



TO: Planning Commission Members

FROM: Josh Yost

RE: Westfields Central New Neighborhood Plan

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**Petitioner:** David Simpson

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### **Summary of Issues**

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Does the proposed new neighborhood plan comply with the intent of the Westfields Community Plan?

Does the proposed new neighborhood plan include the required elements as stated in 11-5-804 (2)?

### **Background**

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Springville City has been collaborating with David Simpson for over a year and a half to create a plan and code to enable the development of a traditional neighborhood project called Westfields Central, on 20 vacant acres adjacent to Meadow Brook Elementary School at 700 S and 950 West. The Traditional Neighborhood Development Zone code, if adopted by the City Council, establishes a framework for the creation of individual new neighborhood plans for areas where traditional neighborhood development is desired, such as the proposed Westfields Central New Neighborhood Plan.

### **Analysis**

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The new neighborhood plan adheres to the intent of the Westfields Community Plan as articulated by the plan's vision statements.

- A gateway to Springville
- A transportation network
- Quality development
- A village made up of neighborhoods
- Preserved Open Space
- A Community Core
- Conservation of Resources
- Walkable Community

The proposed plan completes the gaps in the local street grid and trail network in the neighborhood by continuing the fine grain grid of local streets and providing pedestrian connections to the surrounding neighborhood. Quality development will be ensured by a design process proffered by the development agreement that will include multiple reviewing parties and adhere to the general design standards codified in the new neighborhood plan. The plan completes the neighborhood and fits into its surroundings, yet provides additional housing types, public spaces, and commercial amenities. A village green and neighborhood greenway provide significant open space and create the civic character that is somewhat missing in this central core area of the Westfields Community. Lastly, all of these characteristics come together to create a walkable community, not just a neighborhood in which it is possible to walk, but a neighborhood where walking is the favored form of transportation. Streets are designed for a 15 mph speed limit, bulbouts, reduced curve radii, and lane loaded garages all elevate the pedestrian experience. Truly, the neighborhood addresses Jeff Speck's four elements to make a place more walkable by providing a reason to walk, a safe walk, a comfortable walk, and an interesting walk.

The new neighborhood plan contains each element required by the TND overlay zone.

- (a) Transect zone descriptions;
- (b) 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:
  - (i) Transect zones,
  - (ii) Civic zones,
  - (iii) Thoroughfare network,
  - (iv) Special Requirements, if any, and
  - (v) Calculation of permitted density.
- (c) Standards for each lot type, including at least:
  - (i) Type description,
  - (ii) Lot dimension,
  - (iii) Dimensional standards keyed to graphic diagram,
  - (iv) Height, and
  - (v) Form-based graphic diagram.
- (d) A table of permitted lot types within each Transect Zone
- (e) One set of preliminary site plans for each Transect Zone.

The plan also contains architectural standards, illustrative plans, and thoroughfare standards.

Approximately 205 units are accommodated in the new neighborhood plan within 20 acres. 3.9 acres of parks and public space will be dedicated to the city, yielding 19 percent open space for the project.

### **Staff Recommendation**

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Staff finds that the Westfields Central New Neighborhood Plan complies with the intent of the Westfields Community Plan and contains the elements required by 11-5-804 (2).

## **Recommended Motion**

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Move to recommend approval of the Westfields Central New Neighborhood Plan.