

## **Springmill Trails - Summary of Ordinance Amendments: (Updated 6-28-11)**

As requested the Springmill Trails PUD Ordinance has been redrafted into a default ordinance to the Westfield Zoning Ordinance including the new State Highway 32 Overlay Zone. The following summarizes the substantive changes to the PUD:

### Article 1 – Definitions:

1. Removed numerous definitions as these terms appear in the Zoning Ordinance and now default to those definitions.

### Article 2 –Residential Districts:

2. Added standards for keeping of horses. Horses and other animals can be kept only on parcels greater than 3 acres in area with a maximum of one animal per acre. On these properties barns would be permitted and must be located a minimum of 50’ from the property line.
3. Increased maximum building height for non-residential buildings from 45’ to 50’ in height to better accommodate church buildings.
4. Residential Districts:
  - A. Reducing the overall number of permitted homes by 280 from 2230 to 1950. This accounts for the removal of the 93 acres on the east side of Springmill sold to the City for Grand Park.
  - B. Maintaining a minimum of 21% open space. Open Space includes no portion of the 93 acres sold to the City for Grand Park.
  - C. A minimum 25 acre park was removed from the original proposal. This is a result of the 93 acre property east of Springmill Road incorporated as part of the Grand Park.
  - D. The number of parks, swimming pools and playgrounds has been maintained even with the reduction in the permitted number of homes by 280.
5. Residential District 1 – Residential District 1 is the area formerly made up of Residential Districts 1, 2 and 3 in the Eagletown PUD with the exception of the real estate east of Springmill Road (see attached Eagletown PUD Zoning District Map). Changes include the following:
  - A. Removing vinyl as a permitted building material. Vinyl is permitted currently on 50% of the front elevation of homes.
  - B. Maintaining variety in the minimum lot and home sizes.
  - C. Enhancing the minimum size requirements for two-story homes.
  - D. Maintaining a minimum of 72 homes requiring side load garages.
  - E. Maintaining all current architectural and lot landscaping standards including required number of windows on all elevations of the home.
  - F. Enhancing the open space depth to a minimum of 100’ along Springmill, Eagle Parkway and 186<sup>th</sup> Street to 100’ in areas where homes do not face those streets.
  - G. Permitting a Concession / Mobility Rental Stand, Fire Station and Day Care Center. Previously they were permitted in Residential District 2 (see attached Eagletown Zoning District Map).

6. Residential District 2 – Residential District 2 is the area formerly made up of Residential District 4 and the Single Family Attached District of the Eagletown PUD. Changes include the following:
  - A. Maintaining variety in the minimum lot and home sizes.
  - B. Enhancing the minimum size requirements for two-story homes.
  - C. Adding a new lot type – 45’ front load lot. Lot and setback standards for this lot type are similar to the other 4 lot types.
  - D. Requesting the use of high grade vinyl siding as a building material where masonry is not required. The use of vinyl will be prohibited within 300’ of Eagle Parkway and 186<sup>th</sup> Street. Masonry and natural materials are required in that area exclusively.
  - E. Maintaining and enhancing other architectural and lot landscaping standards including the required number of windows on all elevations of the home and the use of masonry on front elevations.
  - F. Enhancing the open space depth to a minimum of 100’ along Eagle Parkway and 186<sup>th</sup> Street to 100’ in areas where homes do not face those streets.
  - G. Permitting a Concession / Mobility Rental Stand and Assisted Living Facility. Previously they were permitted in Single Family Attached District (see attached Eagletown Zoning District Map).

Article 3 – Commercial District:

7. Adding default to new SR 32 Overlay Zone standards.
8. Enhancing building materials and architecture by use of the SR 32 overlay and default to the materials standards of the Zoning Ordinance.
9. Adding uses identified in Article 7. The list of permitted uses has been reduced from 63 down to 9. The request to permit assembly and manufacturing uses (with the approval of the City Council) has been removed.
10. Reducing the size of the Commercial District and requiring a minimum set back form SR 32 of 350’.

Article 4 – Business Districts:

11. Adding default to new SR 32 Overlay Zone standards for all business districts.
12. Enhancing building materials and architecture by use of the SR 32 overlay and default to the materials standards of the Zoning Ordinance.
13. Adding Movie Theater as a permitted use in the Market Center District (see attached Zoning District Map).
14. Creating Mixed Use District as a combined Garden Office, Multi-family and part of Village marketplace District.
15. Adding standards for multi-family development to the Mixed Use District including:

- A. An increase in the total number of permitted units from 800 to 900.
- B. Maintaining standards for building materials through the use of masonry exceeding the Zoning Ordinance standards.

Article 5 – State Highway 32 Overlay Zone:

- 16. Adding default to newly adopted overlay requirements with exceptions outlined in ordinance including; access, sign placement and minimum building size.

Article 6 – Off Street Loading and Parking

- 17. Defaulting to the Zoning Ordinance.
- 18. Maintaining standards for shared parking.
- 19. Maintaining standards for bicycle parking not included in Zoning Ordinance.

Article 7 – Table of Permitted Uses

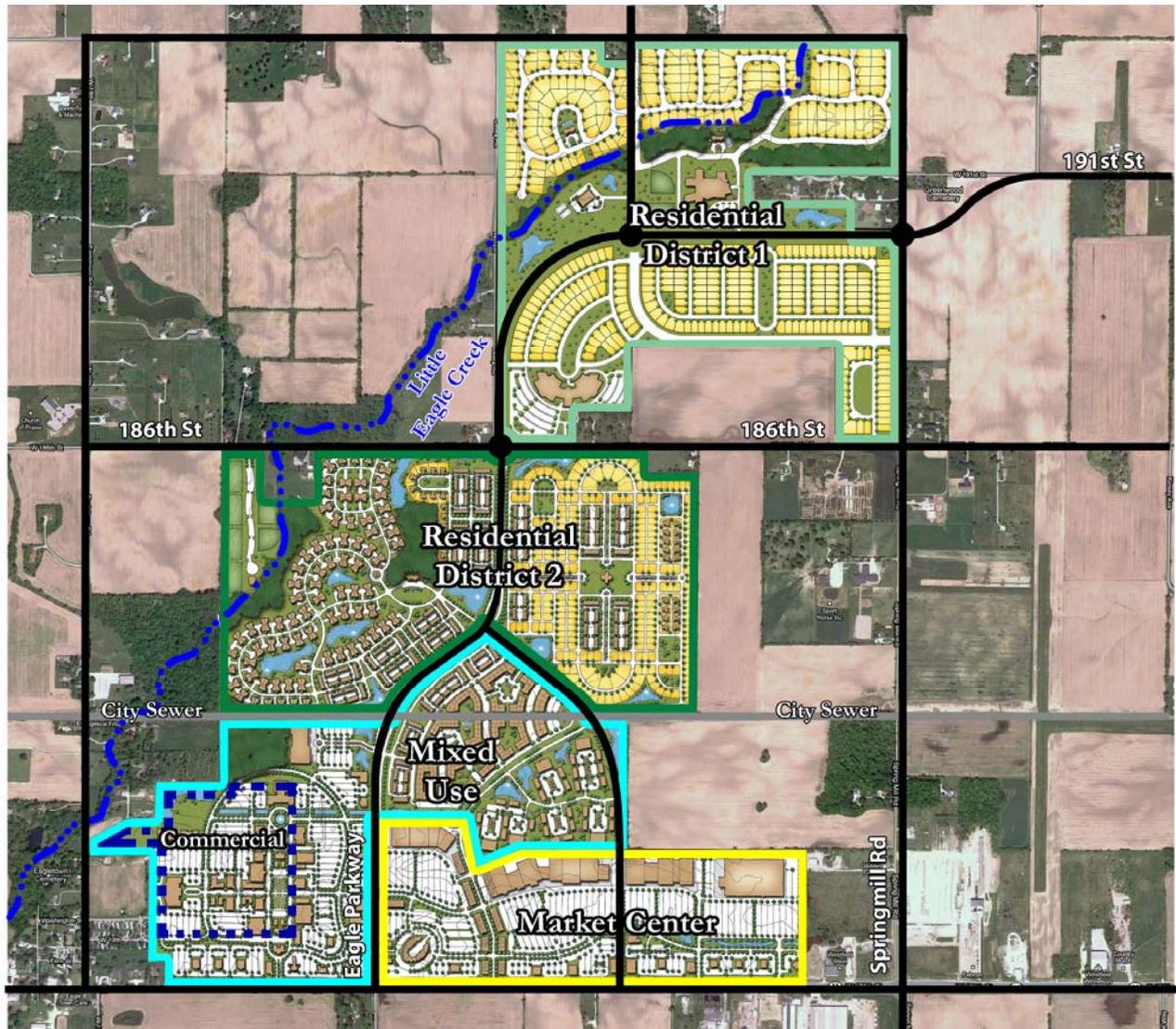
- 20. Note – The Mixed Use District is a combination of the former Garden Office, Multi-family and a portion of the Market Center District.
- 21. Removing all Assembly and manufacturing uses from the Commercial District.

Article 8 – Landscaping Standards

- 22. Defaulting to the Zoning Ordinance.
- 23. Defaulting to new SR 32 Overlay standards.
- 24. Maintained superior on site landscaping in the residential areas due to lot landscaping requirements.

Article 9 – Sign Standards

- 25. Defaulting to the Zoning Ordinance.
- 26. Maintaining provisions of the current PUD requiring uniformity in center signs along and elimination of individual ground sign along SR 32.



Springmill Trails PUD – Zoning District Map

Eagletown PUD - Exhibit B

