

City of Scottsbluff, Nebraska

Monday, May 13, 2013

Regular Meeting

Item NewBiz3

Off Street Parking

Ordinance Text Change: CBD Chapter 25, Article 5

Staff Contact: Annie Urdiales



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To: Planning Commission
From: Development Services Department
Date: May 13, 2013
Subject: Parking Central Business District
Location: Broadway

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

Background

Staff sent information to the Business Improvement District Board & other downtown groups regarding proposed parking changes/additions to the Central Business Districts. We received very few comments.

Several options have been discussed and considered including parking permits, with posted hours for evening and daytime. Everyone agrees they do not want to make it too complicated, would like to keep it simple and not drive customers away. The upgrades on Broadway will increase the parking with approximately 48 spaces with the change to angle parking.

Planner's Report & Recommendation PARKING ISSUES & PROPOSED TEXT CHANGE May 2013

A few weeks ago we sent you an outline of the history of the parking issues discussion over the course of the last year or so along with some thoughts about where further discussion might lead. We also sent that to the Business Improvement Board, Downtown Revitalization, Valley Visions and Staff and asked that they share the request for comment with anyone they thought might have an interest in the subject matter.

Comments were limited and those we received were to leave it simple and free without any administration of parking passes. There was a comment to remove the 2 hour parking signs on Broadway and to put some educational efforts into residents, employees, and students so they understand that parking in the prime spaces is not beneficial to anyone in the downtown, and thereby the health of their City.

It seems that the general consensus is to leave the situation as it is, but the City does need to amend the Code to allow residential uses in the Downtown District without any required off-street parking. This needs to be done to make our Code meet our actual process.

The Code requires that the Planning Commission act on a proposed amendment to the Code within 70 days, or essentially three meetings. It has been nine months, or more, since the discussion officially began and this will be the third Planning Commission meeting on the matter. We are confident that the Council desires a recommendation from you as they value your opinion, but we must move the matter on. The Code states that no action shall constitute a recommendation of approval of the proposal.

Staff recommends that the off-street parking requirements be removed from 25-5-1 for C-1 Zoning, to read: ***Provided in a C-1 Zone, no off-street parking spaces are required.**

RECOMMENDATION

Approve

Positive recommendation for ordinance change to read no off- street Parking spaces are required in the C-1 (CBD) zoning district to the City Council subject to the following condition(s):

Deny

Negative recommendation for ordinance change to read no off- street Parking spaces are required in the C-1 (CDB) zoning district to the City Council for the following reason(s):

Table

TABLE the ordinance change to read no off - street parking spaced are required in the C-1 (CDB) zoning district for the following reason(s):