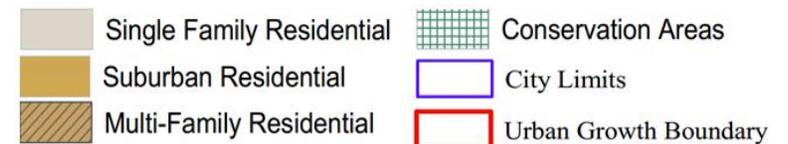
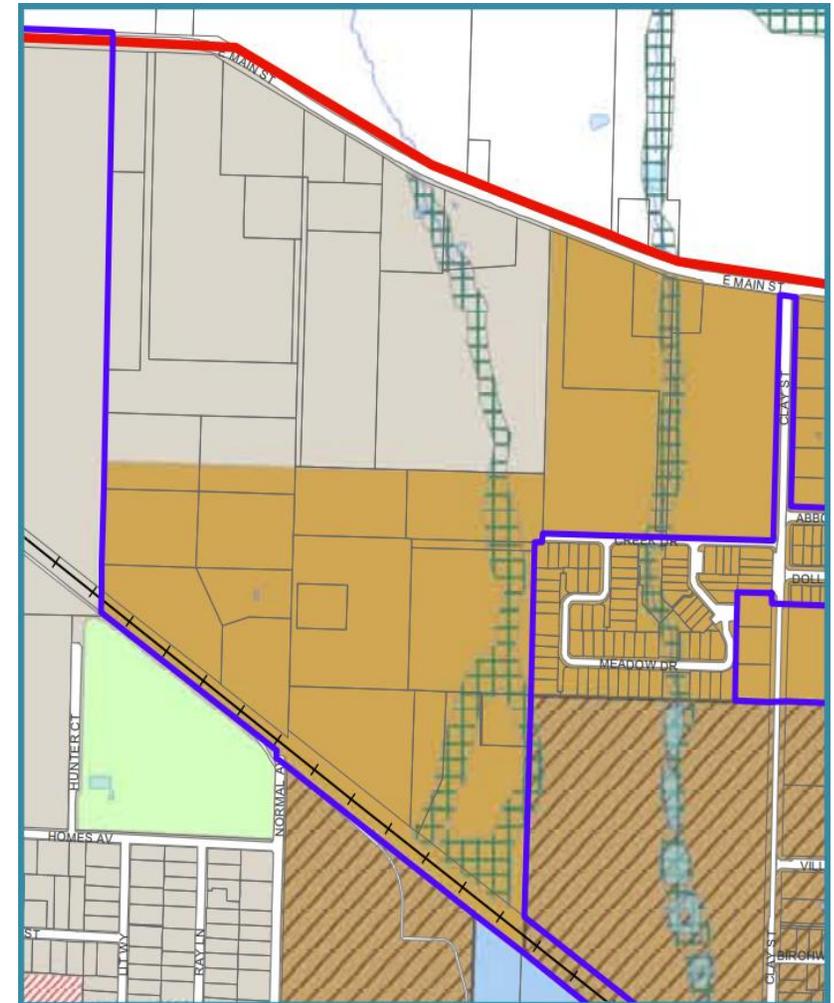


# Normal Neighborhood Plan: Summary of Revisions

The Normal Avenue neighborhood 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 single family residential and suburban residential, and is presently outside the City of Ashland (City) city limits but within the City Urban Growth Boundary (UGB).

This area constitutes the largest remaining area of residentially designated land that is suitable for medium- to high-density development which remains largely vacant or redevelopable. The plan area contains 35 properties ranging in size between 0.38 acres up to 9.96 acres. There are 26 property owners within the plan area with a number owning multiple parcels.

The Normal Avenue Neighborhood Plan Area is within the Urban Growth Boundary yet presently outside the Ashland City Limits. The City of Ashland Comprehensive Plan anticipates the future urbanization of this area to ensure an orderly transition of land from rural to urban uses. The City of Ashland has an established goal to maintain a compact urban form (Comprehensive Plan Goal 12.09) and to ensure the orderly and sequential development of land in the City Limits. To this end the existing Comprehensive Plan designations within the Normal Avenue Neighborhood Plan Area include approximately 41 acres of land reserved for *Single Family Residential* (SFR) and approximately 50 acres of *Suburban Residential* lands. The housing density expected for the SFR lands would range from 4.5 to six units per acre on average. Suburban residential lands typically accommodate attached housing options with densities between 7.2 and nine units per acre.



Existing Comprehensive Plan Designations (1981)

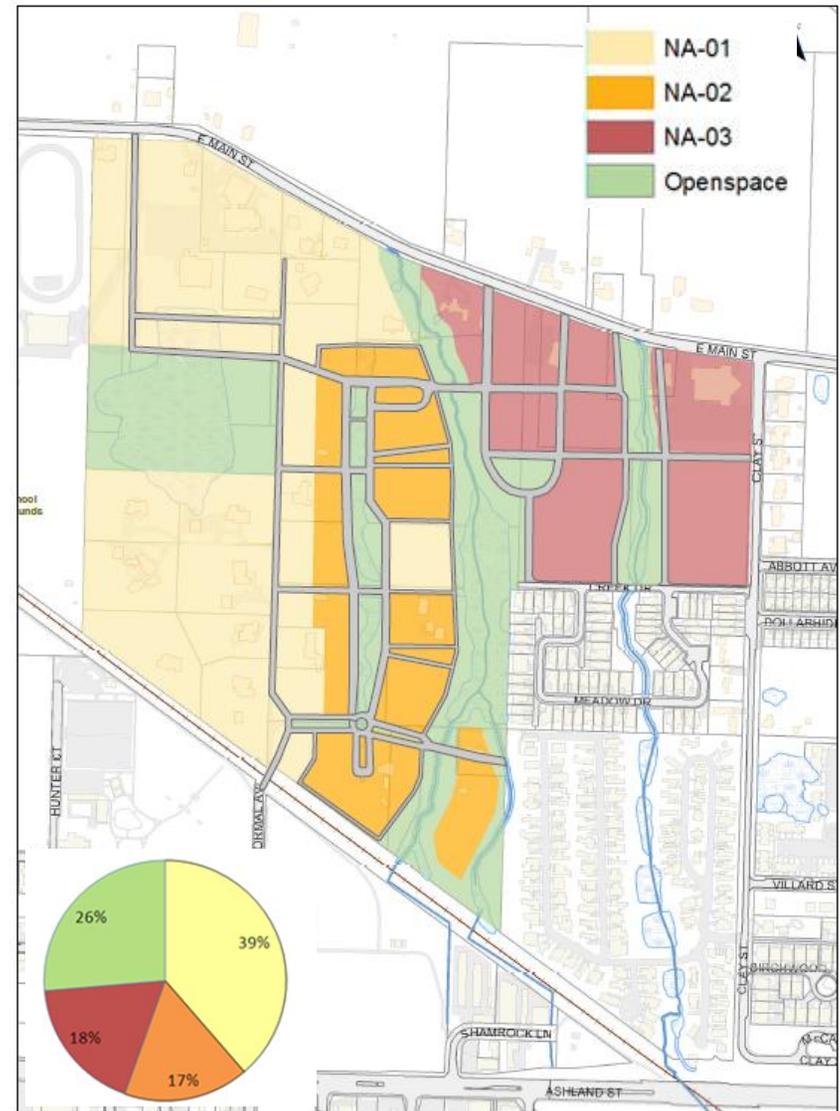
# Normal Neighborhood Plan: Summary of Revisions

The original illustrative plan was developed over the course of an intensive three day Charrette from October 23-25<sup>th</sup>, 2013, including two neighborhood meetings and numerous meetings with area property owners and residents.

Revisions to the Charrette concept were presented to the Planning Commission and public at study sessions on Feb. 26, 2013 and April 9, 2013.



- Areas currently developed as single family homes in the east half of the plan area were designated for low density residential uses (NA-01) consistent with existing development patterns.
- The center of the plan area was designated for a medium density zone (NA-02) which could accommodate a variety of housing types including a mix of single family homes, townhomes, small apartment complexes, and pocket neighborhoods (cottage housing).
- Higher Density areas (NA-03) were located in the North east portion of the plan area where large lot, undeveloped property with limited physical constraints is located.
- Existing natural areas, wetlands, floodplains and riparian areas were identified and reserved for private or public open space.



Normal Avenue Neighborhood Plan  
Oct 25, 2012 - Charrette Discussion Draft

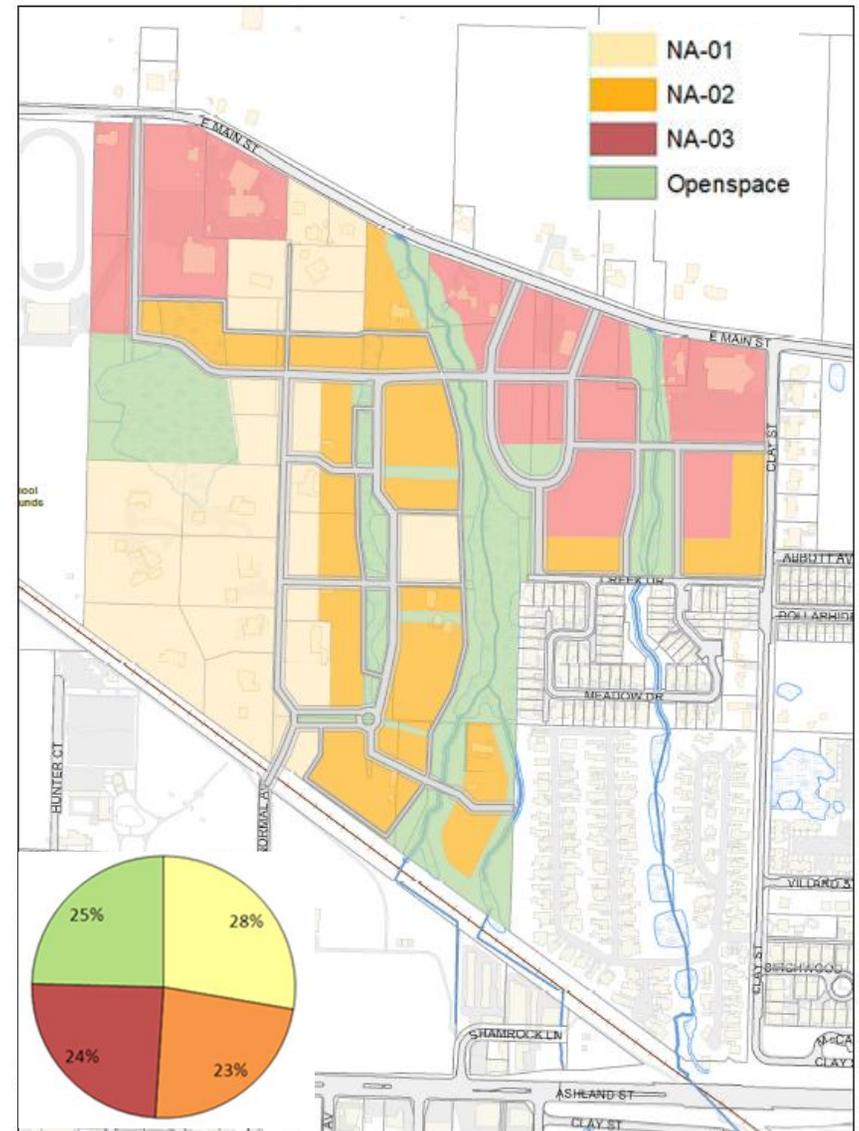
0 100 200 400 600 800 1,000 Feet

(GIS map reproduction: April, 2013)

# Normal Neighborhood Plan: Summary of Revisions

On June 25th, 2013 a revised Draft Plan was presented to the Planning Commission and the public in consideration of input received at the April 9<sup>th</sup> study session including:

- Alternatives for high density housing in consideration of lowering the density adjacent to established neighborhoods.
  - The NA-03 (multi-dwelling high density residential) Zone was modified north of Creek Drive and west of Clay Street to be zoned NA-02 (Multi-dwelling low-density) extending 100 feet back from each street.
- Transitional standards to correlate density, height, and coverage of new developments with existing established neighborhoods.
  - The original concept for the NA-03 zone was to allow 3 stories up to 45 ft. in height, which was reduced to 2.5 stories up to 35 feet tall to be compatible with existing City residential zones.
- Distribution of density throughout the plan area.
  - In the North West corner of the plan area a number of properties which were previously designated as NA-01 (single dwelling residential) were modified to include a mix of NA-02 and NA-03 effectively distributing more of the units within the plan area to be adjacent to East Main Street and in immediate proximity to Ashland Middle School.
  - The NA-02 zone would allow for a variety of housing types including single dwelling units, townhouses, and cluster (cottage) housing
- Street Network
  - Introduced Shared Streets (Woonerfs) to address pedestrian and bicycle circulation along natural areas.
  - Two local street intersections proposed along East Main Street, adjacent to Clay Creek, eliminated to address access management objectives.
  - Proposed street in south east area relocated to avoid an existing home.

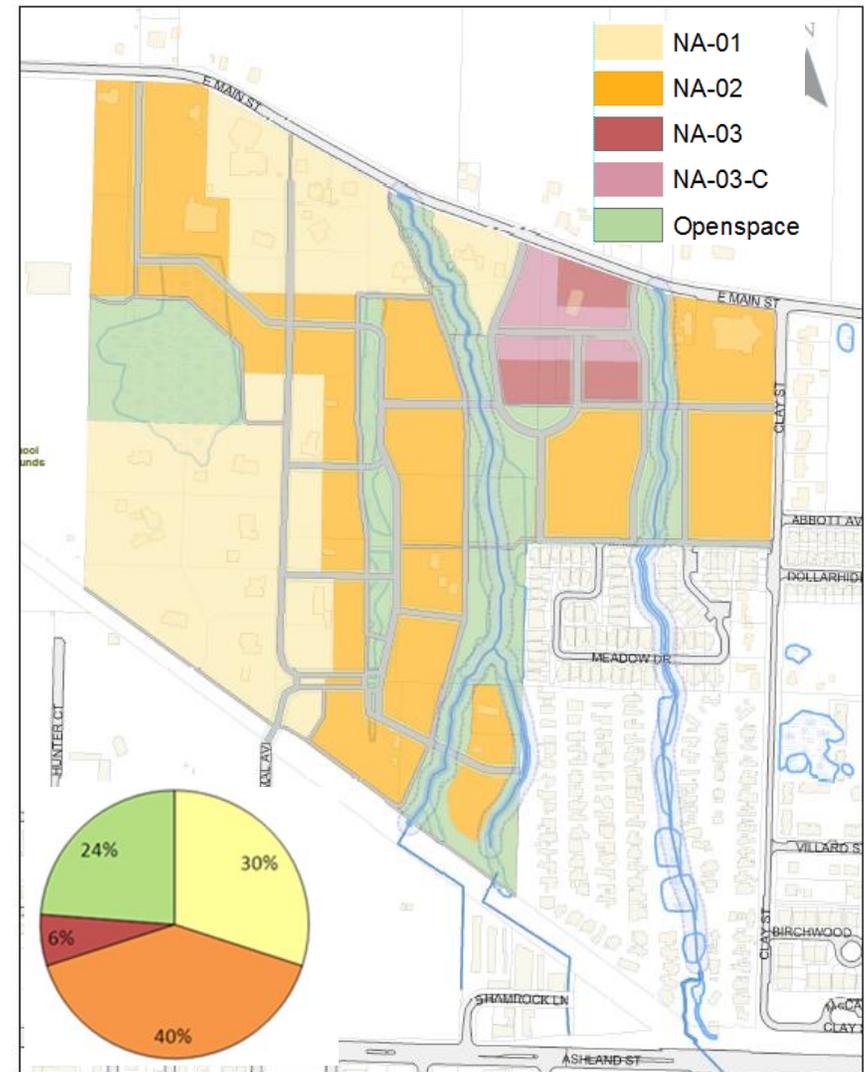


Normal Avenue Neighborhood Plan  
June 25th, 2013 Discussion Draft

# Normal Neighborhood Plan: Summary of Revisions

The Final Draft Plan revisions presented at the September 24<sup>th</sup> – November 26<sup>th</sup> Planning Commission meetings included:

- Neighborhood Serving Commercial area designated
  - Overlay zone introduced (NA-03-C) along the Neighborhood Collector and visible from East Main Street.
  - On June 25<sup>th</sup> in review of the preliminary land use code Commissioners discussed the scale and type of neighborhood serving commercial uses that would be appropriate in the plan area.
- Reduction in the land area designated as NA-03.
  - Concerns were raised that concentration of HDR along East Main Street would create an incompatible homogenous higher density streetscape immediately across from rural lands.
  - A mix of single family, medium density, and higher density zones were located along East Main Street to ensure a variety of housing types.
- Increased land area designated as NA-02
  - Properties in the Northwest corner changed from NA-01 to NA-02 to allow for an increase in density to offset the cumulative reduction due to limiting the extent of NA-03
  - Former Greene Property changed to NA-02 to provide continuity in the central plan area
- Street Network
  - Street Connections at East Main in the NA-03 area were moved further apart in consideration of the Future Traffic Analysis which cited concern over access management and the spacing distance between the “U” street intersections with East Main.



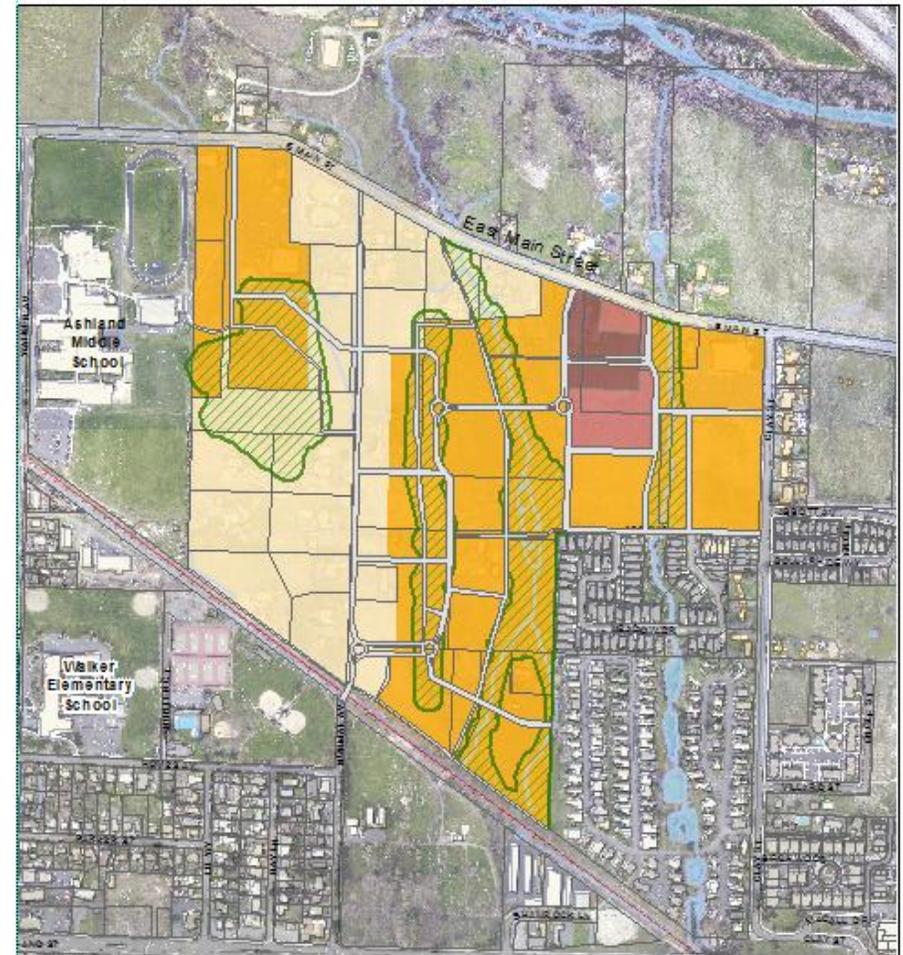
Normal Ave. Neighborhood Plan  
Sept. 24, 2013, Discussion Draft

0 100 200 400 600 800 1,000 Feet

# Normal Neighborhood Plan: Summary of Revisions

The Final Plan presented at the Planning Commission study session for review February 25, 2014 has been revised in consideration of input received during the Planning and Transportation Commission study sessions held during September, October, and November 2014:

- The Planning Commissioners identified a number of areas to be further addressed in preparation of a final plan and proposed district's land use ordinance:
  - Designation of open space lands as protected conservation areas.
  - Provide for the transfer of housing density out of the water resource protection zones.
  - Establishment of a minor amendment process to allow final open space locations to be moved to correlate with natural features (future wetland locations and boundaries), and a major amendment process if a proposal would reduce the cumulative acreage of conservation area/open space as represented in the plan.
  - Flexibility in shared streets to alternatively be alleys or multiuse paths where appropriate adjacent to water protection zones.
  - Consideration of establishing mandatory standards relating to storm water management.
  - Alignment of streets and zoning to correlate with existing property lines.
    - The Final Plan aligns the northern portion of the Neighborhood Collector to run along a common property line.
- The Transportation Commission recommendations regarding the Street Network included:
  - Elimination of two of the three proposed new street connections to East Main Street, leaving only the new Normal neighborhood Collector connection in its proposed location.
    - The Public Works Director alternatively recommends an additional East Main St. connection (4 total).
  - Softening the 90 degree turns in the final Neighborhood Collector design to promote traffic flow on the central street.



**Normal Neighborhood Plan  
Land Use Designation Overlay Zones**



0 200 400 800 Feet



Final Plan – 2/25/2014