



City of Homer

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Memorandum 20-143

TO: MAYOR CASTNER AND THE HOMER CITY COUNCIL
THROUGH: ROB DUMOUCHEL
FROM: RICK ABBOUD, AICP, CITY PLANNER
DATE: SEPTEMBER 14, 2020
SUBJECT: ORDINANCE 20-59 PROPOSED ZONING MAP AMENDMENT, MEDICAL DISTRICT

This memo introduces the ordinance but was inadvertently missing from the packet. Additionally, the packet version of Ordinance 20-59 is missing the amended Homer Zoning Map (Exhibit B) and accompanying list of affected parcels (Exhibit A). Those exhibits are attached to this memo.

The Homer Planning Commission recommends that the City Council approve the zoning map and text amendment establishing a medical district in the vicinity of South Peninsula Hospital, as suggested for investigation by the 2018 Homer Comprehensive Plan.

The Planning Commission has recommended the rezone of a portion of the Residential Office (RO) District to create the Medical (M) District. Several comprehensive plans have called for investigating the establishment of a new district as more and more medical offices and clinics have located in proximity of the hospital. This action recognizes the changed conditions over time and the on-going demand for medical offices near the hospital.

The Commission deliberated on the subject after a moratorium was established for non-residential CUP's in the areas adjacent to the hospital. The rezone was the subject of 14 regular and worksession meetings of the Commission, this included a neighborhood meeting and two public hearings. The neighborhood meeting and the first public hearing elicited dozens of public comments and the last public hearing (as a result of reconsideration) had no public testimony.

The new district highlights include the addition of medical clinics a permitted use (previously a conditional use) and allows for structures more than 35' to 65' tall with an approved Conditional Use Permit (CUP). Developmental standards now include that non-residential construction be screened from dwellings. The district is not a complete departure from the standards found in the RO District and CUP's are triggered by a development of over 8000

square feet or that contain a building area in excess of 30%, a standard found in most other districts.

Attachments: Exhibits A & B. Note, the packet includes the text of Ordinance 20-59 beginning on page 97. Following that are all of the related Planning Commission staff reports and meeting minutes.