



City of Homer

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Planning

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Staff Report PL 20-20

TO: Homer Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: March 4, 2020
SUBJECT: Medical District

Requested action: Review any comments or testimony received.

Introduction

At the last work session, the Commission held a neighborhood meeting and heard from area property owners. Items that citizens requested more information on included building height, expanding the boundary to include the first lot on the east side of Hohe Street, and how their tax assessments might be affected by this zoning change.

Boundary

Staff created an additional map with a “Hohe Extension” that includes the first lot on the east side of Hohe. It is presented for discussion.

Tax value

Staff has emailed the Kenai Peninsula Borough Tax assessor for a response to tax questions.

Staff Question: The city is looking at changing the zoning rules around the South Peninsula Hospital. The area is currently a mixed use zone called Residential Office, which allows for homes, apartments, and certain commercial uses such as hospitals and offices. The new zoning rules would be very similar but more in favor of businesses. During a recent public meeting, home owners asked if the zoning change would increase their property values and thus their taxes. Can someone answer that question for me?

Answer from Les Crane, KPB Land Appraiser: The KPB assessing department has been monitoring this particular area of Homer, as it has been going through a transition much like the residential areas in close proximity to Central Peninsula Hospital over the last 10 – 15 years.

Currently KPB is valuing the land in the Residential Office district as a Residential Land type. Over the last several years we have noted that several of the residential properties in and

around the South Peninsula Hospital were purchased and transitioned into medical offices and clinics.

Generally speaking, commercial zoned properties do sell at a higher value when compared to the typical residential zoned lot.

If the proposed Medical District is approved, KPB Assessing Dept. will be taking a close look at sales that occur in the new zoning area and will also be looking at the highest and best use for these properties and whether they should remain valued as residential lots or if they need to be transitioned to commercial.

Building Height

Staff has done some research on roof pitch and building height. Building design to this level of detail is outside staff expertise! In looking at larger and taller buildings, it is apparent that a flat roof design is common. This makes sense; snow shed off a multi-story building is a safety hazard, and mechanical and telecommunications equipment is needed at the rooftop level – City Hall is a small scale example of that. The college buildings are also flat roof structures, but with some architectural relief to give the roofline visual interest. While flat top buildings are not generally as pleasing as say a gabled roof, they are also lower in elevation if view shed is a concern.

Example, you might fit a 5 story building in 65 feet of building height, with a flat roof. That same building with a 4:12 roof pitch would be almost 82 feet high. Please note all these calculations change based on the size of the building (building run), wall height, and roof pitch. It may be the Commission wants to have a height and number of stories above grade height regulation... such as 4 stories and a max height of 60 feet, not including elevator shafts.

Next Steps

Staff will provide more discussion of building height and landscaping at the next meeting. Tentatively, we could hold a public hearing on April 15 or May 6th.

Staff Recommendation:

Consider any new testimony or comments received about the district.

Attachments

1. Email from Jeff Murphy dated February 26, 2020
2. Draft Map 2 19 20
3. Draft Map with Hohe Extension
4. Draft Medical District Ordinance
5. Draft sign code amendments
6. Draft Tower code amendment

From: Brians Appliance <info@briansappliance.com>
Sent: Wednesday, February 26, 2020 10:51 AM
To: Travis Brown
Subject: RE: Notice from City of Homer Planning Office

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Travis,

Thank you for contacting me. I have no idea why your correspondence was returned. I have received multiple notices in the past regarding various properties that the Borough has sent to PENSCO on my behalf. I will check with them and see what is going on. Again, thanks for letting me know.

On another note, after reviewing the attached material I was concerned to see that my piece of property adjacent to the hospital was not included in the proposed Medical Zone, and fail to understand why.

I thought maybe steep slope concerns but then not only do we have in place regulations to protect steep slope development that any project would have to conform to, but in addition, there is an area of 1 to 1 ½ acres in the bottom center/right side of the piece that is not steep slope and can be developed without impacting the hillside. (While standing in the hospital parking lot it may be difficult to visualize but when I actually walked the property with professional contractors, it was easy to see.) Be that as it may, as I mentioned above, steep slope protections are already in place so it is not that, and I can see no other possible reason to exclude this property which has dedicated access, water, sewer, electricity and gas, and abuts the hospital, from the Medical Zone. If there was ever a piece that should be included, it is this one!

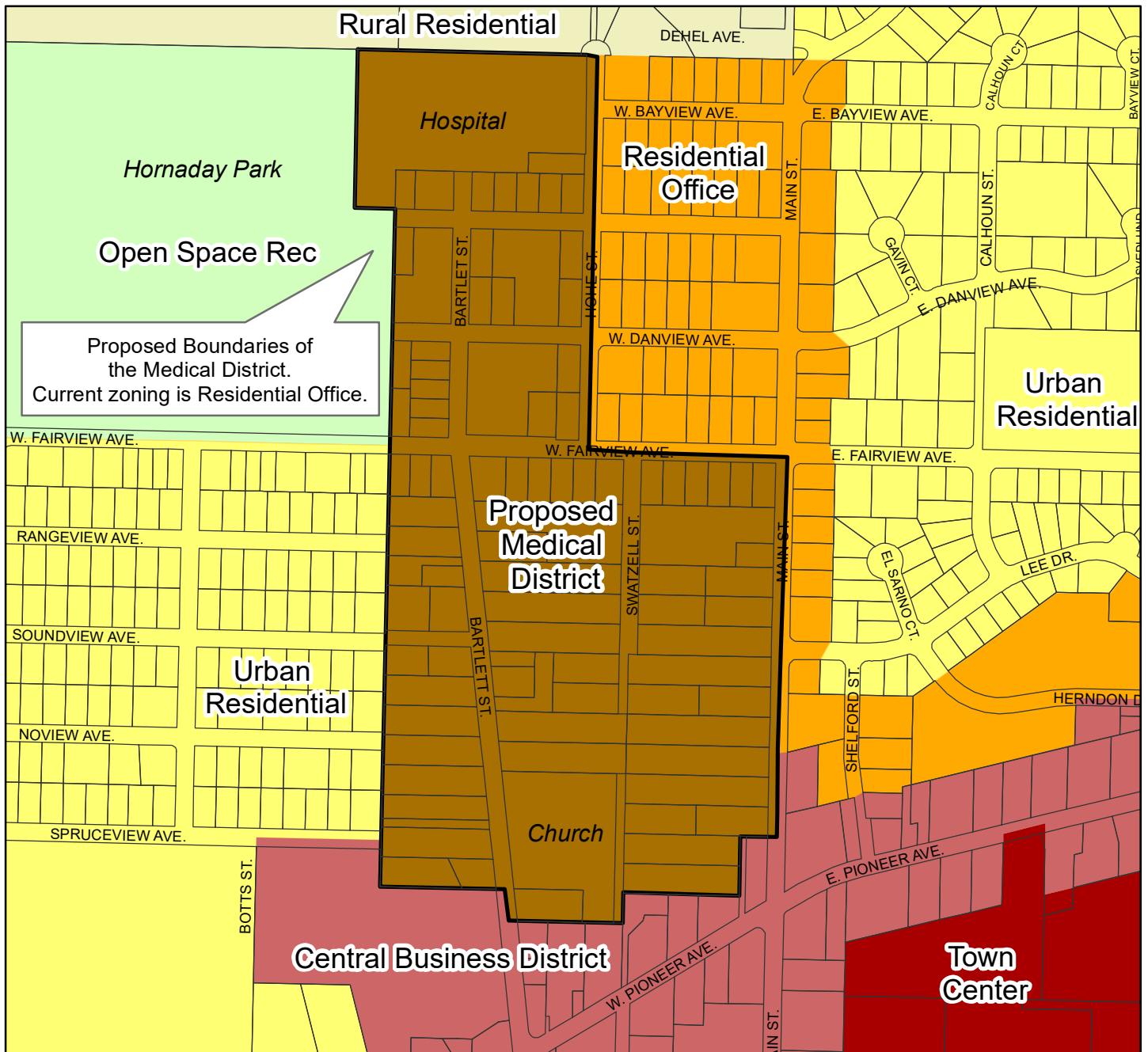
I would like it included.

Hopefully exclusion of my property was just an oversight, but if not, perhaps your office can apprise me of the logic for excluding it?

Thanks for all you help Travis.

Jeff Murphy

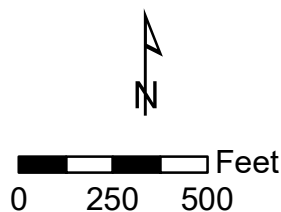
Proposed Medical District Boundaries and Current Zoning



Legend

Current Zones

- Central Business District
- Town Center
- Rural Residential
- Urban Residential
- Residential Office
- Open Space Rec
- Medical District Draft Boundary

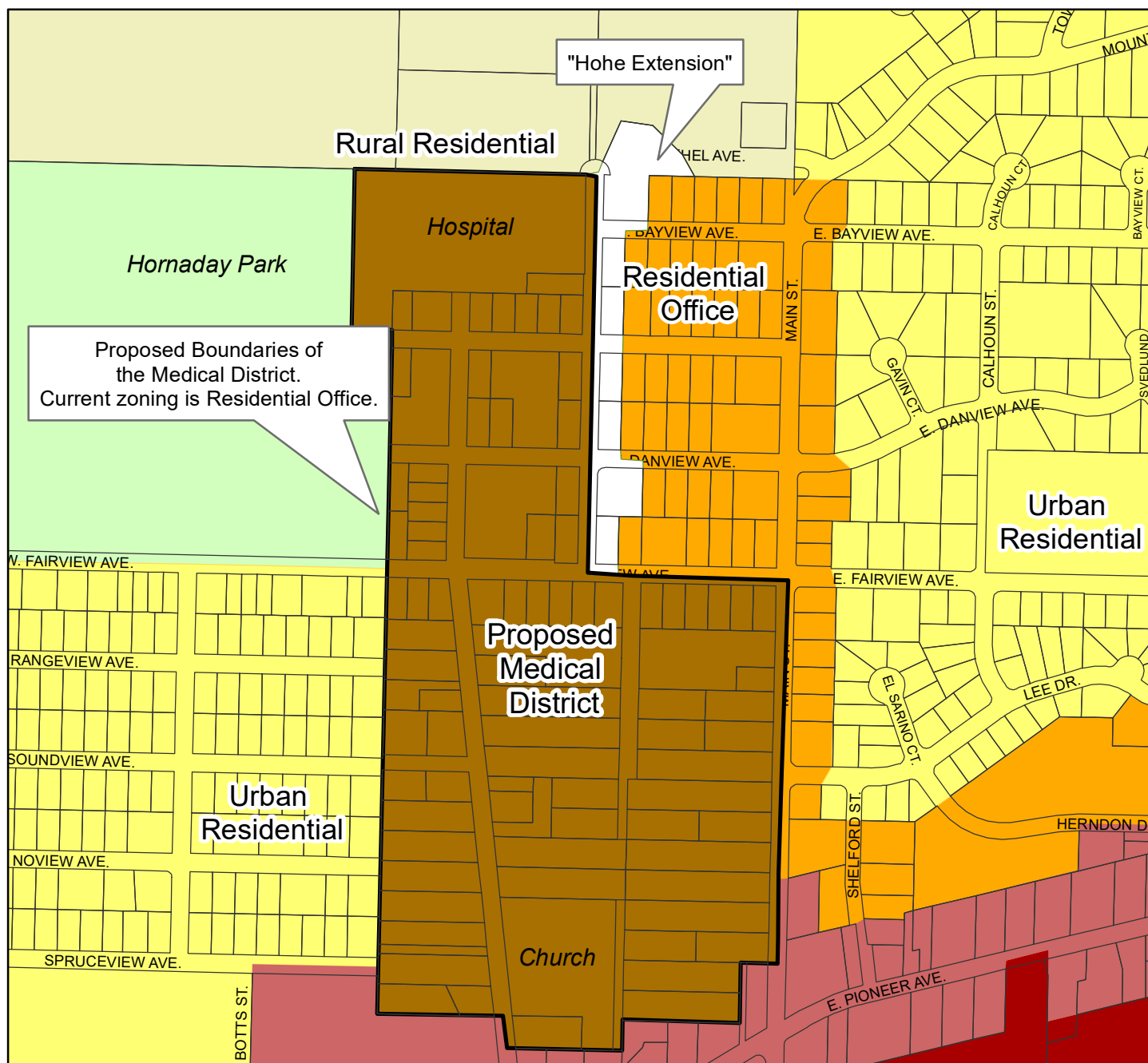


City of Homer
Planning and Zoning Department

1/29/2020

Disclaimer:
It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.

Proposed Medical District Boundaries With Hohe Extension and Current Zoning



Legend

- Medical District Draft Boundary
- Medical Boundary Hohe Extension

Current Zones

- Central Business District
- Town Center
- Rural Residential
- Urban Residential
- Residential Office
- Open Space Rec



0 250 500 Feet



City of Homer
Planning and Zoning Department

2/26/2020

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Chapter 21.XX

M MEDICAL DISTRICT

Sections:

- 21.XX.010 Purpose.
- 21.XX.020 Permitted uses and structures.
- 21.XX.030 Conditional uses and structures.
- 21.XX.040 Dimensional requirements.
- 21.XX.050 Site and access.
- 21.XX.060 Traffic requirements.
- 21.XX.070 Site development standards.
- 21.XX.080 Nuisance standards.
- 21.XX.090 Lighting standards.

21.XX.010 Purpose.

The purpose of the medical district is to provide an area near the hospital to support allied industries and other professional office and limited commercial uses. The district is meant to accommodate a mixture of residential and nonresidential uses with conflicts being resolved in favor of nonresidential uses. Pedestrian-friendly designs and amenities are encouraged.

21.XX.020 Permitted uses and structures.

The following uses are permitted outright in the Medical District:

- a. Single-family and duplex dwelling, excluding mobile homes;
- b. Multiple-family dwelling, provided the structure conforms to HCC 21.14.040(a)(2) and excluding mobile homes;
- c. Public parks and playgrounds;
- d. Rooming house, bed and breakfast;
- e. Townhouses; (compliant w 21.53.010 (g) and (h))
- f. Home occupations; provided they conform to the requirements of HCC 21.51.010;
- g. Professional offices and general business offices;
- h. Clinics
- i. Day care facilities
- j. Day care homes
- k. Personal services;

- 32 l. Museums, libraries and similar institutions;
- 33 m. Nursing facilities, convalescent homes, homes for the aged, assisted living homes;
- 34 n. Religious, cultural and fraternal assembly;
- 35 o. Storage of the occupant's personal commercial fishing gear in a safe and orderly manner and
36 separated by at least five feet from any property line as an accessory use incidental to a
37 permitted or conditionally permitted principal use;
- 38 p. Private exterior storage of the occupant's personal noncommercial equipment, including
39 noncommercial trucks, boats, campers and not more than one recreational vehicle in a safe and
40 orderly manner and separated by at least five feet from any property line as an accessory use
41 incidental to a permitted or conditionally permitted principal use;
- 42 q. Other customary accessory uses to any of the permitted uses listed in the Residential Office
43 District; provided, that no separate permit shall be issued for the construction of any detached
44 accessory building prior to that of the main building;
- 45 r. The outdoor harboring or keeping of dogs, small animals and fowl as an accessory use in a
46 manner consistent with the requirements of the Homer City Code and as long as such animals
47 are kept as pets and their numbers are such as not to unreasonably annoy or disturb occupants
48 of neighboring property;
- 49 s. Recreational vehicles, subject to the standards set out in HCC 21.54.320;
- 50 t. As an accessory use, one small wind energy system per lot having a rated capacity not
51 exceeding 10 kilowatts;
- 52 u. Mobile food services
- 53 v. Retail as an accessory use to a permitted principle use
- 54 w. Sale of durable and non-durable medical supplies and equipment
- 55 x. More than one building containing a permitted principal use on a lot;
- 56 y. Parking lots

57 **21.XX.030 Conditional uses and structures.**

58 The following uses may be permitted in the Residential Office District when authorized by
59 conditional use permit issued in accordance with Chapter 21.71 HCC:

- 60 a. Planned unit developments, excluding all industrial uses;
- 61 b. Public or private schools;
- 62 c. Hospitals;

- 63 d. Public utility facilities and structures;
- 64 e. Mortuaries;
- 65 f. Group care homes;
- 66 g. Helipads, but only as an accessory use incidental to a hospital conditional use;
- 67 h. One small wind energy system having a rated capacity exceeding 10 kilowatts; provided, that
- 68 it is the only wind energy system of any capacity on the lot;
- 69 i. Other uses approved pursuant to HCC 21.04.020.

70 **21.XX.040 Dimensional requirements.**

71 The following dimensional requirements shall apply to all structures and uses in the Medical

72 District:

73 a. The minimum lot size is 7,500 square feet.

74 b. Building Setbacks.

75 1. Buildings shall be set back 20 feet from all dedicated rights-of-way.

76 2. All buildings shall be set back from all other lot boundary lines according to the number

77 of stories as follows:

Number of Stories	Setback (in feet)
1 story	5 feet
1 1/2 stories	6 feet
2 stories	7 feet
2 1/2 stories	8 feet

78 c. Building Height.

79 1. The maximum building height is 35 feet, except as provided in subsection (c)(2) of this

80 section.

81 2. If approved by conditional use permit, multifamily residential and commercial

82 buildings up to 85 (Or 60 feet, 5 stories above grade/roofpitch not to exceed/feet in

83 height may be allowed.)

84 d. No lot shall contain more than 8,000 square feet of building area (all buildings combined),

85 nor shall any lot contain building area in excess of 30 percent of the lot area, without an

86 approved conditional use permit.

21.XX.050 Site and access.

a. A zoning permit for any nonresidential use or structure shall not be issued by the City without an approved site plan and an approved level two right-of-way access plan that conform to the standards of Chapter 21.73 HCC.

b. All access points to rights-of-way shall conform to the standards of a level two right-of-way access plan stated in Chapter 21.73 HCC. This applies to all uses and structures.

21.XX.060 Traffic requirements.

A conditional use permit is required for every use that:

a. Is estimated to generate more than 100 vehicle trips during any hour of the day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, 9th Edition;

b. Is estimated to generate more than 500 vehicle trips per day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, 9th Edition;

c. Is estimated to generate an increase in the traffic to more than 100 vehicle trips during any hour of the day due to a change in land use or intensity of use; or

d. Is expected to generate traffic that will detract from the safety of, or degrade by one level of service, the highway, road, street, alley or intersection.

21.XX.070 Site development standards.

a. All single-family and duplex residential development in the Residential Office District shall comply with the level one site development standards contained in HCC 21.50.020.

b. All residential development of three units or more and all nonresidential development on lands in this district shall conform to the level two site development standards set forth in HCC 21.50.030 subsections (a) through (e), and HCC 21.50.030(f)(1)(a) and HCC 21.50.030(f)(2). Parking lots with a minimum of 24 spaces or more shall provide a minimum of 10% landscaped area in dividers, islands or buffers or any combination thereof, adjacent or within the parking area.

c. New non-residential construction shall be screened from existing single family or duplex dwellings by a fence or landscaping so as to obscure the view of the parking lot and loading areas from the adjacent dwelling.

21.XX.080 Nuisance standards.

The nuisance standards of HCC 21.59.010 apply to all development, uses, and structures in this zoning district.

21.XX.090 Lighting standards.

The level one lighting standards of HCC 21.59.030 apply to all development, uses, and structures in this zoning district.

21.60.060 Signs on private property.

a. Signs shall be allowed on private property in the City only in accordance with Table 1. If the letter “A” appears for a sign type in a column, such sign type is allowed without prior permit approval in the zoning district represented by that column. If the letter “P” appears for a sign type in a column, such sign type is allowed only with prior permit approval in the zoning district represented by that column. Special conditions may apply in some cases. If the letter “N” appears for a sign type in a column, such sign type is not allowed in the zoning district represented by that column under any circumstances. If the letters “PH” appear for a sign type in a column, such sign type is allowed in the zoning district represented by that column only with prior approval by the Commission after a public hearing.

b. Although permitted under subsection (a) of this section, a sign designated by an “A” or “P” in Table 1 shall be allowed only if:

1. The sum of the area of all building and freestanding signs on the lot does not exceed the maximum permitted sign area for the zoning district in which the lot is located as specified in Table 2; and

2. The characteristics of the sign conform to the limitations of Table 3, Permitted Sign Characteristics by Zoning District, and with any additional limitations on characteristics listed in Table 1 or Table 2.

c. A sign type that is not listed on the following tables is prohibited.

Key to Tables 1 through 3			
RR	Rural Residential	GBD	Gateway Business District
UR	Urban Residential	GC1	General Commercial 1
RO	Residential Office	GC2	General Commercial 2
INS	Institutional Uses Permitted in Residential Zoning Districts (a)	EEMU	East End Mixed Use
		MC	Marine Commercial
CBD	Central Business District	MI	Marine Industrial
TC	Town Center District	OSR	Open Space Recreation
MD	Medical District	PS	Public Sign Uses Permit
A = Allowed without sign permit P = Allowed only with sign permit N = Not allowed PH = Allowed only upon approval by the Planning Commission after a public hearing.			

Key to Tables 1 through 3

For parenthetical references, e.g., “(a),” see notes following graphical portion of table.

Table 1

[illegible]

Notes to Table 1:

- a. This column does not represent a zoning district. It applies to institutional uses permitted under the zoning code in the RR, UR and RO zoning districts. Institutional is defined as an established organization or corporation of a public, nonprofit, or public safety/benefit nature, i.e., schools, churches, and hospitals.
- b. No commercial message allowed on sign, except for a commercial message drawing attention to goods or services legally offered on the lot.
- c. No commercial message of any kind allowed on sign if such message is legible from any location off the lot on which the sign is located.
- d. Only address and name of occupant allowed on sign.
- e. May include only building name, date of construction, or historical data on historic site; must be cut or etched into masonry, bronze, or similar material.
- f. No commercial message of any kind allowed on sign.
- g. The conditions of HCC 21.60.130 apply.
- h. Flags of the United States, the State, the City, foreign nations having diplomatic relations with the United States and any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction. These flags must be flown in accordance with protocol established by the Congress of the United States for the Stars and Stripes. Any flag not meeting any one or more of these conditions shall be considered a banner sign and shall be subject to regulations as such.
- i. The main entrance to a development in GBD may include one ground sign announcing the name of the development. Such sign shall consist of natural materials. Around the sign grass, flowers and shrubs shall be placed to provide color and visual interest. The sign must comply with applicable sign code requirements.

Table 2. Maximum Total Sign Area Per Lot by Zoning District**Table 2 Part A**

The maximum combined total area of all signs, in square feet, except incidental, building marker, and flags (b), shall not exceed the following according to district:

RR	UR	RO	RO (e)	INS (a)	OSR	PS (d)	MD
4	4	6	50	20	4	32	50

Table 2 Part B

In all other districts not described in Table 2 Part A, the maximum combined total area of all signs, in square feet, except incidental, building marker and flags, shall not exceed the following:

Square feet of wall frontage (c):	Maximum allowed sign area per principal building:
750 s.f. and over	150 s.f.
650 to 749	130 s.f.
550 to 649	110 s.f.
450 to 549	90 s.f.
350 to 449	70 s.f.
200 to 349	50 s.f.
0 to 199	30 s.f.

In all districts covered by Table 2 Part B, on any lot with multiple principal buildings or with multiple independent businesses or occupancies in one or more buildings, the total allowed sign area may be increased beyond the maximum allowed signage as shown in Table 2 Part B, by 20%. This additional sign area can only be used to promote or identify the building or complex of buildings.

In all districts covered by Table 2 Part B, freestanding signs, when otherwise allowed, shall not exceed the following limitations:

Only one freestanding sign is allowed per lot, except one freestanding public sign may be additionally allowed. A freestanding sign may not exceed 10 feet in height. The sign area on a freestanding sign (excluding a public sign) shall be included in the calculation of maximum allowed sign area per lot and shall not exceed the following:

One business or occupancy in one building – 36 sq ft

Two independent businesses or occupancies or principal buildings in any combination – 54 sq ft

Three independent businesses or occupancies or principal buildings in any combination – 63 sq ft

Four or more independent businesses or occupancies or principal buildings in any combination – 72 sq ft

50

51 Notes to Table 2, Parts A and B

52 a. The INS column does not represent a zoning district. It applies to institutional uses
53 permitted under the zoning code in the RR, UR and RO zoning districts. Institutional is defined
54 as an established organization or corporation of a public, nonprofit, or public safety or benefit
55 nature, e.g., schools churches, and hospitals.

56 b. Flags of the United States, the State, the City, foreign nations having diplomatic relations
57 with the United States, and any other flag adopted or sanctioned by an elected legislative body of
58 competent jurisdiction. These flags must be flown in accordance with protocol established by the
59 Congress of the United States for the Stars and Stripes. Any flag not meeting any one or more of
60 these conditions shall be considered a banner sign and shall be subject to regulation as such.

61 c. Square feet of wall frontage is defined as total square footage of wall surface, under the
62 roof, that faces the major access or right-of-way of the business. In the case of a business located
63 on a corner lot, square footage of wall frontage is the total square footage of wall surface, under
64 the roof, on the side of the business with the most square footage.

d. The PS column does not represent a zoning district. It applies to public signs permitted under the zoning code, in all zoning districts.

e. This RO column applies only to lots in that portion of the RO district that abuts East End Road, **Bartlett Street, Hobe Street**, and Pennock Street. Within this area, there is allowed a maximum of 50 square feet total area of all signs (including the ground sign referred to below), except incidental, building marker, and flags (see note (b) above). One ground sign, with a maximum total area of 16 square feet, will be permitted per lot. Each ground sign shall not exceed six feet in height, measured from the base to the highest portion of any part of the sign or supporting structure.

f. **In the Medical District, only one freestanding sign is allowed per lot, except one freestanding public sign may be additionally allowed. A freestanding sign may not exceed 10 feet in height or 36 square feet in area.**

Table 3. Permitted Sign Characteristics by Zoning District

Sign Type	RR	UR	RO	INS (a)	MD	CBD	TC	GBD	GC1	GC2	EEMU	MC	MI	OSR	PS (e)
Animated (b)	N	N	N	N	N	P	P	N	P	N	P	P	N	N	N
Changeable Copy (c)	N	N	N	P	P	P	P	P	P	P	P	P	P	N	PH
Illumination Internal	N	N	N	P	P	P	P	P	P	P	P	P	P	N	N
Illumination External	N	N	N	P	P	P	P	P	P	P	P	P	P	N	PH
Neon (d)	N	N	N	N	N	P	P	N	P	P	P	P	P	N	N

Notes to Table 3:

a. The INS column does not represent a zoning district. It applies to institutional uses permitted under the zoning code, in the RR, UR and RO zoning districts. Institutional is defined as an established organization or corporation of a public, nonprofit, or public safety/benefit nature, i.e., schools, churches, and hospitals.

b. Animated signs may not be neon or change colors or exceed three square feet in area.

c. Changeable copy signs must be wall- or pole-mounted, and may not be flashing.

d. Neon signs may not be flashing and may not exceed 32 square feet.

e. The PS column does not represent a zoning district. It applies to public signs permitted under the zoning code, in all zoning districts.

[Ord. 14-34 § 1, 2014; Ord. 12-26 § 1, 2012; Ord. 12-01(S)(A) §§ 2 – 6, 2012].

Tall Towers

Staff recommends tall tower regulations stay the same for this area. HCC 21.58.030 would be amended as follows:

21.58.030 Permission for communications towers.

- a. Except as provided in subsection (b) of this section, a communications tower is permitted as a principal or accessory use or structure in each zoning district.
- b. A communications tower that exceeds the following maximum height for the zoning district in which the communications tower is located is permitted only when authorized by conditional use permit issued in accordance with Chapter 21.71 HCC.

District	Maximum Height (feet)
CBD	60
TC	60
GBD	60
GC1	120
RO	85
<u>MD</u>	<u>85</u>
UR	60
RR	85
CONS	60
GC2	120
EEMU	120
MI	120
MC	120
OSR	60
BCWPD	120

