



City of Homer

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Staff Report PL 20-13

TO: Homer Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: February 5, 2020
SUBJECT: Medical District

Introduction

At the last meeting, the Commission provided direction on proposed district boundaries and land uses. A new district map and first draft of the district are attached to this report.

Staff is working diligently to try to have a neighborhood meeting at the next planning commission work session on February 19th. To accomplish this timeframe, staff needs a few things from the Commission during this meeting (5th). At minimum to be prepared for neighborhood meeting, staff would like consensus from the Commission on the draft ordinance text and the boundaries.

Next topics: Residential screening, parking lot standards, landscaping, and building height. We may not get all the way through these topics at this meeting but some further direction for staff would be appreciated.

Discussion

Map – Please look at the draft map. Are we ready to ask the neighborhood what they think about the boundaries?

Draft District Please see the attached district language. Please make any amendments by motion. Are we ready to ask the neighborhood for feedback on this document?

Landscaping and parking lots

Please see line 105 of the draft zoning district attachment. This section sets the development requirements, topics such as landscaping, drainage, storm water plans etc – see also 21.50.020 and 21.50.030 (attached). Staff is looking for flexibility on landscaping in parking lots specifically. Under current code, parking spaces with 24 or more spaces must have a 10 foot landscaped buffer adjacent to rights of way. Staff supports this pattern of development, but in

an already developed site, it may be difficult to accommodate this specific metric. If a proposed development can't fit this buffer on a lot, or an existing parking area can't accommodate a 10 foot buffer, then additional lands must be purchased and turned into a parking lot. Staff thinks redevelopment in this area will be more successful if there is design flexibility on where the parking lot landscaping can be. Flexibility on the 10 foot buffer does not negate the requirement for a three foot landscaped buffer, where setbacks permit, HCC 21.50.030(f)(1)(a), nor does it eliminate the requirement that 10% of the parking area be landscaped. The draft code would simply allow more flexibility to accommodate the required landscaping. Please discuss minimum parking lot buffers and provide direction on any changes.

Residential Screening

Please see line 111 of the draft district. This section would require new nonresidential construction to screen parking lots and loading areas from adjacent, existing single family or duplex dwellings. Screening could be accomplished by a fence or landscaping. Please discuss and provide direction on any changes.

Building Height

Staff met with South Peninsula Hospital Administration to get a better idea of what the long term plans are. The current building height limitation of 35 feet was raised as a potential issue for future development. With the Commissions recent work in the East End Mixed Use district and increased building height allowance, this is a topic that deserves consideration from the Commission. Building height over 35 feet has been included as a conditional use in the draft district.

Attachments

1. Draft Area Map
2. Draft Zoning District Text
3. 21.50.030 Site Development Requirements