

## Normal Neighborhood Plan Brief Summary

The Normal Neighborhood Plan District is situated between East Main Street to the north and the railroad tracks to the south, Clay Street to the east and the Ashland Middle School to the west. Currently, the 94 acre area has a mix of Comprehensive Plan designations including about 50% single family residential (minimum 4.5 units per acre) and 50% suburban residential (minimum 7.2 units per acre), and is presently outside the City of Ashland (City) city limits but within the City Urban Growth Boundary (UGB).

### **Land Uses**

The proposed Normal Neighborhood District will contain four residential zones, NN-01, NN-2, NN-03, and NN-03-C distributed throughout the plan area as follows:

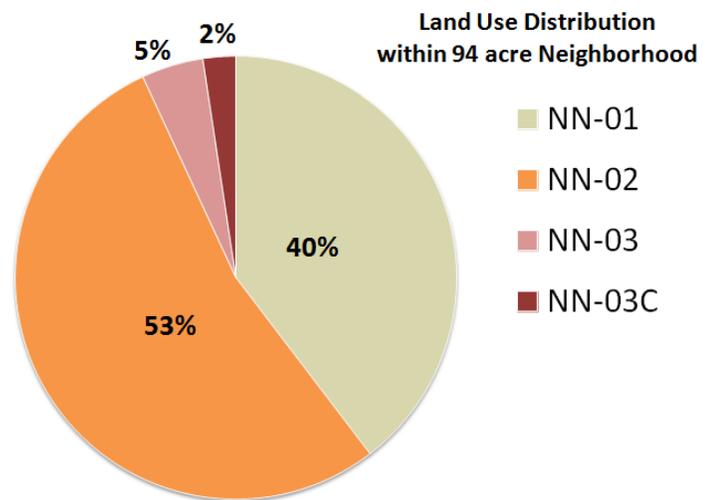
37.25 acres of NN-01: The Land Use designation NN-01 is intended to provide single family dwellings, accessory residential units, and cottage housing with a base density of 5 units per acre.

50.25 acres of NN-02: The NN-02 designation provides housing opportunities for individual households through development of a mix of single-dwelling housing, duplexes, townhomes, accessory residential units, and pedestrian oriented clustered housing with a base density of 10 units per acre.

4.25 acres of NN-03: The NN-03 land use designation is intended to address Ashland's housing needs through development of multi-dwelling housing with a base density of 15 units per acre.

Note, the Planning Commission has recommended the maximum height allowance be increased to three stories in both the NN-03 and NN-03-C zones. The current limit included in the proposed ordinance is only 2.5 stories and as such Council would have to direct staff to make such an amendment plan.

2.25 acres of NN-03: C the NN-03-C zone is a residential designation consistent with NN-03, however it would additionally allow for limited neighborhood serving commercial uses such as a coffee shop on the ground floor.



### **Open Space**

In addition to the designated residential Land Uses noted above the plan also calls for the establishment of approximately 26.5 acres designated as Conservation Areas, or 28% of the total project area. Although these areas do have an underlying residential zone they would not be developable under the plan, however the allowable housing density could be transferred to areas outside of these natural areas under the plan. The Open Space Network Map shows the areas intended to be preserved as natural areas or open space within the district which absent of any environmental constraints would additionally provide recreational amenities to the districts residents.

## **Transportation**

The Normal Avenue neighborhood's internal street network has largely been designed to keep travel speeds in the range of 20 mph by introducing elements such as a planted median, small traffic circles, and subtle changes in direction at block intersections. The backbone of the street network is a re-routed neighborhood collector that extends from the southern intersection at a future improved Rail Road Crossing, to East Main Street between Clay Creek and Cemetery Creek. Including this new Neighborhood Collector, there are three proposed intersections with East Main Street, located to distribute traffic to and from the neighborhood onto East main. This distributed interconnected grid was reviewed in the Future Traffic Analysis report by SCJ Alliance found that all existing intersections in vicinity of the project are expected to continue to function within operational standards in the year 2038 at full build out of the neighborhood plan area. The Report further noted that East Main Street Should be improved to meet City street standards as an "Avenue" including sidewalks, bike lanes, and potentially a center turning lanes at the proposed intersections.