



# PLANNING COMMISSION

NOVEMBER 30, 2021



# WESTFIELDS CENTRAL NNP AMENDMENTS

- Removed 24 apartment units
- Total changed from 218 to 194.
- Area dedicated as park is now more than five acres
- Main park now four acres



# WESTFIELDS CENTRAL NNP AMENDMENTS

- Adjusted building type mix percentages.
- Each block shall include a minimum of three (3) building types with the exception of G (1).
- Each block shall have either a minimum of 18% of each building type for three building types, or a minimum of 15% of each building type for four buildings types.



# WESTFIELDS CENTRAL NNP AMENDMENTS

List of permitted uses for the commercial space, in coordination with residents

- Animal Grooming
- Laboratory (Medical or Dental)
- Office-General Business
- Office-Health Care Provider
- Personal Services
- Studio-Art, Dance, Music, Drama
- Antique or Collectable Shop
- General Retail Store
- Home Improvement & Garden Store (Completely indoors with no outdoor storage)
- Home Improvement & Garden Store (With outdoor display and storage)
- Print Shop
- Preschool, commercial
- Fast Food Establishment
- Restaurant/cafe
- Batting Cages
- Bowling Alley
- Dance Hall
- Recreational Facility-indoor
- Theater



# WESTFIELDS CENTRAL NNP AMENDMENTS

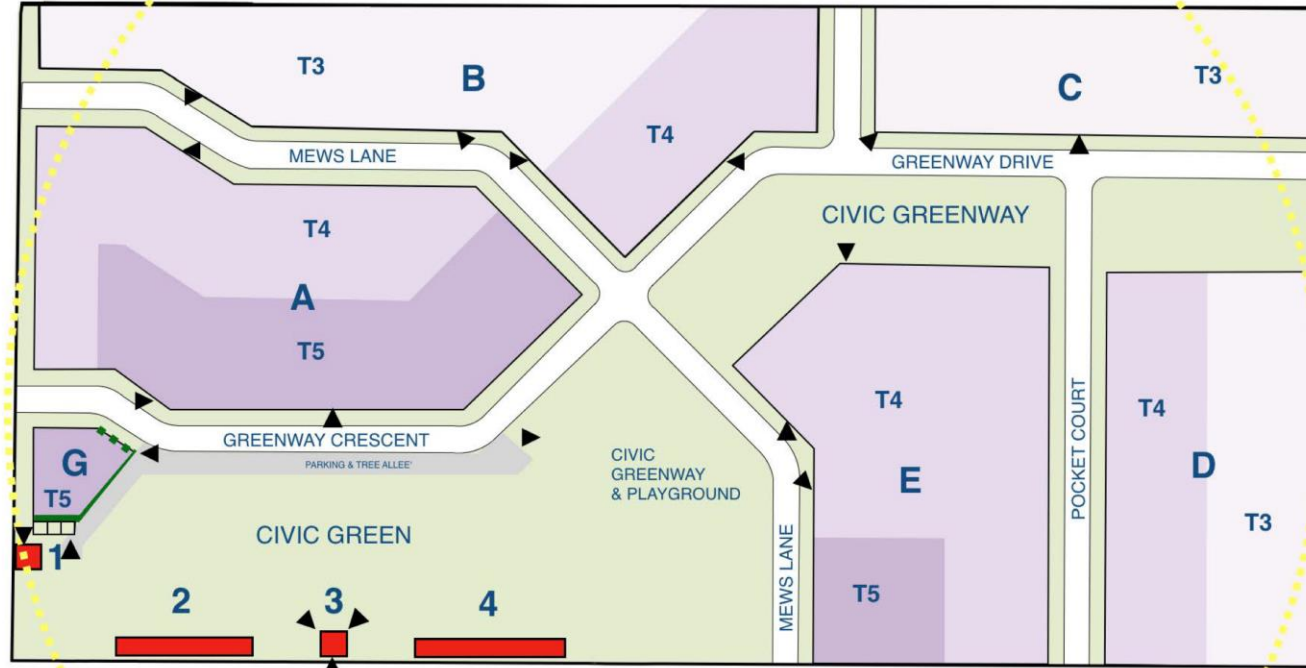
- Some non-traditional example images have been removed
- Enhanced preliminary site plans have been added

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

T3 T4 T5	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
	AH	AH - APARTMENT HOUSE
	AB	AB - APARTMENT BUILDING MXB -
	MXB	MIXED-USE BUILDING
	CV	CV - ART / EDUCATION BUILDING

**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).
- Each block shall have either a minimum of 18% of each building type for three building types, or a minimum of 15% of each building type for four buildings types.
- A minimum of nine (9) building types shall be used for the entire project.
- All thoroughfares and each civic space shall be defined by walks and continuous perimeter shade trees.
- The maximum density for the Westfields Central Regulating Plan is 11du/gross acre.



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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**TRANSECT ZONES**

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

**CIVIC SPACE RESERVES**

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

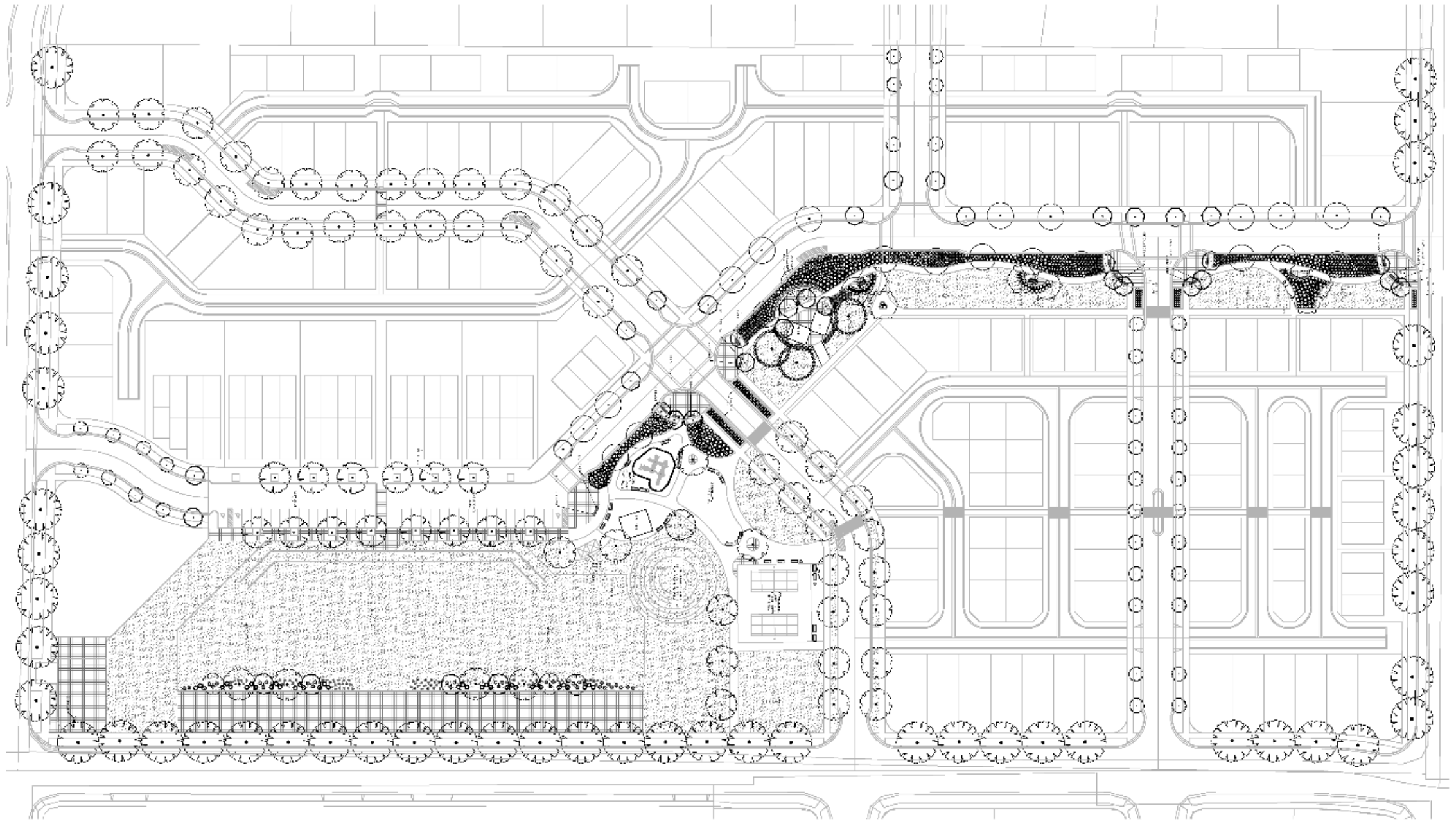
**REQUIREMENTS & DETAILS**

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

**UNIT MIX BY BLOCK**

Block	AB	AH	MH	LH	SF	TH	3THE	PC	THPU	PH	C	H	MXB	Block Total
A		5	2		1		10			4				22
B			5	9		9			9	2	1	1		36
C			4	3		10						1	4	22
D				6	3		6		6		6			27
E				4	13			6	6	11				40
G													1	1
Lot Totals	0	5	15	31	4	19	22	0	21	6	19	5	1	147

**WESTFIELDS CENTRAL REGULATING PLAN**



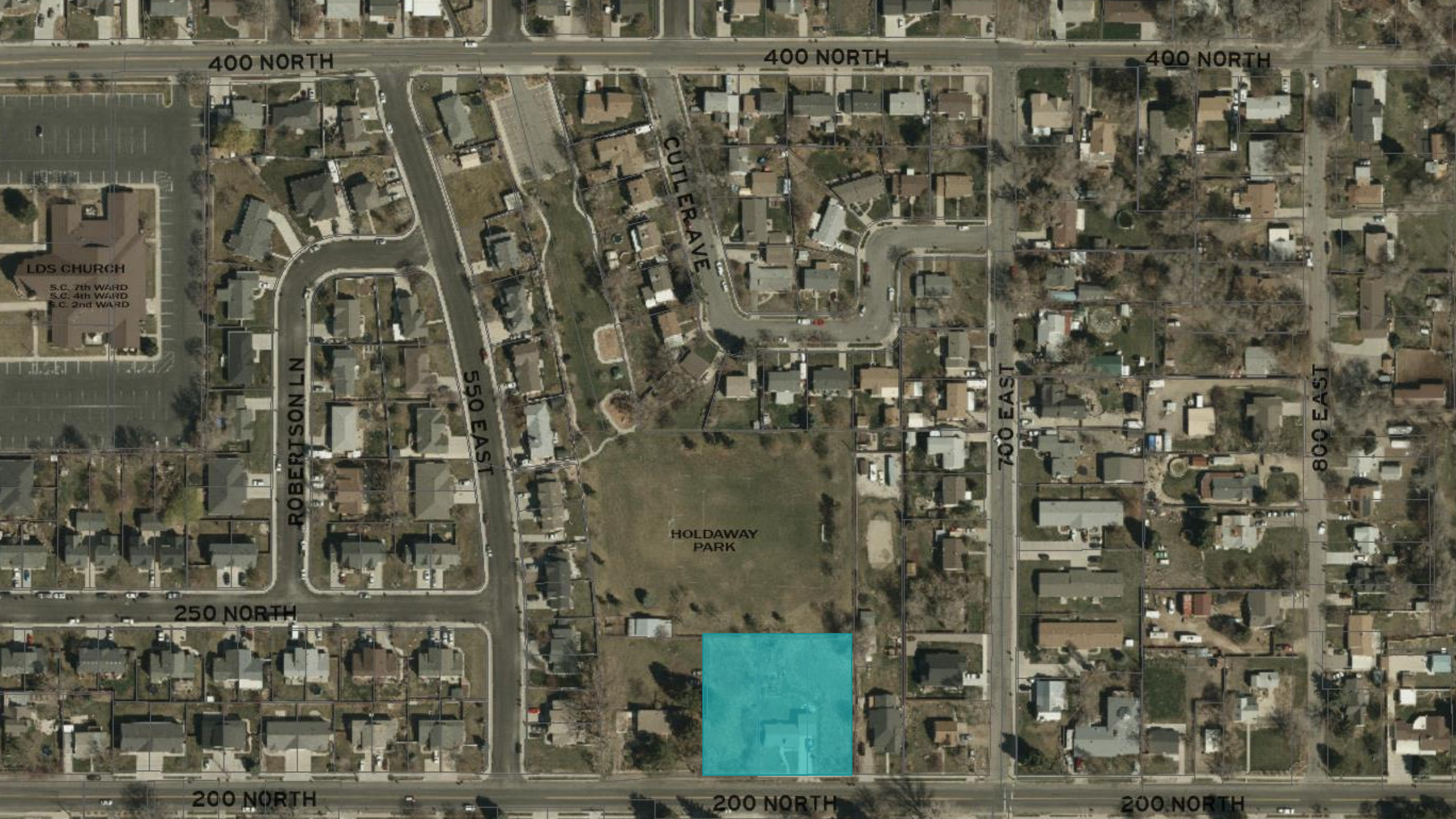






# WESTFIELDS CENTRAL DA AMENDMENTS

- Changes to costs associated with park development and value of land dedication.



400 NORTH

400 NORTH

400 NORTH

LDS CHURCH  
S.C. 7th WARD  
S.C. 4th WARD  
S.C. 2nd WARD

ROBERTSON LN

CUTLER AVE

550 EAST

700 EAST

800 EAST

HOLDAWAY PARK

250 NORTH

200 NORTH

200 NORTH

200 NORTH



# HOLDAWAY SOUTH NEW NEIGHBORHOOD PLAN

- Apply Traditional Neighborhood Development Overlay Zone
- Adopt New Neighborhood Plan
- Execute Development Agreement



# HOLDAWAY SOUTH NEW NEIGHBORHOOD PLAN

- .901 acres
- R1-8 Zoning
- 3 lots fit on existing property
- Property size would permit 4 units
- NNP permits 5 single family homes
- Provides access to Holdaway Park at no cost to City.





# HOLDAWAY SOUTH DEVELOPMENT AGREEMENT

Neighborhood Plan. Neighborhood Plan could be revised at anytime.

City Land Use Regulations. All other City land use regulations apply.

Building Designs. All building designs must meet the standards in the Neighborhood Plan. Developer will work with the Community Development Director to make sure that the building designs are in line with the Neighborhood Plan.

Term. Term of the Agreement shall be five years, and additional terms may be agreed to by both parties.

Civic Space. To achieve the increased density under the Neighborhood Plan, Developer agrees to deed the property for and construct all improvements on the access to Holdaway Park. Developer will also construct a parking lot in Holdaway Park, and City will reimburse Developer for the costs of the parking lot.