

Memo

Normal Neighborhood Plan Working Group

05/21/2015

TO: Normal Neighborhood Plan Working Group

FROM: Brandon Goldman, Senior Planner
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RE: Normal Neighborhood Final Plan

Summary

The Normal Neighborhood Plan working group held a meeting to discuss the proposed plan and potential revisions on May 7, 2015. Due to insufficient time to address all the materials presented before formulating a recommendation on how to proceed, the working group scheduled a continuation of the meeting to May 21, 2015.

Background

During the April 15th and May 7th meetings the working group was presented with the Normal Neighborhood plan. The presentation highlighted changes that had been made to the plan to reflect the Council and Working Group's prior recommendations. The working group discussed the general elements expected of future developments within the neighborhood including the provision of housing, open space and transportation facilities.

Specifically the working group provided recommended changes to be incorporated into a final plan including:

- Providing for a minor plan amendment process to allow the reduction of open space areas associated with designated wetlands to correspond with a current State approved wetland delineation.
- State within the plan framework that the City would consider entering into a developer agreement to participate in the establishment of an advance financing district for off-site public facility improvements in order to achieve a positive impact for the community.
- Maintain the applicability of existing affordable housing ordinance requirements, and exception allowances, for annexations.
- Address the expectation that the neighborhood be a fire-adapted community through a separate wildfire overlay ordinance amendment that would apply city wide.
- Provide examples of preferred neighborhood modules for developers to consider while planning future developments.

Proposed revisions to address the items noted above are provided below for the working group's consideration. Following this review, and final recommendations by the working group, the



documents will be finalized for presentation at public hearings before the Planning Commission and City Council.

Proposed Plan and Ordinance revisions

The Normal Neighborhood Plan Framework Document will be amended prior to presentation at a public hearing as directed by the Working Group. The following table identifies sections of both the Plan Framework and Land Use Ordinance that would be amended to be consistent with prior direction from the working group.

Framework Amendments	
[new language shown in <i>italics</i> , removed language shown as strikethrough]	
<p>Housing and Land Use Section (pg 9) Development Standards sub-heading</p>	<p>Development Standards The development standards will promote desirable residential areas by addressing aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities. The site development standards allow for flexibility of development while maintaining compatibility with the City’s various neighborhoods.</p> <p><i>The plan envisions a variety of housing options through the formation of a complete neighborhood comprised of smaller interconnected neighborhood modules. Although specific subdivision design issues are better addressed during a land use application review process, the conceptual illustrations (see exhibit A) identify general characteristics that would make a neighborhood module successful including a diversity of housing sizes and types, comprised of for-purchase homes and rentals, accessible to a range of ages, family sizes, and income levels, common open space, natural areas and community gardens, connecting trails and walkways, with alley accessed garages and parking areas.</i></p>
<p>Mobility section (pg 18) New sub-heading and narrative:</p>	<p>Advance Financing of Public Improvements <i>The City recognizes that exterior transportation improvements could potentially be phased dependent upon development within the plan area. The City will consider establishing an Advance Financing District for off-site public facility improvements, as long as the City and the developer enter into a Developer’s Agreement. The City’s participation in a Normal Neighborhood advance financing district would be intended to achieve a positive impact for the whole of the City.</i></p>



Land Use Ordinance Amendments	
[new language shown in <i>italics</i> , removed language shown as strikethrough]	
18.3.4.030 A	Conformance with the Normal Neighborhood Plan. Land uses and development, including construction of buildings, streets, multi-use paths, and conservation open space shall be located in accordance with those shown on the Normal Neighborhood Plan maps adopted by Ordinance [#number (date)]
Major Amendment 18.3.4.030 C1 (vi)	A change in the Plan layout that eliminates or reduces an area designated as a conservation or open space area.
Minor Amendment 18.3.4.030 C2	A change in the Plan layout that changes the boundaries or location of a conservation area to correspond with a delineated wetland and water resource protection zone, or relocation of a designated open space area provided there is no reduction in the contiguous area preserved.
Open Space Area Overlay 18.3.4.070	All projects containing land identified as Open Space Areas on the Normal Neighborhood Plan Open Space Network Map, <i>unless otherwise amended per section 18.3.030 C</i> , must dedicate those areas as: common areas, public open space, or private open space protected by restrictive covenant. It is recognized that the master planning of the properties as part of the Normal Neighborhood Plan imparted significant value to the land, and the reservation of lands for recreational open space and conservation purposes is proportional to the value bestowed upon the property through the change in zoning designation and future annexation.
Neighborhood Module Concept Plans 18.3.4.060 B6 (new)	The Neighborhood Module Concept plans are for the purpose of providing examples of development site plans that conform to the standards, but do not constitute independent approval criteria. Concept plans are attached to the end of this chapter.

ATTACHMENTS:

- Working Group Minutes 5/07/2015 (pending distribution to the Working Group)
- Exhibit A: Neighborhood module development scenario example illustration

Prior Meeting Attachments:

May 7, 2015 Working Group meeting

- [Staff Memo \(dated 5/07/2015\)](#)
- [Staff Power point Presentation](#)
- [Mahar Homes Wetland Delineation \(State approved 4/28/2015\)](#)
- [Transportation Commission Minutes 4/23/2015](#)

April 15, 2015 Working Group meeting

- [Staff Memo \(dated 4/15/2015\)](#)



- [Normal Neighborhood Plan Framework \(3/2015\)](#)
- [Normal Neighborhood District Land Use Code \(3/2015\)](#)
- [Hardy Engineering summary of infrastructure costs](#)
- [Normal Working Group Memo \(dated 12/2/2014\)](#)
- [Family Friendly Development Template](#)
 - [Illustration](#)
- [Working Group Minutes 4/15/2015](#)

Letters

- [Vidmar \(dated 3/31/2015\)](#)
- [Miller \(dated 3/23/2015\)](#)

