CC-25-129

MEMORANDUM

Ordinance 25-37, Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to Residential Office (RO) Zoning District at 4410 E Hill Road and 1374 E End Road. Planning Commission.

Item Type: Backup Memorandum

Prepared For: Mayor Lord and Homer City Council

Date: May 12, 2025

From: Ryan Foster, City Planner

Through: Melissa Jacobsen, City Manager

City staff received a completed zoning map amendment application by petition of the property owner, William L. Slone, per HCC 21.95.020 (e). On April 16, 2025 a public hearing was held at the Planning Commission Regular Meeting for a request to rezone the property at 4410 E Hill Road and 1374 E End Road from Rural Residential (RR) District to Residential Office (RO) District. The applicant states that they are petitioning for a change in the Homer Zoning Map to incorporate his two adjacent Rural Residential lots into the contiguous (west side of E. Hill Rd.) Residential Office zone. Per the applicant, this proposal conforms with the Comprehensive Plan's overarching theme to "Keep Homer a lively, vital community that effectively responds to change and growth while retaining what is best about Homer's character." The primary effect of the zone change for the applicant would be to allow a home-based business, professional office building, or studio for local artists as an authorized use, and medical clinic through a CUP.

The motion to approve the rezoning request by the Homer Planning Commission passed by unanimous consent. Attached are Staff Report 25-019 and the April 16, 2025 Planning Commission Unapproved Meeting Minutes with detailed information on the application and public hearing.

RECOMMENDATION:
The Planning Commission recommended approval of the rezoning request.

Attachments:
Zoning Map illustrating vicinity of 4410 E Hill Rd and 1374 E End Rd
Planning Commission Staff Report 25-019
April 16, 2025 Planning Commission Unapproved Meeting Minutes