Rezone RR → UR
Lower West Hill

Rezone Why do we rezone?

• To respond to the needs of the community
  • We are growing and now find ourselves challenged
to provide adequate housing opportunities
• To fulfill the plan for growth identified in the
  Comprehensive Plan
  • The plan is mandated by the State of Alaska and
    must include a Land Use Plan
  • Key components include policies to guide land use,
growth and development
Rezone Compliance with the Comprehensive Plan

• Chapter 4 Land Use

• Vision Statement: Guide the amount and location of Homer's growth to **increase the supply and diversity of housing**, protect important environmental resources and community character, **reduce sprawl by encouraging infill**, **make efficient use of infrastructure**, support a healthy local economy, and **help reduce global impacts including limiting greenhouse gas emissions**.

• GOAL 1: Guiding Homer's growth with a focus on increasing the supply and diversity of housing, protect community character, encouraging infill, and helping minimize global impacts of public facilities including limiting greenhouse gas emissions.
  
  • Higher density center - as identified on Land Use Recommendations Map
  • Discourage sprawl
  • Support a variety of dwelling options

Rezone Land Use Recommendations Map

• The map is the starting point in the process of amending a zoning district.

• Lots to the east of West Hill Rd are in the process of being developed and subdivided.

• Lots to the west of West Hill Rd could have the opportunity to subdivide or develop multi-family.

• Density is not required, but a UR designation makes it a choice
Rezone Fulfilling our HCP Goals and Objectives

• Higher density/discourage sprawl
  • Allows minimum lots to go from 10,000sf to 7,500sf
  • Not limited to one dwelling per 10,000sf lot
  • Provides more opportunity for additional centrally located units
• Supports a variety of dwelling options/ promoting housing choice
  • Duplexes may be permitted on a lot of less than 20,000sf
  • Multi-family may be permitted on a lot
    • Limited to floor area of no more than four-tenths of lot area
    • Must provide open area of 1.1 times total floor area

Rezone Why was this area recommended for UR

• Location
  • Adjacent to existing UR
  • Centrally located
• Infrastructure
  • Served with City water and sewer
    • Created opportunity for density
    • Significant investment of taxpayers
  • Roads well connected to the grid
• Ripe for infill
  • Recent and forth-coming subdivisions
  • Can provide an option for middle housing now
Rezone  What’s the use difference?

Not all that much!

- All established legal uses may continue
- Keeping of live stock is geared to personal purposes needs a CUP and should not unreasonably annoy or disturb neighbors.
- Small animals (pets) should not unreasonably disturb the neighbors
- No more CUP’s for Cemeteries, Kennels, Commercial Greenhouse, Tree nurseries offering sale of plants or trees grown on the premises, Mobile Homes, and public Utility Facilities and Structures.
- Dimensional standards as previously displayed.

Rezone  Recap

- This proposal responds to the needs of our growing community
  - Fulfills Goals and Objective of the Comprehensive Plan
    - Makes efficient use of existing infrastructure that tax payers helped to fund
    - Provides an opportunity for variety of additional housing units
    - Reduces pressure for sprawl