

City of Scottsbluff, Nebraska

Monday, March 14, 2016

Regular Meeting

Item NewBiz1

Comp Plan

Update: Comprehensive Development Plan

Staff Contact: Annie Folck



*SCOTTSBLUFF
PLANNING COMMISSION
Staff Report*

To: Planning Commission
From: Development Services Department
Date: March 14, 2016
Subject: Comprehensive Development Plan Review

The City has worked with PADD to gather information in order to do a complete update on the Comprehensive Plan which was last updated in 2004. Initial work started in the summer of 2014, with a strategic economic plan, and demographic trend analysis and a utility survey. There are areas in town with existing infrastructure which would be financially beneficial to a developer. Areas were also identified where the best areas would be for expansion of water and sewer infrastructure.

The new comp plan has a different framework than the previous plan. The new plan breaks the City up into neighborhoods and then describes the desired character of the neighborhood. The characteristics that are considered include the following:

Hours: What time of day is activity acceptable?

Auto: How much traffic is desired in this area?

Mass: What kind of building heights and setbacks fit with this area?

Emissions: How much light, noise, smells, & other effects of certain land uses is acceptable in this area?

For example, most residential areas will have activity primarily during the day with low traffic, and little noise and lighting, whereas commercial districts like 27th Street will have more activity in the late evening, much more traffic, and bright lighting from signs for commercial businesses.

This new framework will help the City to more easily classify land uses and determine which uses are appropriate for each district.

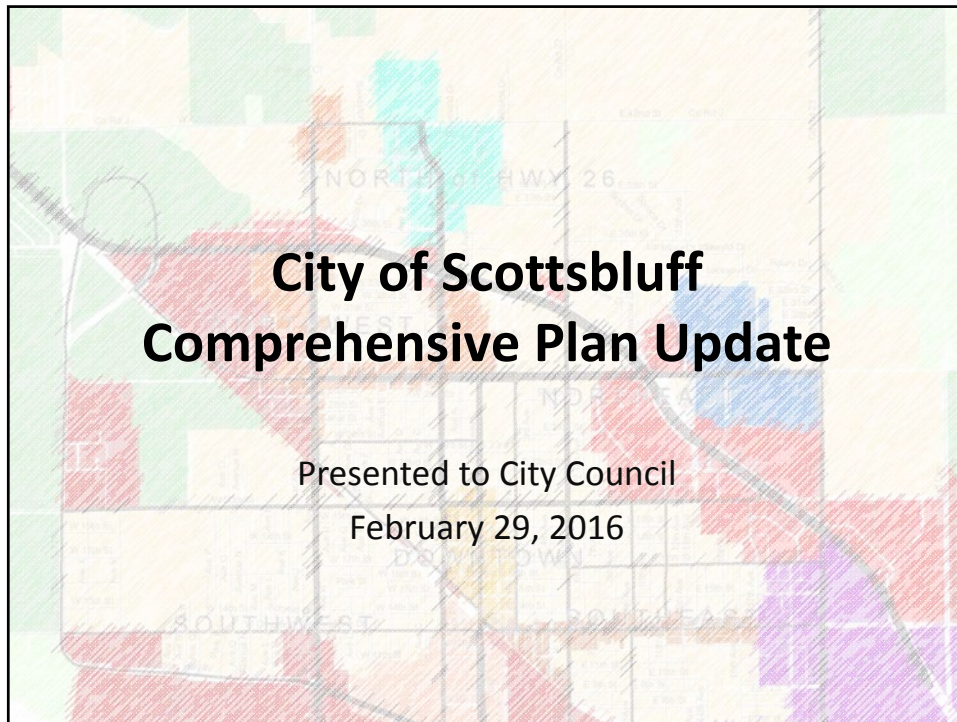
Attached is a short summary of the comprehensive development plan. The complete plan will be reviewed at the meeting.

RECOMMENDATION

Approve: Make the motion to give a POSITIVE recommendation for New Comprehensive Development Plan to the City Council subject to the following condition(s):

Deny: Make the motion to give a NEGATIVE recommendation for the New Comprehensive Development Plan to the City Council for the following reason(s):

Table: Make the motion to TABLE the New Comprehensive Development Plan for the following reason(s):



Process

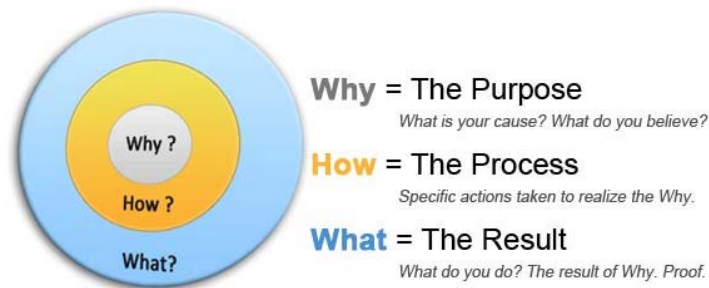
- Kick-off: Summer 2014
- Strategic economic development plan, demographic trend analysis, utilities study.
- Fall 2015: Public Engagement
- Winter 2015-2016: Drafting the updated plan

Community Input Response- Issue Identification

- Transportation
 - Ease of vehicle access and close parking options are important to residents
 - Public transit alternatives greatly needed
 - Walkability for all ages (especially children)
- Community Design
 - Memorable, attractive places and buildings desired
 - Well kept properties, get rid of blight

Vision Development

We are a community of choice.



Vision: What's our purpose?

Scottsbluff will be a place where current and future generations want to pursue their aspirations- a place of opportunity.

- We will do this by:
 - Growing as a regional leader of commerce and economic opportunity in western Nebraska
 - Living into the unique character of being a city in the country
 - Promoting the health and happiness of all citizens
 - Inclusive opportunities for participation in civic life

- In the next 10-years we will focus on strategies under the following principles:
 - Interconnection of neighborhoods and amenities
 - Sustainable development
 - Access to culture and recreation
 - Strong neighborhoods and places, rooted in our unique character

Focus on: Land Use

Scottsbluff-Gering-Terrytown

Growth Scenarios	2010	2015	2020	2025	2030	2035	Change 2010-2035	% Change 2010-2035
1% Annual Growth Rate	24,737	25,999	27,325	28,719	30,184	31,724	6,987	28.2%
.7% Annual Growth Rate	24,737	25,615	26,524	27,466	28,440	29,450	4,713	19.1%
.5% Annual Growth Rate	24,737	25,362	26,002	26,659	27,332	28,022	3,285	13.3%
.25% Annual Growth Rate	24,737	25,048	25,362	25,681	26,004	26,330	1,593	6.4%
Natural Population Change*	24,737	25,295	25,871	26,468	27,094	27,764	3,027	12.2%
Past 10-year Growth Rate^	24,737	25,582	26,456	27,359	28,294	29,260	4,523	18.3%
-.25% Annual Growth Rate	24,737	24,429	24,125	23,825	23,529	23,236	-1,501	-6.1%

*Cohort component without migration

^ .6% Annual Growth Rate

Scottsbluff alone

Growth Scenarios	2010	2015	2020	2025	2030	2035	Change 2010-2035	% Change 2010-2035
1% Annual Growth Rate	15,039	15,806	16,612	17,460	18,350	19,286	4,247	28.2%
.7% Annual Growth Rate	15,039	15,573	16,126	16,698	17,291	17,904	2,865	19.1%
.5% Annual Growth Rate	15,039	15,419	15,808	16,207	16,617	17,036	1,997	13.3%
.25% Annual Growth Rate	15,039	15,228	15,419	15,613	15,809	16,008	969	6.4%
Natural Population Change*	15,039	15,307	15,617	15,946	16,276	16,621	1,582	10.5%
Past 10-year Growth Rate^	15,039	15,196	15,355	15,516	15,678	15,842	803	5.3%
-.25% Annual Growth Rate	15,039	14,852	14,667	14,485	14,305	14,127	(912)	-6.1%

*Cohort component without migration

^ .21% annual growth rate

Land use Projections

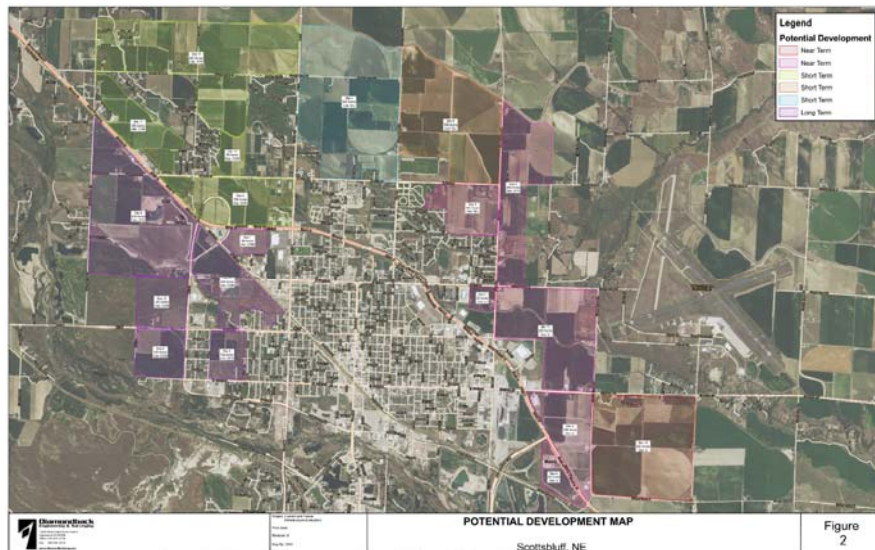
2035 Projected Population= 16,008

Growth Scenario	2010	2015	2020	2025	2030	2035	Change 2010-2035	% Change 2010-2035
.25% Annual Growth Rate	15,039	15,228	15,419	15,613	15,809	16,008	969	6.4%

Past 10-year rate was .21% annual growth rate

Use	Current Use	Additional Need (Acres)	Total Projected Need (Acres)	Projected Designated Land at current LOS	
				Acres	Multiplier over projected need
Residential	1436	92.5	1528.5	1621	2.0
Commercial	721.28	47.7	768.9	793	1.5
Industrial (ETJ)	778.63	51.5	830.1	933	3.0
Park	358.35	23.1	381.4	381	
Mixed Use					

Utilities Study



Utilities Study

- Where can utilities be extended?
- Cost per acre
- Major system improvements needed
 - Water towers
 - Lift Stations
 - Treatment Plant Upgrades
- Road Map for future development

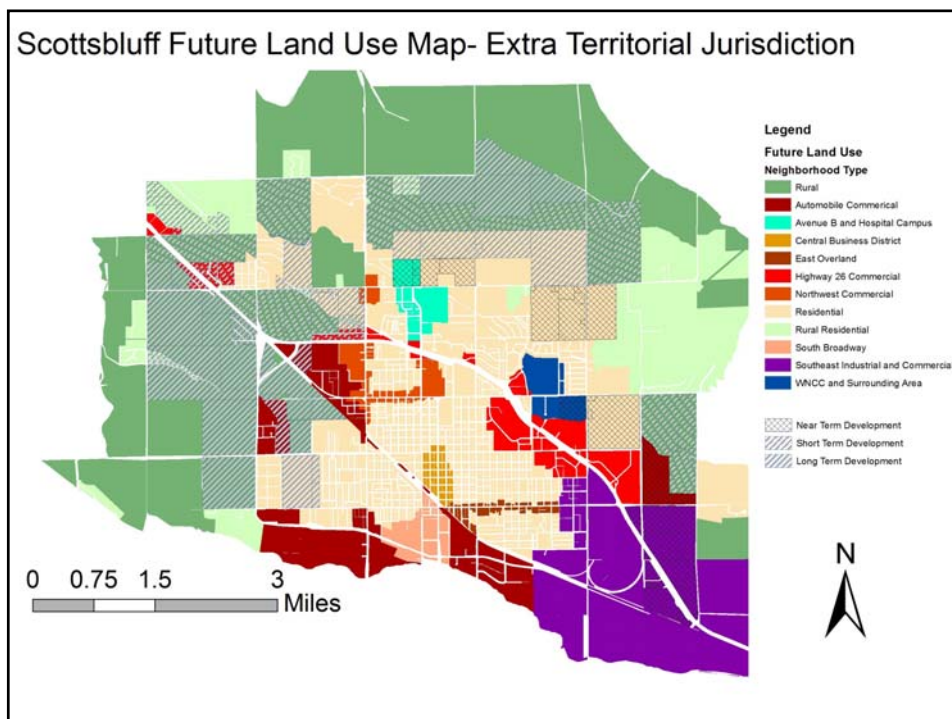
Basic Framework

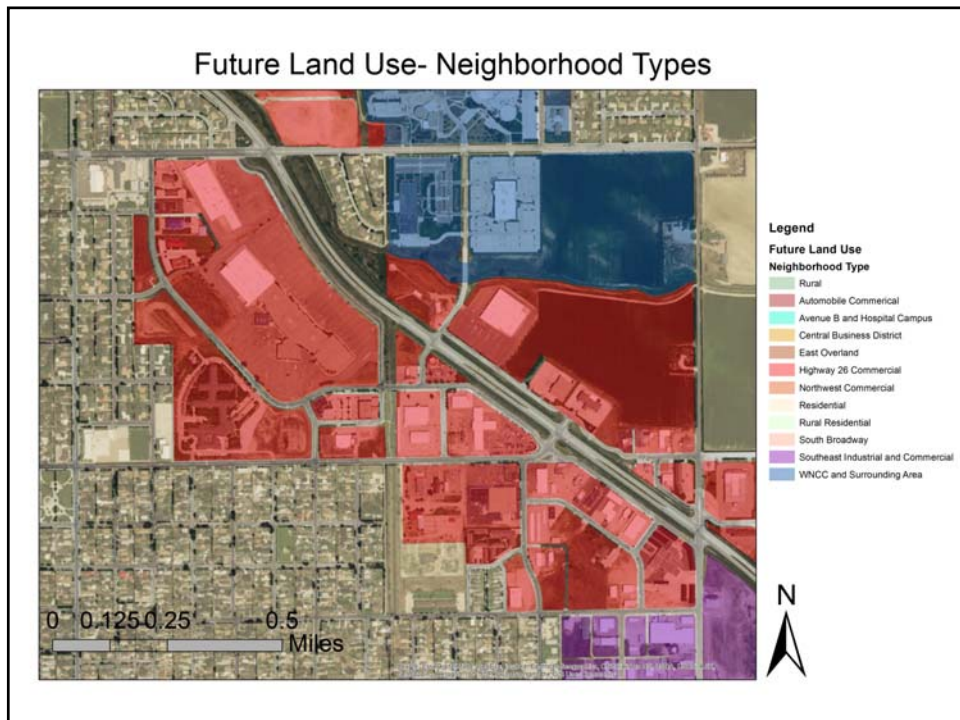
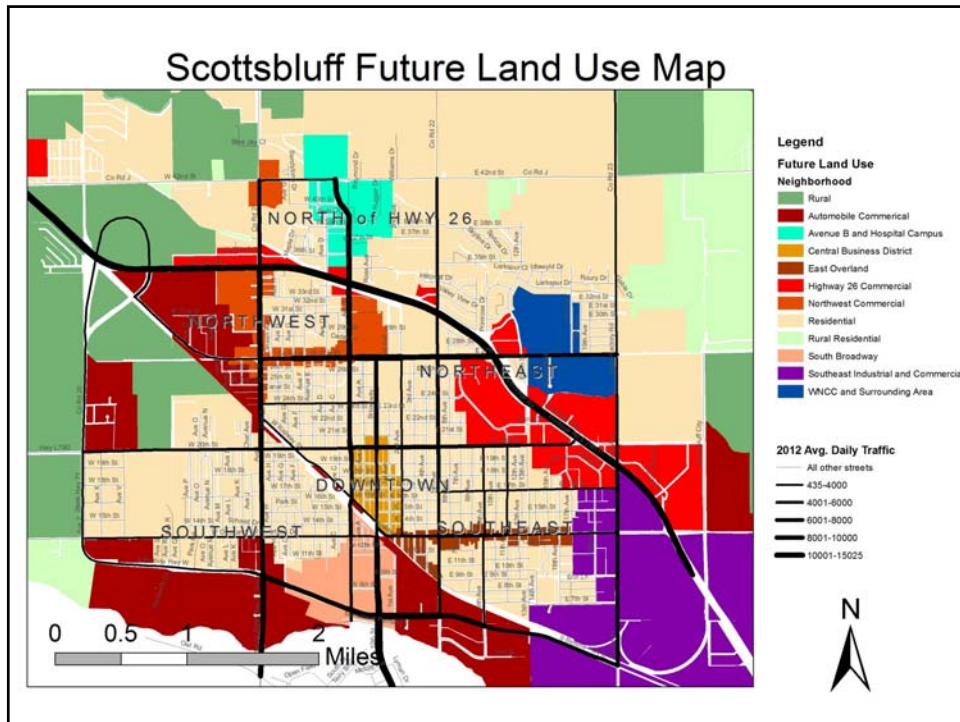
For each district (Northeast, Southwest, etc.):

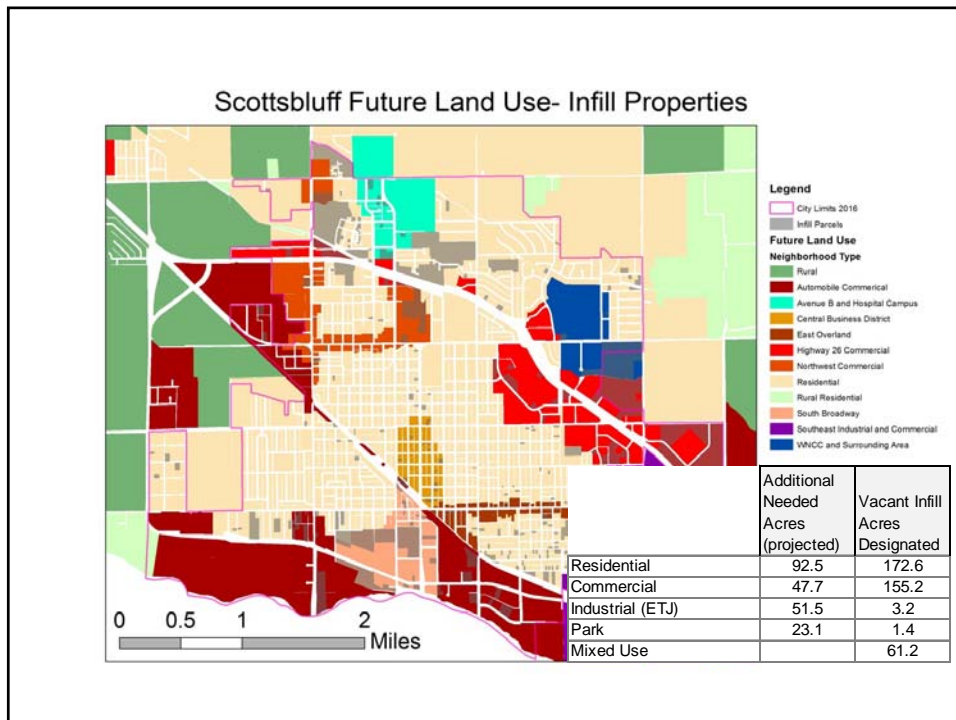
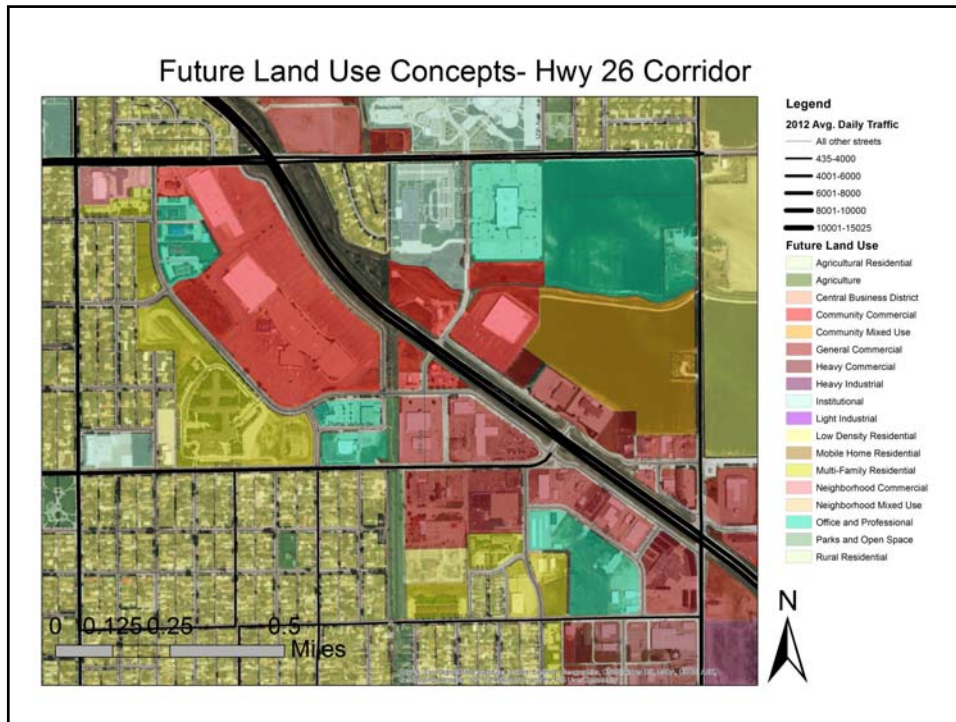
- **Themes**- How are the districts helping advance the community vision?
- **Principles**- What strategies will happen in the district to advance the community vision?
- **Neighborhood types**- Build consistent character and compatible uses within neighborhoods.
Intensity based.
 - Hours
 - Auto
 - Mass
 - Emissions

Measuring Use Intensity- H.A.M.E.

- **Hours:** When is activity happening?
- **Auto:** Towards which kind(s) of transportation access is the neighborhood oriented?
- **Mass:** How much of the lot should buildings utilize? What setbacks and heights are appropriate?
- **Emissions:** What noises, smells, sights, and level of activity are acceptable?







Next Steps

- Joint Meeting- Council, Planning Commission, CRA
- Review Zoning Codes
 - Add mixed use zoning designation
 - Review uses of each zone
- Implementation
 - CRA programs
 - Decision-making by Planning Commission and Council