



City of Homer

www.cityofhomer-ak.gov

Planning

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February 6, 2020

Dear Landowner,

You are invited to a neighborhood meeting regarding two proposed zoning changes in your area. Attached to this letter is a map of the proposed Medical Zoning District boundaries, and a copy of the draft zoning code. The purpose of the meeting is to give residents the opportunity to learn about the potential zoning changes and have a conversation with the Planning Commission. This is not a public hearing and no final decisions will be made.

Why are changes being proposed? Homer City Council passed a six month moratorium on new professional offices and clinics and directed the Planning Commission to look at how the area around the hospital is developing. Recently, several new medical clinics have gone through the permitting process and there have been neighborhood concerns about traffic and land use. The moratorium area is north of Fairview up to the hospital, and includes properties from Bartlett east to Main Street. To date, the Planning Commission has created a draft map and zoning code. With these items on paper, the Commission is ready to fine tune the proposals with your input.

When: 5:30-6:20 pm, Wednesday February 19th. Presentation at 5:30, followed by questions and discussion

Where: 491 E Pioneer Ave, Homer City Hall Cowles Council Chambers

Who: Landowners, area residents, Homer Planning Commission and Planning Department Staff

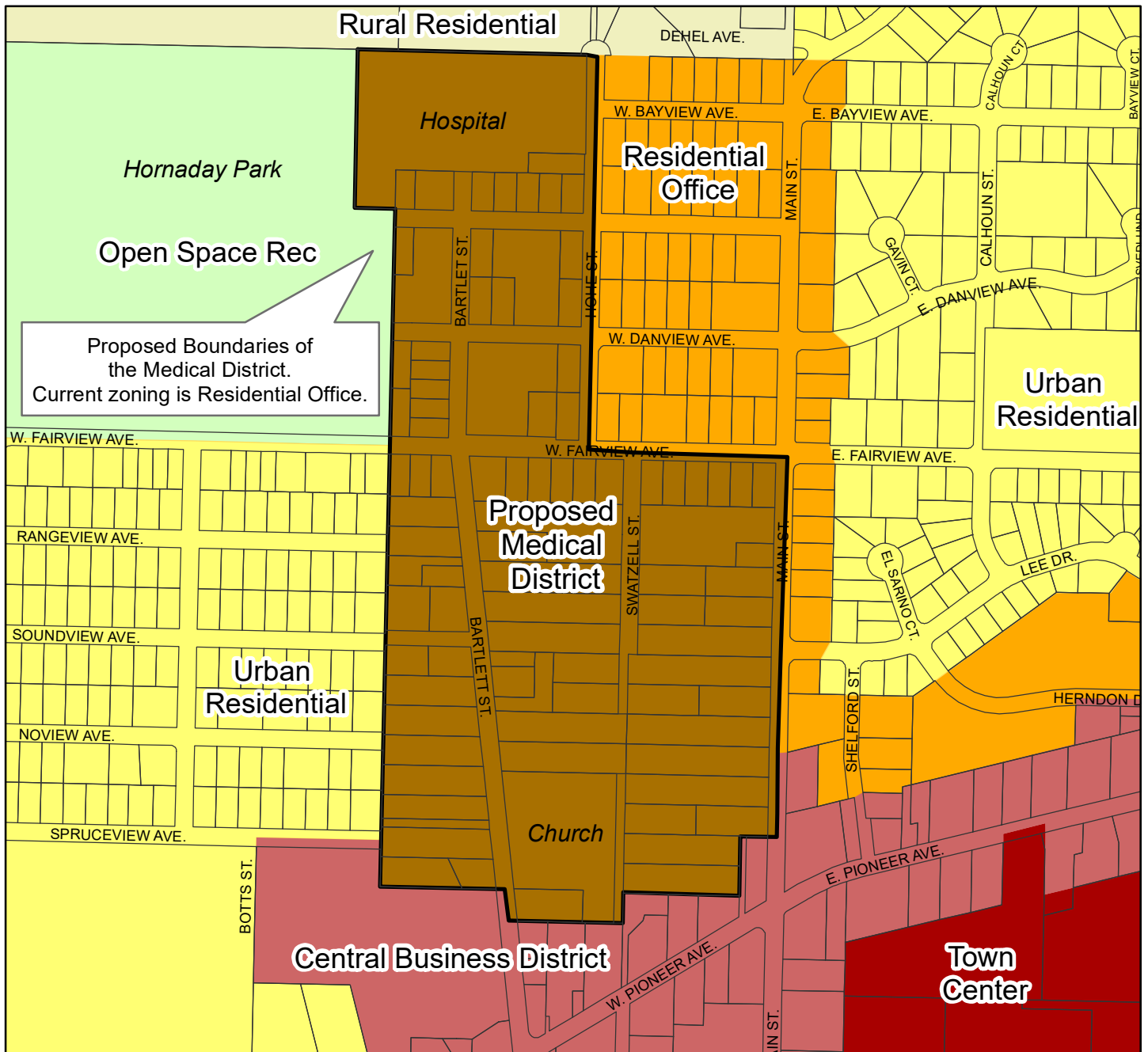
What happens next? The Council tasked the Commission to respond by June 30th. Between now and June, there is ample time to hold another neighborhood meeting if desired. There will also be formal public hearing, prior to the June 30th deadline.

For more information, call 235-3106 to speak with City Planner Rick Abboud, or Deputy City Planner Julie Engebretsen. Or visit the Planning Department website at <https://www.cityofhomer-ak.gov/planning>

Sincerely,

Rick Abboud, AICP
City Planner

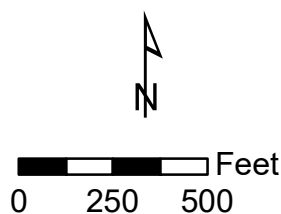
Proposed Medical District Boundaries and Current Zoning



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.

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;
- i. Day care facilities
- j. Day care homes
- k. Personal services;
- l. Museums, libraries and similar institutions;

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

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

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

- 59 a. Planned unit developments, excluding all industrial uses;
- 60 b. Public or private schools;
- 61 c. Hospitals;
- 62 d. Public utility facilities and structures;

- e. Mortuaries;
- f. Group care homes;
- g. Helipads, but only as an accessory use incidental to a hospital conditional use;
- h. One small wind energy system having a rated capacity exceeding 10 kilowatts; provided, that it is the only wind energy system of any capacity on the lot;
- i. Other uses approved pursuant to HCC 21.04.020.

21.XX.040 Dimensional requirements.

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

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

b. Building Setbacks.

- 1. Buildings shall be set back 20 feet from all dedicated rights-of-way.
- 2. All buildings shall be set back from all other lot boundary lines according to the number 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

c. Building Height.

- 1. The maximum building height is 35 feet, except as provided in subsection (c)(2) of this section.
 - 2. If approved by conditional use permit, multifamily residential and commercial buildings up to 85 feet in height may be allowed.
- d. No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area, without an 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 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.