

# Normal Neighborhood Plan



Planning Commission  
March 31, 2015



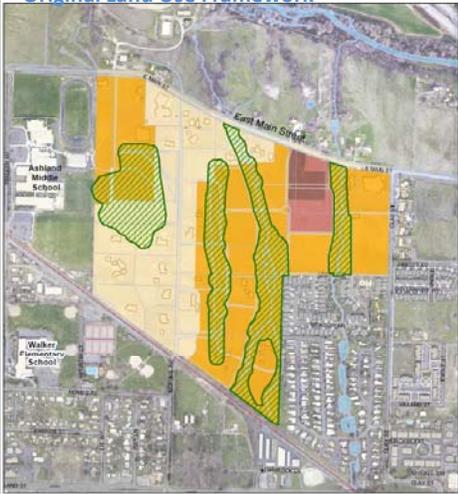


Community Development Department

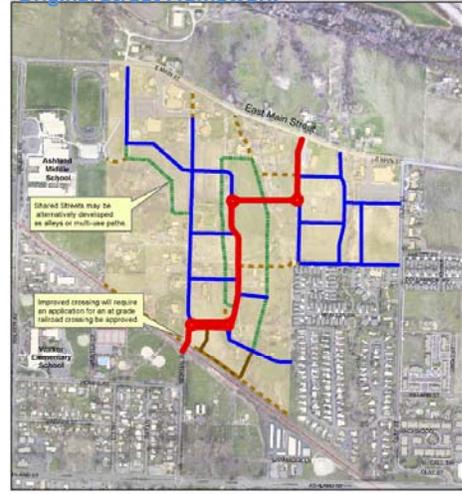
## Normal Neighborhood Plan

Presented to the City Council on May 6, 2014

Original Land Use Framework



Original Street Framework



Normal Neighborhood Plan  
Land Use Designation Overlay Zones

<span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> NN-01	<span style="display: inline-block; width: 15px; height: 10px; background-color: #8B4513; border: 1px solid black; margin-right: 5px;"></span> NN-03-C
<span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> NN-02	<span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, green 2px, green 4px); border: 1px solid black; margin-right: 5px;"></span> Conservation Areas
<span style="display: inline-block; width: 15px; height: 10px; background-color: #A52A2A; border: 1px solid black; margin-right: 5px;"></span> NN-03	

Normal Neighborhood Plan  
Street Network

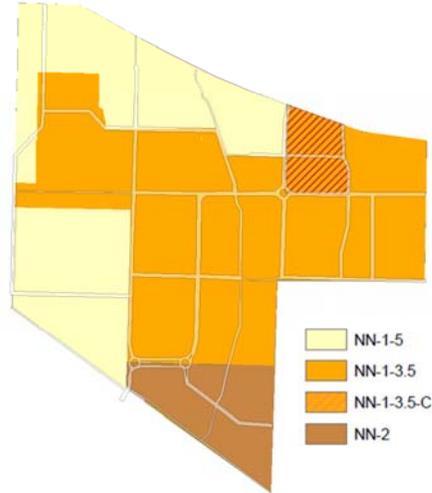
<span style="display: inline-block; width: 15px; height: 2px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Neighborhood Collector	<span style="display: inline-block; width: 15px; height: 2px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> Alley
<span style="display: inline-block; width: 15px; height: 2px; background-color: blue; border: 1px solid black; margin-right: 5px;"></span> Neighborhood Street	<span style="display: inline-block; width: 15px; border-bottom: 2px dashed black; margin-right: 5px;"></span> Multi-Use Path
<span style="display: inline-block; width: 15px; height: 2px; background-color: green; border: 1px solid black; margin-right: 5px;"></span> Shared Street	

## Normal Neighborhood Plan Working Group

### Recommended Land Use Framework

**Land Use and Housing Density:**

1. Housing Density gradation should move from south to north. This would place higher density development near the railroad tracks and within a relatively short distance to transit lines, parks and community facilities. This approach will also protect the existing viewshed.
2. Zoning designations applied within the Normal neighborhood area should be consistent with the zoning of adjacent land within the City Limits, and use zoning labels that are comparable to those used in the rest of the city while recognizing the Normal Neighborhood (NN) district.
3. Maintain option for neighborhood serving businesses and services close to East Main St near the northeast corner of the plan area.



## Normal Neighborhood Plan Working Group

### Recommended Open Space Framework

**Open Space:**

1. Maintain the approach toward designation of open space and conservation areas proposed in the draft plan. The plan has been amended to allow non-conservation open space to be relocated provided there is no reduction in area through a minor amendment process. A reduction in area would require a major plan amendment
2. Obtain a review of the final plan by the Parks Department prior to adoption.

**Design issues:**

1. Maintain a maximum building height of 35 feet.
2. Encourage the development of clustered housing that integrates with open space and respects the viewshed.
3. Provide for a smooth transition between adjacent developments to promote neighborhood cohesiveness, provide open space in a coordinated manner, and secure an efficient circulation system.



### Normal Neighborhood Plan Working Group Recommended Street Framework

**Transportation:**

1. The local neighborhood street network should incorporate multiple connections with East Main St as shown, and maintain the Normal Collector as designated in the draft plan.
2. Local neighborhood streets should be aligned to provide a grid pattern, including clear east-west connections.
3. Pedestrian and bicycle pathways are critical, especially as a means to connect residents with the middle school and the existing bike path.
4. Perimeter transportation improvements, including the railroad crossing and improvements to East Main St., are integral and should proceed in concert with development.

**Road Classifications**

- neighborhood collector
- local street
- shared street
- - - multi-use path

### Street Framework Changes

Ashland Middle School  
Walker Elementary School

Original Proposal

Revised Proposal

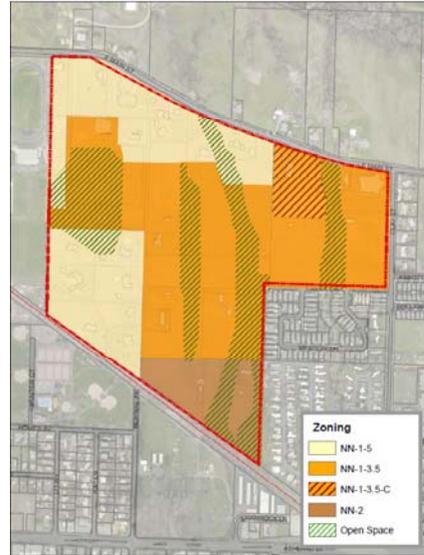
**Road Classifications**

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### Land Use Framework Changes



Original Proposal



Revised Proposal

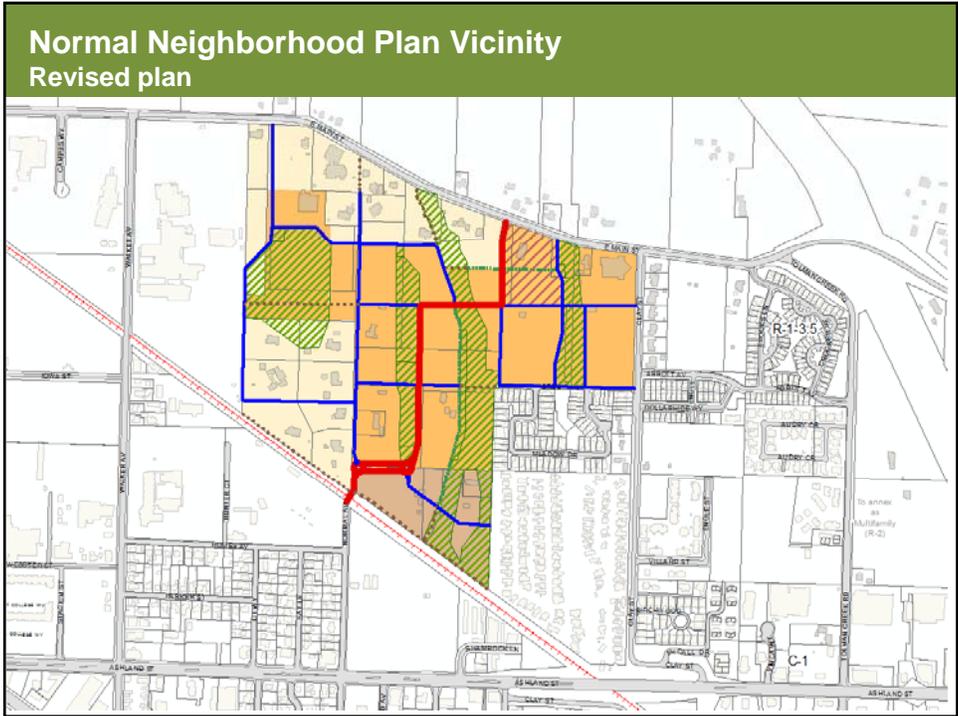
### Housing Density Changes

#### Previous Land Use Designations (4/2014)

Zone	Density
NN-01	5 units per acre
NN-02	10 units per acre
NN-03	15 units per acre
NN-03C	15 units per acre + mixed-use

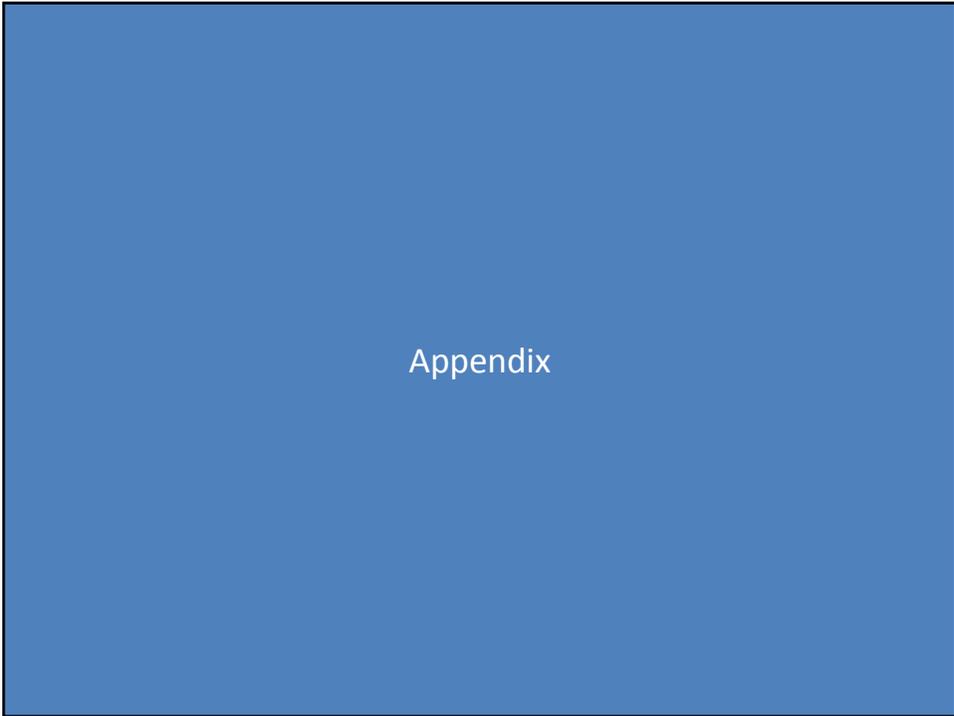
#### Revised Land Use Designations (3/2015)

Zone	Density
NN-1-5	4.5 units per acre
NN-1-3.5	7.2 units per acre
NN-1-3.5-C	13.5 units per acre + mixed-use
NN-2	13.5 units per acre



### Normal Neighborhood Plan Working Group Next Steps

- Normal Neighborhood Plan Working Group Update (4/15/2015)
- Planning Commission Public Hearing (4/28/2015)
- City Council Public Hearings (5/19/2015 & 6/16/2015).



Code section	Change proposed
18.3.4.030 C.1	Added "A change in the Plan layout that provides an additional vehicular access point onto East Main Street or Clay Street." as a major amendment requiring a Type II public hearing.
18.3.4.040 A.1-4	Modified Land Use designations to NN-1-5, NN-1-3.5, NN-1-3.5-C, and NN-2. Additionally changed the definition of NN-1-3.5-C to state "multiple compact attached and/or detached dwellings" instead of "multiple dwelling units".
18.3.040 Table	Modified Land Use designations to NN-1-5, NN-1-3.5, NN-1-3.5-C, and NN-2. Noted the Cottage Housing residential use line is provided as a placeholder to be consistent with Unified Land Use Ordinance when amended.
18.3.050 Table	Included newly adopted dimensional standards (ULUO) for: <ul style="list-style-type: none"> <li>• Minimum Front Yard to an unenclosed front porch - 8ft. or width of a public easement whichever is greater</li> <li>• Maintained 35ft or 2.5 story maximum height. (An increase to 40ft or three-stories through a conditional use permit process was recommended by the Planning Commission but not recommended by the working group.</li> <li>• Amended Maximum Lot Coverage percentages downward to match comparable city zones (NN-1-5 = 50%, NN-1-3.5= 55%, NN-2 = 65%)</li> <li>• Amended Minimum Required Landscaping percentages upward to match comparable city zones (NN-1-5 = 50%, NN-1-3.5= 45%, NN-2 = 35%)</li> <li>• Amended Minimum Outdoor Recreation Space requirement for NN-1-3.5 to match comparable city zones (NN-1-3.5 = not applicable)</li> </ul>
18.3.4.060 B. 2	Cottage Housing standards were amended to note the requirements and applicable density bonuses are pending ULUO amendments.
18.3.4.075	Added a placeholder section to accommodate any future provisions relating to the establishment and applicability of an advance financing district within the area.
Complete ordinance	Corrected numerous references to the final adopted ULUO section and subsection numbering.

