



City of Homer

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Planning

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Staff Report PL 20-09

TO: Homer Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: January 15, 2020
SUBJECT: Medical District Planning

Introduction

At the January 2nd work session, the Commission discussed several points. The objectives of this staff report are as follows:

1. Make motions on recommendations the Commission has discussed: storm water and traffic
2. Review the draft purpose statement for the new district. We will continue to build on this language. Let staff know if there are any big items that catch your attention.
3. Review the new maps, attached
4. Review some proposed land uses and discuss
5. Next steps for 2/5 meeting: work session presentation from South Peninsula Hospital. Finalize draft district boundary and uses, in preparation for neighborhood meeting/work session on 2/15 (tentative)

1. Storm Water and Traffic

Staff Recommendation:

- A. Move to recommend the City fund a city wide storm water plan, to include particular attention to who infill development might affect stormwater infrastructure planning
- B. Move to recommend the City update the Transportation Plan in the next three years, with attention to how increased density in this area will affect neighborhood access patterns, traffic, and emergency service access to the emergency room.

2. Draft Medical District Purpose Language

Staff Recommendation: Review the draft purpose statement for the new district. We will continue to build on this language. Let staff know if there are any big items that catch your attention. **LAST MINUTE EDIT: there will be an updated purposes statement and memo provided at the meeting.**

The purpose of the medical district is to encourage infill development and clustering of medical services near the central area of the city. The district is primarily intended for certain specified businesses and offices, which may include professional, medical, administrative and personal services, associated support uses such as parking lots, medium-density residential uses, and an overall mixture of uses that provides for greater limited commercial uses than allowed in the Residential Office District.

3. **New Maps**

Requested Action: Discuss new proposed boundary. When the Commission is ready, move to accept the proposed boundary, OR provide a new boundary. We can talk about boundaries at one more meeting if you need additional information or more time to reach consensus.

Things to keep in mind:

1. The lots between Fairview and the Central Business District are deep. Many lots with single family homes could either be completely redeveloped, subdivided or infilled. This is not true of the smaller lots north of Fairview.
2. Woodard Creek is a natural barrier to the west. Its shrubby and woody and creates a visual change between the mixed use land uses of Bartlett and the more restrictive urban residential (generally single family homes) to the west.

4. **Land uses – for discussion!**

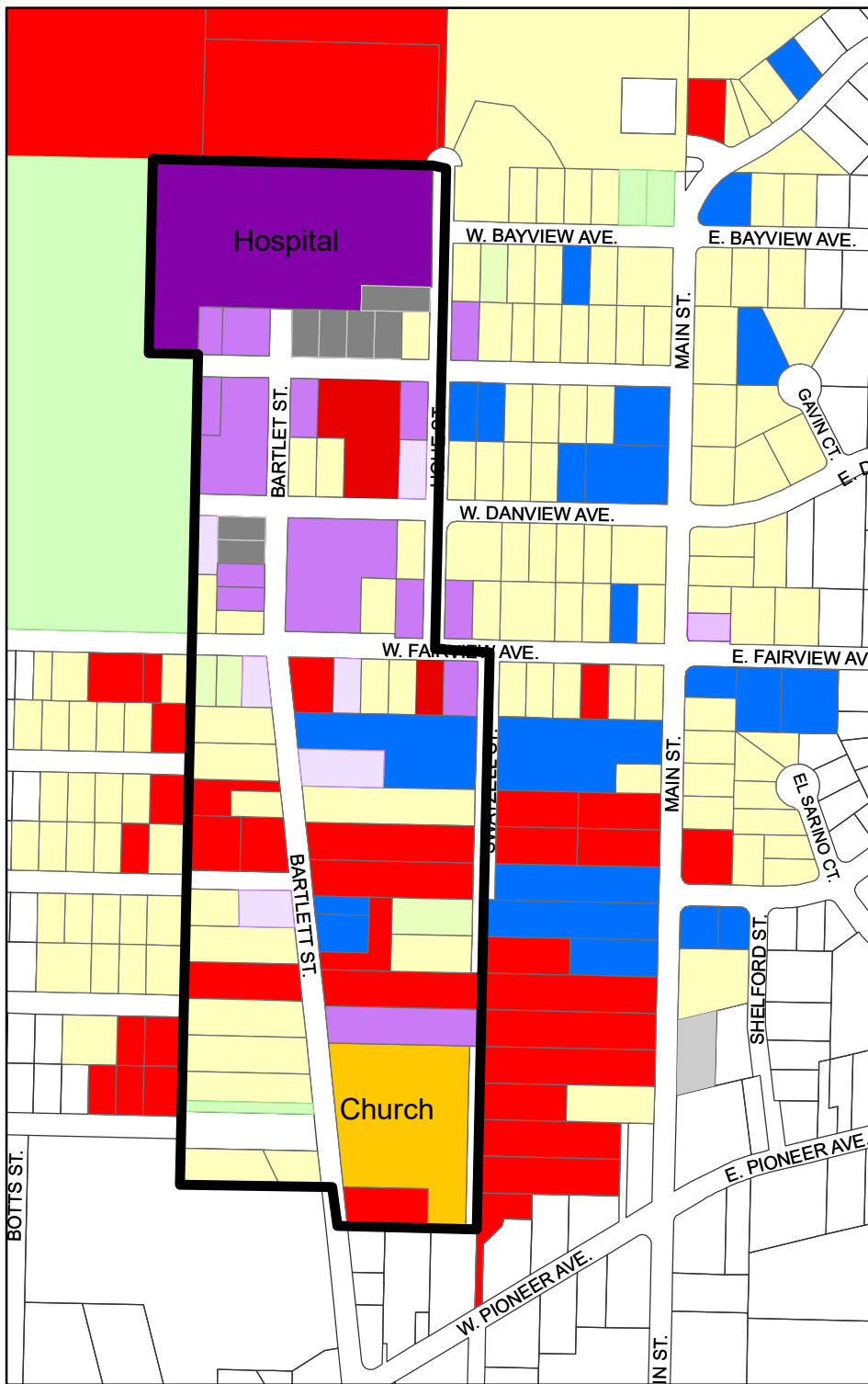
The land permitted and conditional uses of the Residential Office District would remain except Clinics would be a permitted use.

Discussion: Should the following uses be allowed the outright?

- Group care homes
- Day Care facilities
- Homeless shelter
- Mobile food (food truck, coffee kiosk)
- Some type of limited retail such as medical supply or pharmacy, eye glasses, supplements? Possibly limited in size?
- Any other ideas?

Attachments

Revised Medical Area Map 1/15/2020



Legend

Proposed District 1/15/2020

Land Uses

- Hospital
- Apartments
- Clinic
- Office
- Mixed Use
- Parking
- House
- Residential Accessory
- Park
- Vacant



City of Homer
Planning and Zoning Department

1/10/2020

General Land Use Map

Feet
0 150 300



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