





CLAIR NIXON TEXT AMENDMENT

On May 19, 2020, the City Council amended Springville City Code to prohibit office/warehouse and other similar uses within 500 feet of an arterial street.

Existing manufacturing use of 965 N. Main Street now nonconforming.

Mr. Nixon desires to construct an addition to accommodate manufacturing use. Nonconforming use cannot be expanded on the lot. 11-3-205(2)

Mr. Nixon has requested an amendment to exempt the location of his building from the prohibition on office/warehouse and other similar uses within 500 feet of an arterial street.



WESTFIELDS NEW NEIGHBORHOOD PLAN

Traditional Neighborhood Development Overlay Zone:

- Accommodate the development of traditional neighborhoods through the creation of “New Neighborhood Plans.”
- A framework zone
- No development entitlement until adoption of a New Neighborhood Plan
 - 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.



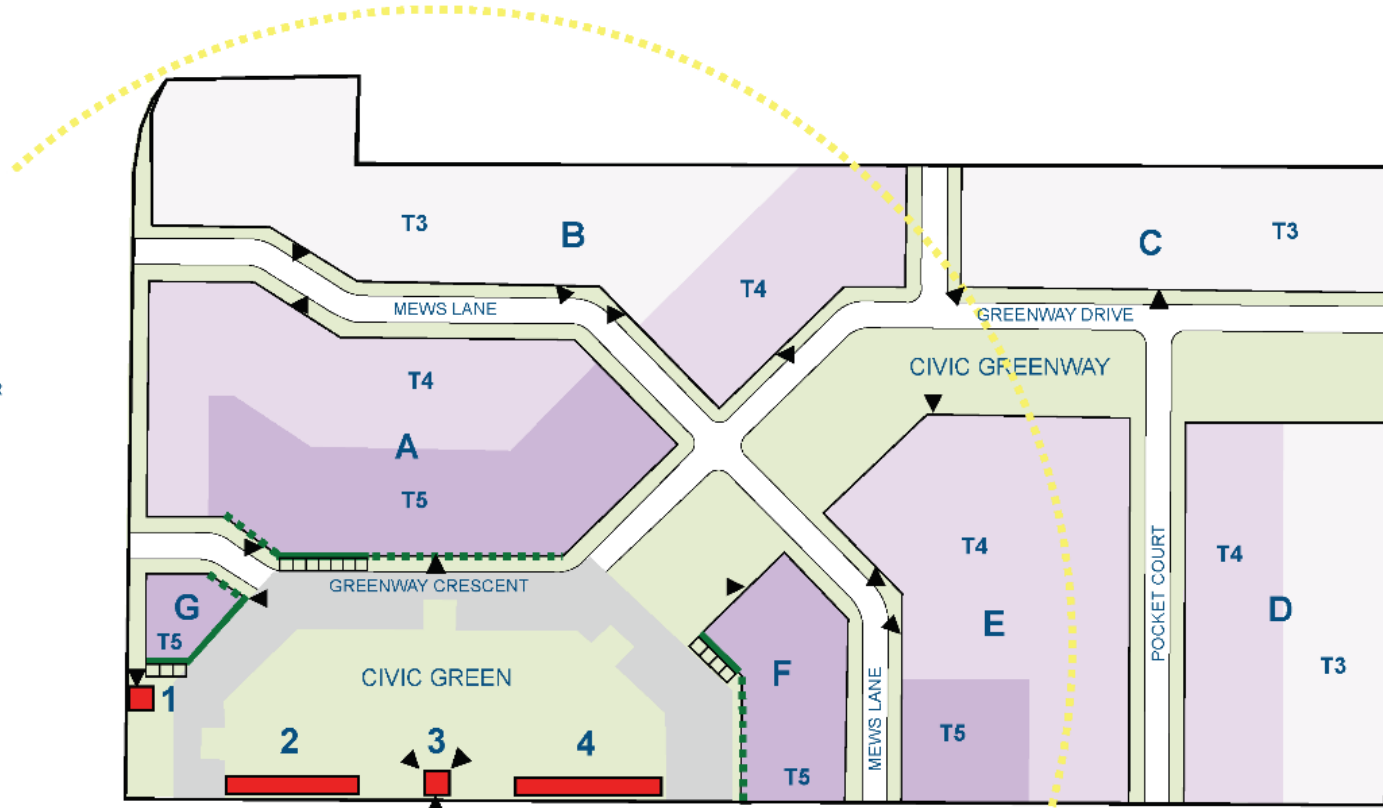
TND OVERLAY ZONE

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	MIXED-USE BUILDING
	CV	CV - ART / EDUCATION BUILDING
T5		



This plan shows the location of private property, public roads, 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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Any use of these documents by the Client, and/or the Client's representatives, shall indemnify and hold harmless the Consultant from all liability, claims, damages, costs and expenses including attorney's fees ("Claims"), incurred by demanded or asserted against the Consultant by third parties as a result of the Consultant's participation in providing services to the Project. As part of said indemnification, the Client shall provide the Consultant, at the sole cost and expense of the Client, with experienced legal counsel to defend against any and all such claims.

- 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.

TRANSECT ZONES

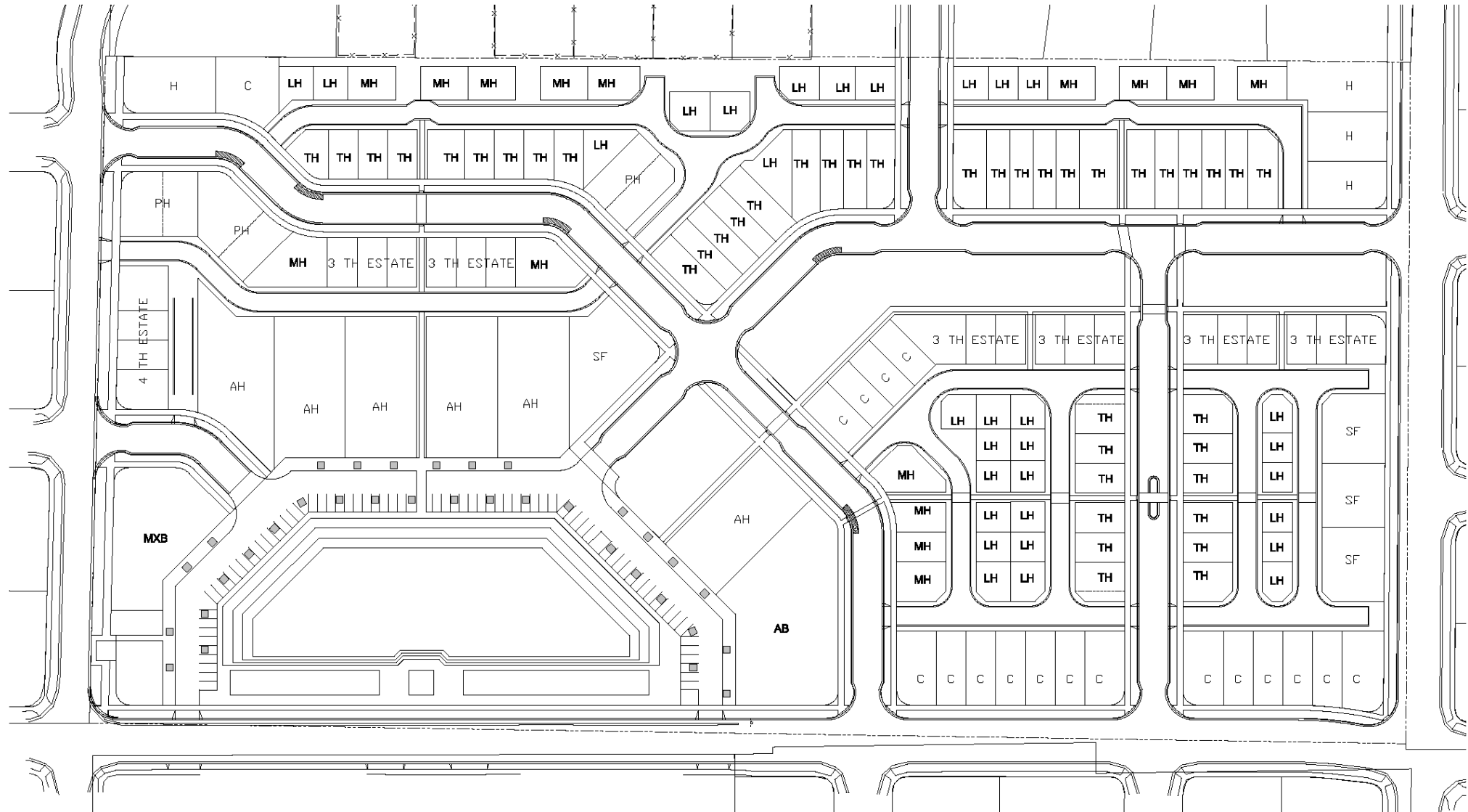
T5	T5 - NEIGHBORHOOD CENTER
T4	T4 - NEIGHBORHOOD GENERAL
T3	T3 - NEIGHBORHOOD EDGE
T2	T2 - RURAL
T1	T1 - NATURAL

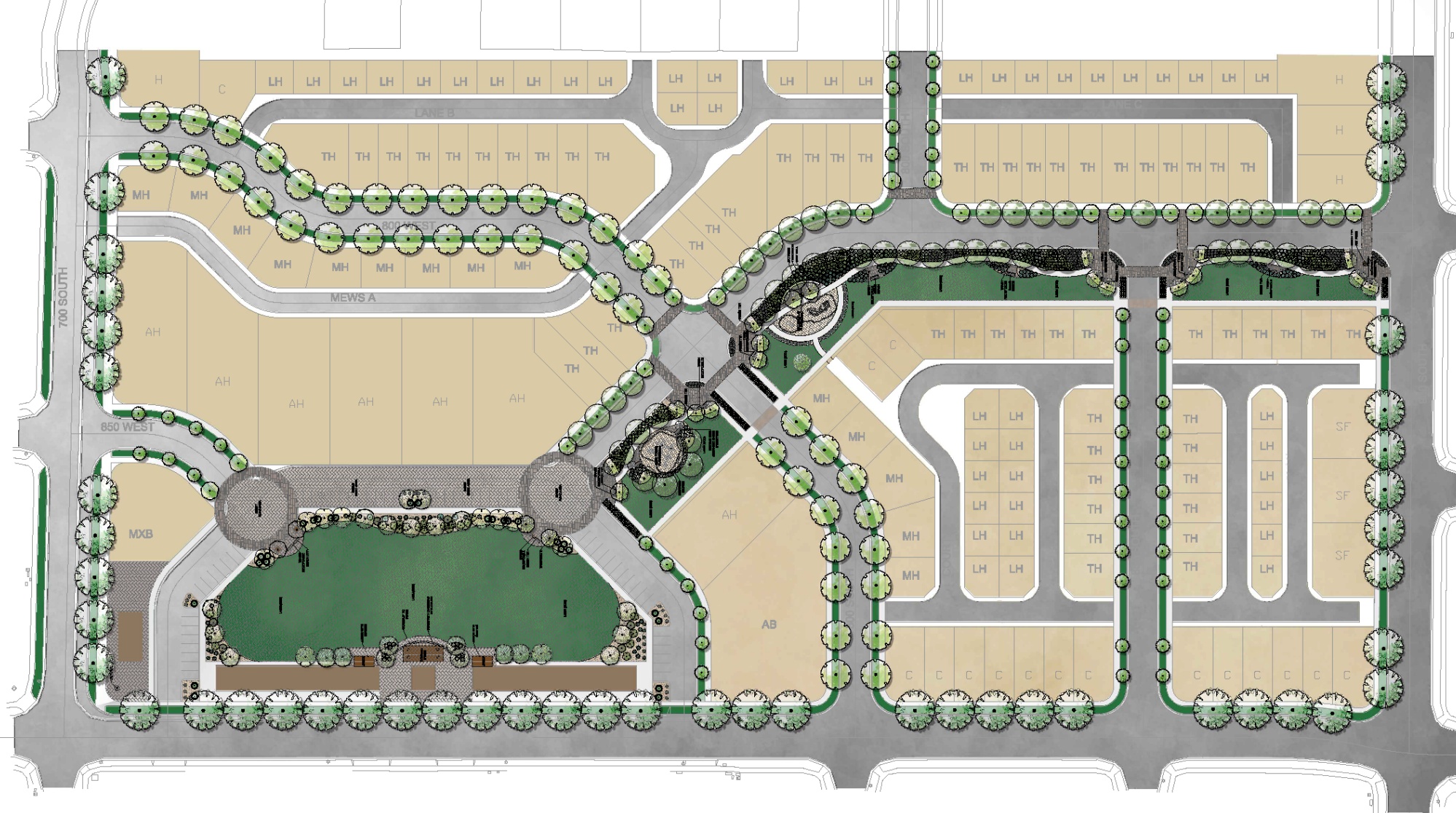
CIVIC SPACE RESERVES





[Red]	CIVIC BUILDING
[Light Green]	CIVIC SPACE
[Grey]	CIVIC PARKING
[Dark Grey]	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





ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STATE	DRAWING RPO																								
8/18/2021	UT21096	 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bs-stakes.com	HARRISON WESTFIELDS CENTRAL SPRINGVILLE, UTAH	LANDMARK REAL ESTATE ATT: DAVID SIMPSON 801-489-3211 WOODSPRINGS2GMAIL.COM	 PKJ DESIGN GROUP Landscape Architecture of Planning & Visualization 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 860-2888 www.pkjdesigngroup.com	 JMA LANDSCAPE PLAN COLOR PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-COLOR	JTA ACP JMA 8/18/2021																								
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