

# Memo

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DATE: April 8, 2014

TO: Ashland Planning Commission

FROM: Brandon Goldman, Senior Planner

RE: Continuation of the March 11, 2014 Planning Commission Meeting regarding the Normal Neighborhood Plan.

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At the March 11<sup>th</sup> Planning Commission meeting, the Commission held a public hearing on proposed amendments to the Comprehensive Plan, Comprehensive Plan Map, Transportation System Plan, and Ashland Land Use Ordinance to implement the Normal Neighborhood Plan. The Commission deferred action to the Commission's April 8<sup>th</sup> meeting in order to continue deliberations and forward recommendations to the City Council. The Council is scheduled to hold a public hearing on May 6<sup>th</sup>, 2014.

Please refer to the March 11, 2014 packet materials and Staff Report for the project background, description of site and proposal, and discussion of project impact. There have been no changes to the Normal Neighborhood Plan following the March 11<sup>th</sup> meeting. Materials which were distributed to the Commission during the March 11<sup>th</sup> hearing, and public comments posted on the Open City Hall forum are attached to this memo.

At the prior meeting Staff presented the Commission with the following recommended changes to the draft Land Use Ordinance amendments and Normal Neighborhood Plan Framework document which are intended to clarify terminology and provide inter-document consistency:

- Amend the framework document (page 7) under Double Dwellings to strike NN-01 as a zone where they are permitted.
- Amend the Framework Document to alter references to Pedestrian Oriented Cluster Housing (e.g top of page 7 [43]) to be consistent with the description of the Housing Type as written on page 8.
- Amend the Framework Document to eliminate statements that stipulate that rear alleys “help to eliminate pavement” as although true in some site configurations it is not universally true in all circumstances (pg 16 [51]).
- Amend the Framework Document's “Use Table” on page 10 to include Pedestrian Oriented Cluster Housing as permitted in NN-02 and NN-03 consistent with the draft Land Use Ordinance.

- Amend the draft Land Use Code 18-3.13.040 as follows:
  - B5: Pedestrian Oriented Cluster residential Units are multiple dwellings grouped around common open space that promote a scale and character compatible with single family homes. Units are typically arranged around a central common green under communal ownership. Auto Parking is generally grouped in a shared surface area or areas
  - B7: Add a place holder for a Cottage Housing description consistent with the Unified Land Use Ordinance.
  
- Amend the draft Land Use Code 18-3.13.050 to read as follows:
  - B1(d) : Accessory residential units consistent with standards described in section 18-2.3.040 are not required to meet density or minimum area requirements.
  - NEW B1(e). Accessory residential units shall be included for the purposes of meeting minimum density calculation requirements for residential annexations as described in 18-5.7.050F.
  - B2(b): Cottage Housing. In the NN-01 zone, developments meeting the standards of section 18-2.3.090 Cottage housing shall receive a density bonus consistent with 18-XX....(to be put forth in the ULUO)
  
- Amend the draft Land Use Code 18-3-13.060 to read as follows:
  - A3(a): Automobile Access to development is intended to be provided by alleys where possible consistent with the street connectivity approval standards.

With Commission direction Staff will incorporate the clarifications noted above, and other recommended editing changes, into the final documents to be presented to the City Council on May 6<sup>th</sup>.

Planning Commission recommendations relating to the neighborhood plan's proposed land use designations, conservation and open space designations, street network, and draft land use ordinance will be incorporated into a Planning Commission report to be presented to the Planning Commission for review on April 22<sup>nd</sup>, and subsequently forwarded to the City Council on May 6<sup>th</sup>, 2014.

## **Attachments**

- Shared Street Standards and Cross Section
- Letters (submitted on 3/11/2014):
- Comments provided on Open City Hall (as of 4/02/2014)

