



## 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

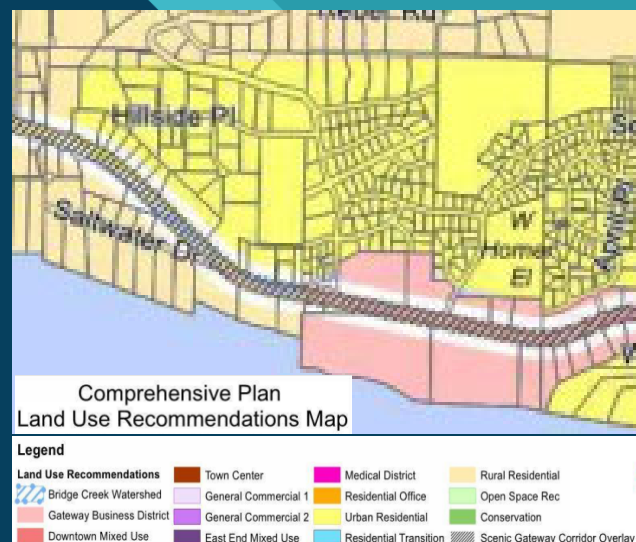
### • Chapter 4 Land Use

- *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

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## 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



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## 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

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## 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

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## 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.

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## 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

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