



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Memorandum 20-006 (Pl 20-01)

TO: MAYOR CASTNER AND HOMER CITY COUNCIL
THROUGH: KATIE KOESTER, CITY MANAGER
FROM: RICK ABBODD AICP, CITY PLANNER
DATE: JANUARY 6, 2020
SUBJECT: PROPOSED ZONING MAP AMENDMENT

The Homer Planning Commission has acted upon a request to rezone a lot currently found in the Residential Office District (RO) to Central Business District (CBD).

A petition was received by the Planning Office requesting a zoning change. The Applicant, Kate Mitchell, representing Hooligan Holdings, LLC (Nomar) proposes to have a lot located adjacent to the Nomar Building at 104 E Pioneer Ave and along Main Street rezoned to CBD from the current RO designation. The Applicant is proposing a business expansion and wishes to combine the adjacent lot to better support the proposed development that includes a building expansion and on-site housing.

The City Planner has reviewed the proposed amendment and the Planning Commission has held a public hearing on December 4, 2019 regarding this issue. No public testimony was provided. One email in support of the proposal was received after the hearing.

The rezone represents an expansion of the existing CBD District. The proposal supports many goals and objectives of the Homer Comprehensive Plan including those listed in Staff Report 19-98 and objectives that support Goal 1 of the Land Use Chapter, including action item 1-D-3, supporting strategies that include compact mixed-use development, higher density development and infill, which are all supported with this project.

The Planning Commission feels that the request to rezone a lot from RO to CBD is appropriate and is found to be supported in the Homer Comprehensive Plan. Through a vote of unanimous consent, six commissioners recommend that the City Council adopt the proposed zoning map amendment.

Attachments:

Draft Ordinance

Staff report and corresponding meeting minutes

Email testimony