

# **City of Scottsbluff, Nebraska**

**Monday, April 8, 2013**

**Regular Meeting**

## **Item NewBiz3**

### **Ordinance Text Change Parking**

*Text Changes/Additions: Chapter 25, Article 5*

*Applicant(s): N/A*

*Owner(s): N/A*

*Location: Central Business District*

**Staff Contact: Annie Urdiales**



# SCOTTSBLUFF PLANNING COMMISSION Staff Report

**To:** Planning Commission  
**From:** Development Services Department  
**Date:** April 8, 2013  
**Subject:** Parking Central Business District  
**Location:** Broadway

**Zoning:** C-1  
**Property Size:**  
**# Lots/Units:**  
**Units/Acre**

## **Background**

Staff has researched what other cities codes require for Central Business Districts, Downtown Business Districts & Parking Districts regarding residential units. These areas are exempt from requirements as they are paying taxes into the District and a portion of these funds are used for the use and maintenance of the parking lots in the CBD. Staff had previously proposed the City add this same exemption to our City Code and would like to proceed with this.

The BID has met with City Staff, & Downtown Merchant Group regarding parking requirements for schools, employee, and customer parking. They have discussed several options including parking permits, with posted hours for evening and daytime. Several options have been considered and the group has been unable to decide on the change without making it too complicated, they want to keep it simple and not drive away customers who will shop downtown. With the recent upgrades on Broadway there has been an interest in renovating previously abandoned residential units above commercial buildings. This has added to the parking problems in the Central Business District area educating the employees, the public, and residences in the use of parking lots will help alleviate some of the congestion in the downtown area. Some lots are overflowing while others are empty. The City will keep working with the Downtown merchants for the best solution to the parking in the Central Business District and bring these suggestions before the Planning Commission for review.

The Business Improvement District Board and City Staff recommends approval of the proposed change and will continue to work for the best fit with either, parking permits, signage limiting hours for employee, customer, school, & residential parking in the Central Business District zoning district.

## **RECOMMENDATION**

### ***Approve***

**Positive recommendation for ordinance to exempt residential units in the CBD to the City Council subject to the following condition(s):**

### ***Deny***

**Negative recommendation for ordinance to exempt residential units in the CBD to the City Council for the following reason(s):**

### ***Table***

**TABLE the ordinance to exempt residential units in the CDB zoning district for the following reason(s):**