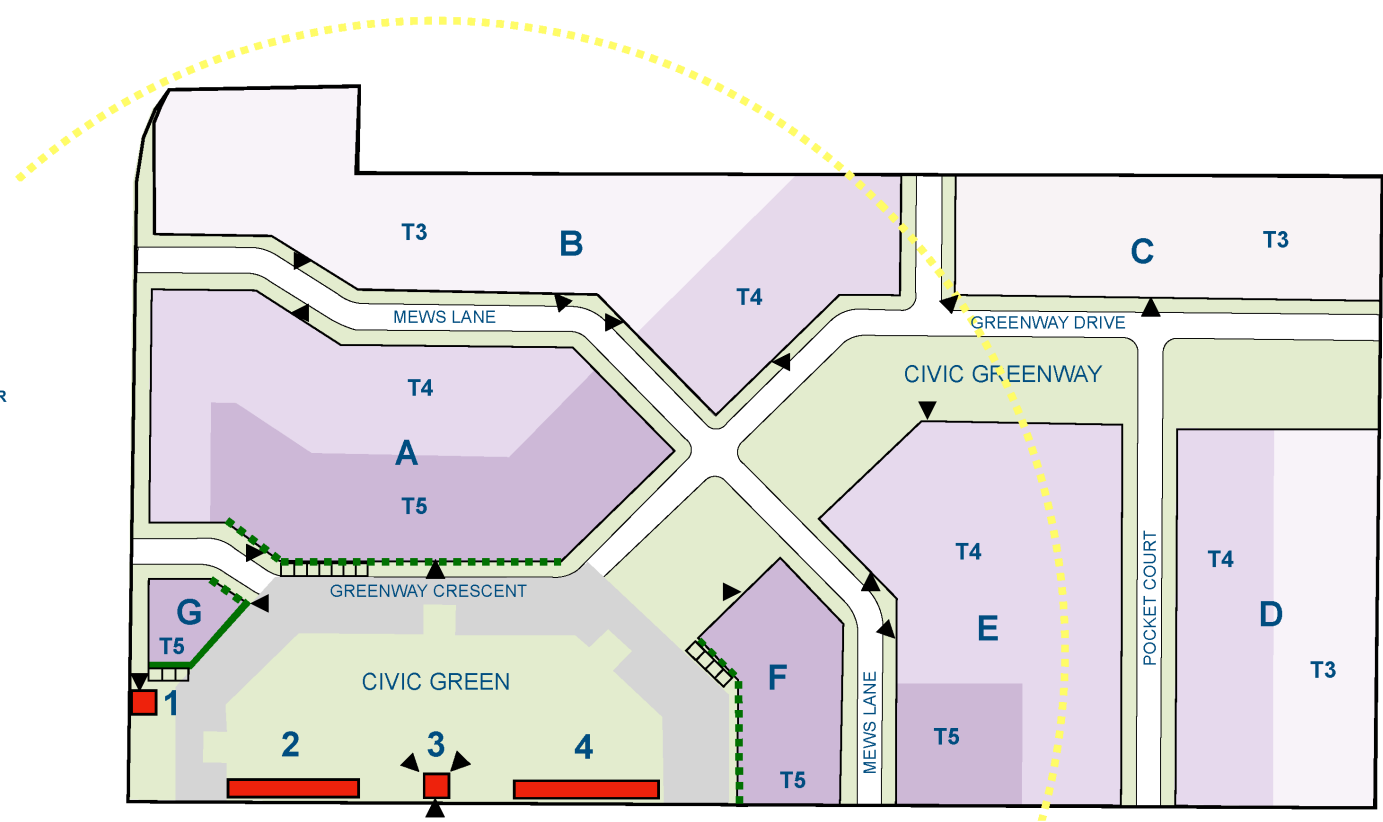
# TND OVERLAY ZONE

## New Neighborhood Plans - May Include

- Thoroughfare standards,
- Civic space standards,
- Storm water management standards,
- Architectural standards, or
- Landscape standards.

**TRANSECT ZONES & BUILDING TYPES KEY  
(SEE SPECIFIC BUILDING TYPES FOR STANDARDS)**

T3	H	H - HOUSE / ADU	
	C	C - COTTAGE / ADU	
	PH	PH - PAIR HOUSE / ADU	
	T	T - TOWNHOUSE / ADU	
	PC	PC - POCKET / COTTAGE COURT	
	TH-PU	TH-PU - TOWNHOUSE PARK-UNDER	
	3THE	3THE - 3-TOWNHOUSE ESTATE	
	SF	SF - STACKED FLAT	
	LH	LH - LOFT HOUSE	
	MH	MH - MEWS HOUSE	
T4	AH	AH - APARTMENT HOUSE	
	AB	AB - APARTMENT BUILDING MXB -	
	MXB	MXB - MIXED-USE BUILDING	
	CV	CV - ART / EDUCATION BUILDING	
	T5		



This plan shows the location of private property, public tracts, surface infrastructure, as well as the conceptual design of parks, other neighborhood amenities, and the ideal build-out of the site. This is used as the basis for the Regulating Plan.

Disclaimer: The information in this entire document is conceptual and subject to change. All information was compiled from unverified sources at various times and as reference information. All scale and dimensional information, charts, diagrams, and narrative descriptions are for graphic presentation only, are not legal representations, and are not intended for construction. All referenced parties assume no liability for its accuracy or state of completion, or for any decisions (requiring accuracy) which the user may make based on this information.

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- NOTES:**
- All Building Types shall provide parking from rear alleys screened from frontages on lots, and on-street parking along frontages.
  - Each Block shall include a minimum of three (3) building types with the exception of G (1), F (2). Each block shall have a 20% minimum of each unit type.
  - A minimum of nine (9) building types shall be used for the entire project.
  - The maximum density for the Westfields Central Regulating Plan is 11du/gross acre.

**TRANSECT ZONES**

T5	T5 - NEIGHBORHOOD CENTER
T4	T4 - NEIGHBORHOOD GENERAL
T3	T3 - NEIGHBORHOOD EDGE
T2	T2 - RURAL
T1	T1 - NATURAL

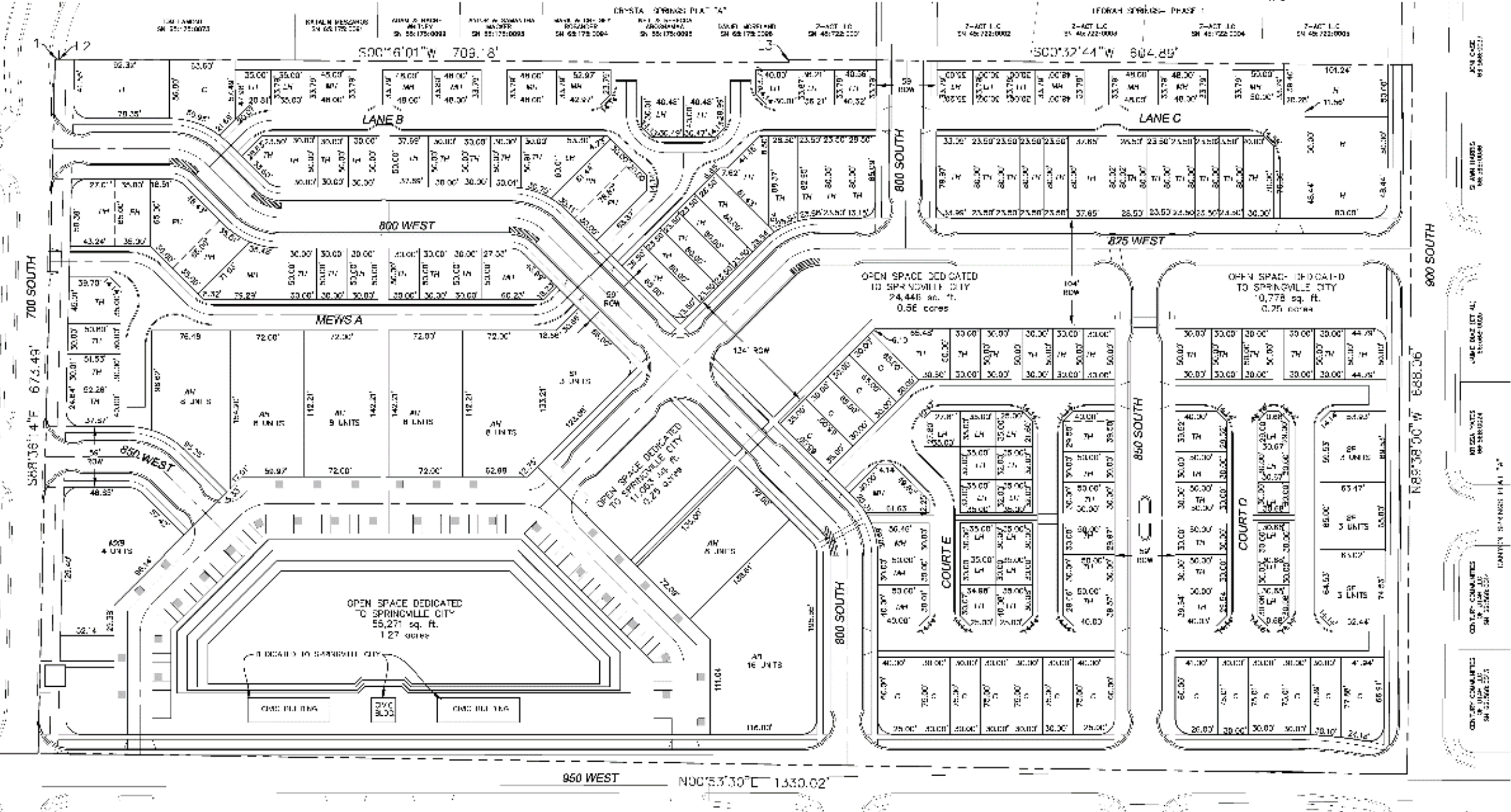
**CIVIC SPACE RESERVES**

[Red Box]	CIVIC BUILDING
[Light Green Box]	CIVIC SPACE
[Grey Box]	CIVIC PARKING
[Dark Grey Box]	SPECIAL DISTRICT

**REQUIREMENTS & DETAILS**

[Green Line]	REQUIRED SHOPFRONT
[Black Dashed Line]	REQUIRED GALLERY
[Dotted Green Line]	RECOMMENDED SHOPFRONT
[Black Triangle]	TERMINATED VISTA
[Yellow Dashed Circle]	PEDESTRIAN SHED - 5 MINUTE WALK RADIUS

VICINITY MAP



BOARD OF ENGINEERS OF MISSOURI REGISTERED PROFESSIONAL ENGINEERS

DATE OF CONSTRUCTION: 08/20/2021  
DATE OF REVISION: 08/20/2021  
SCALE: 1" = 120'  
PROJECT: WESTFIELD CENTRAL SUBDIVISION

**WESTFIELDS CENTRAL**  
A RESIDENTIAL SUBDIVISION

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**ENGINEERING**  
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SCALE: 1" = 120'