

# Memo

## Planning Commission 11/26/2013

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TO: Ashland Planning Commission

FROM: Brandon Goldman, Senior Planner  
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RE: Normal Avenue Neighborhood Plan Update and Ordinance Discussion

### Summary

The draft Normal Avenue Neighborhood Plan is in the process of being refined prior to initiation of the final plan legislative review process. At this evening's study session the Planning Commission will be presented with draft Land Use ordinance amendments, as well as an update regarding the recommendation forwarded by the Ashland Transportation Commission.

### Background

#### Planning Commission review

The Planning Commission held a meeting on October 8<sup>th</sup>, 2013 to take public testimony and discuss the draft Normal Avenue Neighborhood Plan. Through these discussions the Planning Commission identified a number of areas where the proposed land use code needed to be further evaluated. Commission discussion regarding the land use, openspace, and transportation frameworks are reflected in the 10/08/2013 meeting minutes.

The draft Chapter 18 Code Amendments (general regulations and site design and use standards) for the plan area are intended to promote desirable residential areas by addressing efficient land use, safety, privacy, energy conservation, aesthetically pleasing environments, and recreational opportunities. The site development standards allow for flexibility of development while aiming to maintain compatibility with existing neighborhoods and consistency with existing ordinances. In addition, the regulations provide certainty to property owners, developers, and neighbors about the limits of what is allowed once properties within the plan area are annexed into the City.

During the October 8<sup>th</sup> Study Session Planning Commissioners requested that the proposed land use code sections that differ from existing requirements applicable elsewhere in the city be highlighted. The draft code presented includes call-out boxes to indentify these sections where standards deviate from the existing code. Additionally, specific standards are subject to change depending upon the resolution of ongoing discussions regarding the Unified Land Use Ordinance (ULUO) update. In such cases the draft Normal Avenue Neighborhood Plan code amendments reference the draft ULUO section to ensure consistency at the future point of adoption.



### Transportation Commission review

The Transportation Commission took public testimony and discussed the draft plan on September 26<sup>th</sup>, October 24<sup>th</sup>, and continued deliberation to a special meeting held November 14<sup>th</sup>, 2013. The Transportation Commission's discussions centered upon the mobility framework presented in the draft plan. During the special meeting (11/14/2013) a revised Future Traffic Analysis prepared by SCJ Alliance was presented to the Transportation Commission to provide data and an analysis to address questions raised by commissioners at their September and October meetings. In addition to the findings presented in the draft report, the final version of the traffic report included:

- An evaluation of future traffic impacts along East Main St. and Clay Street at the intersections of the proposed access points to the plan area.
  - The analysis found that the proposed intersections all would function within the applicable mobility standards upon build out of the plan area projected to the year 2038.
  - The Future Traffic Analysis included a graphic (map) that showed projected traffic volumes at all site access points at full build out.
  - A summary of the site access traffic control and mitigation needs relating to East Main Street was provided which found a standard Avenue cross section with two bike lanes, two 11' travel lanes, and a park-row and sidewalk on the south side would be sufficient to accommodate projected traffic flow. It was suggested that a center turn lane could be considered.
- An evaluation of the feasibility of a new road connection at the location of the existing driveway used to provide access to both the school bus turnaround and Grace Point Church.
  - Traffic counts at this intersection were collected between October 31 through November 3rd, 2013.
  - Intersection turning movements at the peak PM hour were collected on November 5, 2013.
  - Traffic modeling was completed for this potential intersection finding that upon development it would anticipate approximately 53 vehicle trips at peak hour, and as such operate at mobility standards. The operational analysis for this location projected to the expected volumes to the year 2038.
- An evaluation of the feasibility of a new local road extension of the existing unimproved Normal Avenue due north to intersect with East Main Street immediately adjacent to Temple Emek Shalom.
  - Potential traffic volumes for this potential intersection projected to the year 2038.
  - An extension of the existing Normal Avenue local road is not presently proposed in the current draft plan originally presented to the Transportation Commission and Planning Commission for consideration (dated Sept 24, 2013).
  - Staff is awaiting full commission reviews and recommendations prior to developing any alternate scenario as part of development of a final plan.



Upon review of the materials provided and deliberation the Transportation Commission approved a motion (3-2) to recommend elimination of two of proposed new street connections to East Main Street , leaving only the new Normal Avenue connection in its proposed location. Prior to this motion the Commission was split with a 3-3 motion to approve the transportation element of the plan as presented.

### **Next Steps**

The City Council is scheduled to review the draft plan at their regular study session on December 2, 2013.

The Planning Commission's formal public hearing initially scheduled to take place in December has been rescheduled to take place on **January 14, 2014**. At this upcoming hearing the Commission will be presented with the final plan, implementing ordinance, Comprehensive Plan and Transportation System Plan map amendments necessary to implement the Normal Avenue Neighborhood Plan.

**Attachments:** (available online at [www.ashland.or.us/normalplan](http://www.ashland.or.us/normalplan)):

- [Chapter 18 Code Amendments](#) (draft 11/26/2013)
- [Future Traffic Analysis](#) (dated 11/19/2013)  
(available online or provided upon request)
  - [Traffic Report Figures](#) (available online or provided upon request)
  - [Traffic Report Appendices](#) (available online or provided upon request- 124pg data file)
- **Letter submitted to Transportation Commission 11/14/2013**
  - [DeMarinis letter and Exhibit submitted 10/31](#)
- **Packet materials provided on 10/08/2013**  
(See prior packet – also available online or upon request)
  - [Draft Final Plan](#)
  - [Land Use Zoning Map](#)
  - [Street and Open space Network](#)
  - [Pedestrian and Bicycle Network](#)
  - Letters (online or upon request)
    - [DeMarinis letter and exhibits](#) (10/8)
    - [Meadowbrook Home Owners \(Anderson\) letter and exhibits](#)
    - [Ashland Meadows \(Skuratowicz\) letter](#)
    - [Koopman letter and exhibits](#)

