

**AURORA PLANNING AND ZONING COMMISSION  
AGENDA**

**REGULAR SESSION  
AURORA CITY HALL, COUNCIL CHAMBERS  
Tuesday, February 16, 2016 at 6:30 PM**

**I. Call to order**

Roll Call:	Chairperson:	Regina Payne (2019)
	Vice Chairperson:	Rita Engeldinger (2017)
	Commission Member:	Darold Farless (2017)
	Commission Member:	Rick Boyer (2016)
	Commission Member:	Leslie Horner (2017)
	Commission Member:	Doris Colwell (2016)
	Commission Member:	Eddie Breeding (2018)
	Secretary:	Kathie Needham

**II. Approval of Minutes**

- A. Approval of minutes from meeting held on September 1, 2015 at 6:30 p.m.
- B. Approval of minutes from meeting held on December 1, 2015 at 6:30 p.m.

**III. Old Business**

**IV. New Business**

- A. Comprehensive Plan Review – Future Land Use Section

**V. Public Comment/Discussion**

**VI. Department Report**

**VII. Adjournment**

**AURORA PLANNING AND ZONING COMMISSION  
COMMUNICATION**

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**DATE:** February 16, 2016

**SUBJECT:** Call to Order

**AGENDA NO.** I – Call to Order

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**AGENDA DESCRIPTION**

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Call to order

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**Notes:**

**AURORA PLANNING AND ZONING COMMISSION  
COMMUNICATION**

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**DATE:** February 16, 2016

**SUBJECT:** Approval of Minutes

**AGENDA NO.** II.A – Approval of Minutes

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**AGENDA DESCRIPTION**

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A. Approval of minutes from meeting held on September 1, 2015 at 6:30 p.m.

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**Notes:**

**AURORA PLANNING AND ZONING COMMISSION  
MINUTES**

**REGULAR SESSION  
AURORA CITY HALL, COUNCIL CHAMBERS  
Tuesday, September 1, 2015 at 6:30 PM**

**I. Call to order**

Roll Call:	Chairperson:	Heidi Ryan (2017)
	Vice Chairperson:	Rita Engeldinger (2017)
	Commission Member:	Regina Payne (2019)
	Commission Member:	Rick Boyer (2016)
	Commission Member:	Leslie Horner (2017)
	Commission Member:	Doris Colwell (2016)
	Commission Member:	Eddie Breeding (2018)
	Secretary:	Kathie Needham

Commission members Colwell and Breeding were absent.

**II. Approval of Minutes**

**Approval of minutes from meeting held on August 4, 2015 at 6:30 p.m.**

Commissioner Boyer moved to approve the minutes from the August 4, 2015 session. Vice Chairman Engeldinger seconded the motion. Motion passed with all commissioners voting aye.

**Approval of minutes from meeting held on August 18, 2015 at 6:30 p.m.**

Commissioner Payne moved to approve the minutes from the joint session with city council held on August 18, 2015. Commissioner Boyer seconded the motion. Motion passed with all commissioners voting aye.

**III. New Business**

**A. Review plans/make recommendation to city council for Phase II of the Walking Trail Project**

Michael Keaton, Allegeir Martin and Associates was present to answer any questions presented.

Phase II will connect with Phase I at the Northwest side of the baseball field continuing along the creek line. It will cross under Carnation in a new box culvert. The trail will utilize the south most part of the box culvert with the other side being utilized for storm water drainage. The trail will continue on South on the West side of Carnation and will turn West on College up to Pate School.

During design phase, Theresa Pettit, Park Board President, contacted the school and Catherine Huellhorst to give temporary easements to the city for construction and a final warranty deed

which will convey the property the trail sits on to the city. These easements are in MoDOT hands and once concurrence from them is received the city will need to get them executed.

Base bids were sent out with the area around the box culvert to be concrete with the rest of the trail in asphalt. If bids come in lower than anticipated concrete walkways might be an option. It was noted by Commissioner Engeldinger that she had received complaints that the asphalt was very slippery when wet and could be hazardous.

Michael pointed out that because federal funding is being received the Uniform Relocation Act will have to be followed when obtaining the easements which could result in a 6 month process.

Chairman Ryan moved to recommendation to city council to approve the design on Phase II of the walking trail. Commissioner Boyer seconded the motion. Motion passed with all commissioners voting aye.

#### **B. Continue discussion on Comprehensive Plan**

Chairman Ryan stated it was obvious that the board would not get the Comprehensive Plan done in time to submit it to council for this next year's budget. She asked to table the discussion until January 2016 at which time she expected the plan to be completed by June 30 which would allow sufficient time to be implemented into the 2017 budget.

City Manager Randall stated that there was no time frame for the plan to be completed. It was a fluid document which needed to be revised as often as changes become necessary. It was his hope that the new plan would not be put on a shelf to collect dust. He hoped it would be a tool that could be used for many years to come. In the past other organizations have been hired to complete the plan. With no funding available nor resources to pull from he started updating the city's present plan. He asked that the board not postpone working on the plan but to continue to plug away with each section until complete.

Questions were asked if funds were available to do asphaltting. The City Manager explained that generally STP funds have been utilized to assist with that endeavor. City money combined with STP funding has always made it possible to do more paving in a given year. STP funding however, can only be utilized when doing major arterial streets. STP funding has been eliminated for the next three years due to the overlay of Business 60 and Hwy. 39.

Commissioner Boyer asked what was needed from the board. City Manager Randall went through the sections he had provided and explained that it was just information that had been compiled and he asked for the board to review it and to give any suggestions they might have. The next section which is Future Land Use will require more attention from the board to review and make recommendations. Some of the statistical data that was in the old plan could not be located to be updated.

Chairman Ryan asked that the old plan be sent out to the board so they could review it to see what was being expected. City Clerk Needham will provide that information to the board.

City Manager Randall stated that if the board wants to institute new recommendations during the review he would like for a vote to be taken on the matter.

Commissioner Horner stated that the city's mission statement was good. We are failing on substandard housing. The streets are in pretty good condition and the parks are in excellent shape. The downtown area needs help. The average home in town is 35-36 years old which is skewed by the number of new homes built in Brookside Estates in the past several years. The problem is that if an industry was brought into town there is not sufficient housing to accommodate that need.

City Manager Randall agreed and said that he has always said that growth and development comes from the expansion on existing businesses. The mistake towns make is to pump everything into bringing new business to town. It makes more sense to work with existing businesses to determine how to make them grow.

Commissioner Payne stated that the board needed to plan on what the city will do with the old hospital building once Mercy moves to its new location.

Revisions will be emailed to the board for review.

#### **C. Street repair for 2016**

Commissioner Engeldinger asked wasn't it the city crew's job to determine the streets that need to be repaired for the next year? City Manager Randall stated that Planning and Zoning can make recommendations to city council for their review at budget time.

City Manager stated that the Public Works Superintendent would need to look at his budget to determine salary needs before he could determine how much funding would be available to do street repair. In the past there have been several years when no street work was done in order to build up reserves.

#### **IV. Public Comment/Discussion**

None

#### **V. Department Report**

None

#### **VI. Adjournment**

Commissioner Boyer moved to adjourn the meeting at 7:55 p.m. Commissioner Payne seconded the motion. Motion passed with all commissioners voting aye.

**APPROVED:**

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Rita Engeldinger, Vice Chairman

**ATTEST:**

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Kathie Needham, City Clerk, MMC/MPCC

*Posted August 25, 2015 by Kathie Needham, City Clerk*

**AURORA PLANNING AND ZONING COMMISSION  
COMMUNICATION**

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**DATE:** February 16, 2016

**SUBJECT:** Approval of Minutes

**AGENDA NO.** II.B – Approval of Minutes

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**AGENDA DESCRIPTION**

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B. Approval of minutes from meeting held on December 1, 2015 at 6:30 p.m.

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**Notes:**

**AURORA PLANNING AND ZONING COMMISSION  
MINUTES**

**REGULAR SESSION  
AURORA CITY HALL, COUNCIL CHAMBERS  
Tuesday, December 1, 2015 at 6:30 PM**

**I. Call to order**

Roll Call:	Chairperson:	Regina Payne (2019)
	Vice Chairperson:	Rita Engeldinger (2017)
	Commission Member:	Darold Farless (2017)
	Commission Member:	Rick Boyer (2016)
	Commission Member:	Leslie Horner (2017)
	Commission Member:	Doris Colwell (2016)
	Commission Member:	Eddie Breeding (2018)
	Secretary:	Kathie Needham

All members were present except Commissioner Breeding and Horner.

**II. Approval of Minutes**

**Approval of minutes from meeting held on September 1, 2015 at 6:30 p.m.**

There were not enough members that had attended the meeting in attendance to approve the minutes. The minutes will be put back on the next agenda for approval.

**Approval of minutes from meeting held on November 3, 2015 at 6:30 p.m.**

Commissioner Farless moved to approve the minutes from the meeting held on November 3, 2015 at 6:30 p.m. Vice Chairman Engeldinger seconded the motion.

Motion passed with the following commissioners voting aye:

AYES: Payne, Engeldinger, Farless, Boyer

NAYES: 0

ABSTAIN: Colwell (not in attendance)

**III. Old Business**

**IV. New Business**

- A. Public Hearing - Consider request from Ken Madison to do a lot split on a minor subdivision located at 603 Carnation

Commissioner Boyer moved to open the public hearing at 6:34 p.m. Commissioner Colwell seconded the motion. Motion passed by a roll call vote with the following commissioners voting aye:

AYES: Boyer, Payne, Engeldinger, Farless, Colwell

NAYES: 0

City Manager Randall stated that usually when a subdivision plan is submitted it goes to Planning and Zoning for approval and then on the city council for final approval. Because it is a requirement that plans be engineered before they are brought to planning and zoning they show appropriate drainage elevations which is an appropriate plan for the layout of an attractive community.

Generally cities do not recommend splitting lots. Changes are never made unless they are in harmony with a written plan or in our case the Comprehensive Plan. The only stated reasoning for this split is so Ken Madison can sell off the trailer park on the other half of his property.

This plan was originally platted in 2003 however it was never brought before Planning and Zoning for approval nor was it recorded. Therefore he is playing catch up by making the request for the lot split at this time.

No public comment was given.

Commissioner Boyer moved to close the public hearing at 6:41 p.m. Chairman Payne seconded the motion. Motion passed by a roll call vote with the following commissioners voting aye:

AYES: Farless, Boyer, Engeldinger, Colwell, Payne

NAYES: 0

B. Make recommendation to city council on Ken Madison minor subdivision. Commissioners expressed concern over the elevation levels on the property. They felt it would cause drainage problems.

Commissioner Boyer moved to recommend to city council to deny the request from Ken Madison on the lot split he requested on his minor subdivision. Commissioner Engeldinger seconded the motion. Motion passed with the following Commissioners voting aye:

AYES: Boyer, Engeldinger, Colwell, Payne

NAYES: Farless

C. Public Hearing- Consider request from Thomas Guess to rezone his property from "R-1" (Single Family Residential) to "M-1" (Light Industry)

Commissioner Boyer moved to open the public hearing at 6:45 p.m. Vice Chairman Engeldinger seconded the motion. Motion passed by a roll call vote with the following commissioners voting aye:

AYES: Colwell, Farless, Payne, Engeldinger, Boyer

NAYES: 0

City Manager Randall stated this was a follow up to the Sanderson property that was recently rezoned south of this property. The new owners of the property are hoping to increase the value of their property by requesting this zoning change.

Rita Lauffer, owner of the property to the other side stated concern over this property being zoned industrial and bringing industry next to their farm and her daycare. City Manager Randall explained that if the property was rezoned and then sold the house would remain usable as a home unless the use of the property was changed. If the use was changed then the grandfathering for using the house as a home would be gone. Another house would be able to be built on the property.

City Manager Randall explained that it was generally not appropriate to make a change unless it was in harmony with a written plan. Presently there is no written plan in place to state the preference for land usage around the property except that most of the property around this property is zoned industrial except for the Lauffer's property.

Rita Lauffer explained there was an industrial park in the city; why not use that for industry instead of next door. City Manager Randall stated that there was less than 10 acres left in the industrial park. The city needs to add additional land to the industrial park for future expansion. That could mean your property just increased in value. For that same reason the new owners of the property have requested to rezone their property.

Vickie Stin another property owner stated she owned the property back to the railroad tracks on the other side of Luggage Works. The property in between is city property. She felt that would lower her property value.

Rita Lauffer thought the request should not be granted unless the owners specifically state the exact reason they want to rezone. She would like to see it taken back to Agriculture. It was explained that the process does not go backwards. She felt that zoning in particular areas should stay the same. City Manager Randall stated that is the importance of a future land use map to help guide the commission in making these types of decisions. The current plan did not anticipate growth in that direction.

Commissioner Boyer moved to close the public hearing at 7:15 p.m. Commissioner Colwell seconded the motion.

D. Make recommendation to city council on Thomas Guess rezone  
Commissioner Colwell moved to recommend to city council to deny the request from Thomas Guess to rezone his property from "R-1" to "M-1". Commissioner Boyer seconded the motion. Motion passed with the following council members voting aye: AYES: Boyer, Colwell, Farless, Payne

NAYES: Engeldinger

E. Discussion/Vote on Comprehensive Plan Review

City Manager Randall stated this was a good exercise tonight in working with the next section of the comprehensive plan. It shows the importance of a written plan for the future. He asked the board to review the next segment on land use that he issued out and to bring recommendations back to the next meeting on their thoughts. This will be kept on future agendas for discussion.

**V. Public Comment/Discussion**

None

**VI. Department Report**

A draft of the home occupation ordinance was handed out to the commission for their review which was drafted from previous discussions. The commission was asked to review it and bring back recommendations.

**VII. Adjournment**

Commissioner Boyer moved to adjourn the meeting at 7:30 p.m. Commissioner Colwell Seconded the motion. All commissioners voted aye.

**APPROVED:**

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Regina Payne, Chairman

**ATTEST:**

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Kathie Needham, City Clerk, MMC/MPCC

**AURORA PLANNING AND ZONING COMMISSION  
COMMUNICATION**

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**DATE:** February 16, 2016

**SUBJECT:** New Business

**AGENDA NO.** IV.A - New Business

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**AGENDA DESCRIPTION**

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A. Comprehensive Plan Review – Future Land Use Section

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**Notes:**

## **Land Use Plan**

The Land Use Plan establishes guidance for the future physical development of the City. The plan is based on a synthesis of existing development characteristics, anticipated population growth, evaluation of opportunities and constraints to future growth and development, and the community visions. The Land Use Plan provides an overview of existing land use, followed by goals, objectives and policies or actions for guiding the future physical development of the community.

### **Existing Land Use**

The location and intensity of land uses within the City of Aurora are strongly influenced by the transportation system. Early in the City's history, residential, commercial, and public uses developed along the Missouri-Pacific/St. Louis-San Francisco railroad tracks on the City's northern side. The later construction of Highway 60 and Highway 39 allowed residential and commercial uses in more dispersed locations along these roads to the south, east, and west. While development has occurred in all directions from the City's core, the majority of development has occurred primarily between the railroad lines on the north and U.S. Highway 60 on the south.

### **Existing Residential Land Uses**

The dominant land use in Aurora is residential. Single family residential is the primary form of residential development. Early residential development in Aurora located adjacent to the central business district, forming a horseshoe-shaped envelope around the downtown and stretching northward to the railroad line. As the City grew, and as U.S. Highway 60 was constructed, new residential development began to stretch to toward the south. Development also spread across the railroad tracks to the north. Today, single family residential uses extend out in nearly all directions from the City's core. However, the majority of single family residential growth has been towards the south and west.

Approximately two percent of the land area is developed as a mobile home park. Duplex and multi-family residential developments are much less represented within the community. These higher density residential uses are scattered throughout the City. In addition to apartment complexes which are located along streets such as Business Highway 60 in the east and Hadley in the west-central section of the City, other smaller, scattered site lots have been developed with multi-family housing. Some single-family structures in older neighborhoods have been converted into multi-family use as well.

### **Existing Commercial Land Uses**

Most commercial uses are concentrated in three areas. The most intensive commercial use is the center city business district, concentrated around the Square and along Madison Avenue between the Square and Olive Street on the north. Many of the structures around the Square are one-story buildings; however, the Madison Avenue strip is characterized by two and three-story buildings. While most ground level space is occupied, the upper stories of many buildings are underutilized or vacant.

Lower-density commercial development has located primarily along two main roads: Elliott Avenue and Church Street (Business Highway 60). These two major transportation routes meet near the southeast corner of downtown, and extend outward to the south and the east. Commercial development along Church Street is more sporadic to the east as the road continues out of town toward its intersection with U.S. Highway 60.

A large variety of commercial functions, from retailers and restaurants to offices and service providers, are located along Elliott Avenue. Large-scale commercial activities, including automobile dealerships, motels, and big-box retailers, are concentrated around the intersection of Elliott Avenue and U.S. Highway 60 in the south-central portion of the City. Various other commercial functions are scattered throughout the City, but they do not achieve the same critical mass as these three commercial areas.

### **Existing Industrial Land Uses**

The City of Aurora has a small industrial park in the north area of town where several businesses are located. Nearly all of the available land in that industrial park is now under private ownership. There is a need to identify additional locations for future industrial development.

### **Existing Public/Semi-Public Land Uses**

Public/Semi-Public land uses include governmental, educational, religious, health care, and other civic facilities. Of the larger land parcels devoted to public/semi-public use, three are owned and operated by the Aurora R-VIII School District. The Pate Early Education Center is located on Terrace Drive. The Robinson Elementary School and Robinson Intermediate School are located in the same facility on Lincoln Avenue in the west central portion of the City, the Junior High is located on Olive Street, and the High School is located on Prospect.

The wastewater treatment facility and the transportation service facility are located in the northwest section of the City. A large community cemetery has developed west of Elliott Avenue in the southern portion of the City and the Jerry Sumners Senior Aurora Municipal Airport occupies a large tract of land in the extreme eastern portion of the City. Numerous smaller parcels of public/semi-public land uses are spread throughout the municipality.

### **Existing Parks & Recreation Land Uses**

Aurora owns four parks comprising a total of approximately 206 acres. The largest park, Baldwin Park is 174.127 acres, is situated in the northeast corner of the City. White Park is the second largest park comprised of 24.003 acres and is located in the west-central section of the City adjacent to the American Legion Post. Crosby Park is located in the south-central section of the City and is 5.057 acres. The smallest city park, Oak Park is 2.458 acres, is located along Church Street, east of the downtown. In addition, there are two Tot Lots, one located in the north and one in the south region of the City.

### **Existing Agricultural/Undeveloped Land Uses**

There is a large amount of agriculture and undeveloped land in the City of Aurora. Large tracts of undeveloped land are located around the City's periphery and in the west-central and east-central sections of the City along the BNSF tracks. A large number of small, vacant platted lots also exist within established neighborhoods, providing an opportunity for future residential infill development.

### **Fringe Area Existing Land Uses**

The City of Aurora is primarily encircled by agricultural or undeveloped land and scattered residential uses. Most such agricultural land is used for animal grazing. The most significant concentration of large lot residential uses in close proximity to the city boundaries is along Carnation Avenue between the city limits on the south and U.S. Highway 60. Churches and other semi-public uses are also located along this unincorporated strip of Carnation Avenue.

### **Future Land Development Scenarios**

#### **Current Trend Scenario**

The Current Trends Scenario is based on a continuation of historical growth patterns primarily to the south, southwest, and southeast. This alternative presumes that the focus of public investment would be in improving existing infrastructure and extending new infrastructure to serve newly developing areas to the south and southeast along U.S. Highway 60. Lower density residential development would remain the primary form of development in newly developing areas. One of the probable outcomes of a continuation of current trends is that new development would not always be contiguous to existing development and extension of infrastructure for both residential and commercial development may occur past open tracts of land. It is expected that there would be some public investment in infrastructure, particularly road improvements, to enhance the marketability of sites north of the City Square for industrial and commercial uses.

#### **Balanced Growth Scenario**

This future land development scenario would direct more growth to the City's northern side. In order to accomplish this, public investments in road improvements, park facilities, and other utility infrastructure would need to be made in advance to guide or encourage private investment and development in the northern portions of the community.

This alternative would also focus greater resources or emphasis on further development and promotion of the downtown core as a major activity center for government, commerce, and possible redevelopment of underutilized industrial sites and structures for adaptive commercial and residential uses. Greater emphasis would be placed on infill development and rehabilitation/redevelopment of critical areas in the City's core and residential areas on the north side to also serve as catalyst for directing private investment.

#### **Recommended Future Growth Scenario**

As new growth occurs in the fringe areas of the City, there will be further need for investment in public services and facilities to support such private investment as well as continuing support to maintain investments made in already developed areas of the City. Ensuring efficient public investment in the future development of Aurora is more critical than ever as the availability of state and federal monies to assist communities continues to decline and local taxpayers must carry increasing costs of new growth.

The recommended future growth scenario for Aurora combines key elements of both the current trends scenario and the balanced growth scenario described above in more abstract form. The goal is to ensure that land is used wisely and that decisions made on public and private investment in Aurora will promote land development that is compatible with existing development patterns, protect the environment, preserve the historic fabric of the community, and enhance the best features of the City's small town character.

Figure 6.2 illustrates the proposed pattern of future land use development in the City of Aurora. The patterns of land use depicted on the map should be considered generalized and not exact. The land use plan map should be used in conjunction with the objectives, guidelines, and strategies presented in the following sections and other chapters of the Comprehensive Plan to make recommendations and decisions on zoning and development requests, development of public infrastructure and facilities, and other public actions affecting the future growth of the City.

### **Land Use Plan Objectives**

The objectives of the Land Use Plan are summarized below. Strategies and actions to be undertaken in support of achieving these objectives are presented in the following sections.

### **Established Neighborhoods**

Aurora's established neighborhood areas represent the majority of existing development that will be in place over the next 20 years. The public and private investments already made in these neighborhoods are substantial and essential to the continued economic viability, financial security, and quality of life for the community and its residents. These neighborhoods developed over time represent the historic fabric of Aurora and contribute to the City's sense of place. The preservation and enhancement of established neighborhoods should be a consideration in future decisions on new land use development or reuse of land and investment of public resources.

**Objective 1: Aurora should promote continuous public and private investment in established neighborhoods to ensure that they remain attractive places to live.**

### **Actions:**

- Provide high quality public services to all neighborhoods, including well-maintained streets, water and sewer services, and storm water management.

- Ensure proper maintenance of residential neighborhoods through enforcement of building codes and nuisance abatement codes for control of litter, trash, weeds, and inoperable vehicles.
- Continue to encourage the rehabilitation of deteriorating older housing in established neighborhoods.
- Continue with efforts to remove dilapidated and unsafe structures that have a blighting influence on the inability of existing neighborhoods.
- The City should investigate the potential for historic designation of certain residential structures and neighborhood areas in the core area of the community.
- Encourage infill development in existing neighborhoods.
  - Infill development standards should be compatible with the setbacks, orientation, height, and scale of surrounding residential uses in established neighborhoods.
  - Allow for a variety of housing types to promote infill development in target neighborhoods.
  - The City should permit the location of attached housing as an alternative to conventional single family detached dwellings in appropriate neighborhood areas.

### **Developing Neighborhoods**

**Objective 2: Aurora should work to ensure the development of neighborhoods that are well-planned, provide all necessary public facilities and services, and offer a variety of housing types.**

#### **Actions:**

- Newly developing residential areas should be planned and designed to create identifiable neighborhoods that create a sense of place or community and that provide variety in housing choice.
- Ensure that residential development is compatible with the existing and planned street network.
  - To minimize potential traffic congestion, residential uses of differing intensities should be located and designed to take access from streets that have adequate capacity to handle the traffic that will be generated by the development.
  - Multi-family residential uses should take access from collector or arterial streets. Moderate density residential development, such as duplex housing, may locate on local streets. However, any large scale duplex development that will generate substantial traffic should take access from at least a collector street.

- Residential areas should be designed to accommodate pedestrian and bicycle traffic as well as vehicular traffic through the neighborhood.
- New neighborhood areas should functionally link to the established portions of the City.
  - Neighborhoods should be designed to provide convenient access to the major street system while limiting the flow of commercial traffic or other through traffic through the neighborhood. Factors include appropriate design of collector roads that will direct traffic from the neighborhood's local streets to the arterial system and to major activity nodes in the City.
  - Where possible, neighborhoods should be designed to include linkages or methods for movement of pedestrian and bicycle traffic through the neighborhood and to surrounding neighborhoods and major activity nodes. The City should encourage the planned development of interconnected greenways or other pathways.
- Utilize higher density housing, duplex and multi-family housing, as a transitional land use buffer between single family residential areas and high intensity commercial and industrial areas.
- Provide sufficient areas zoned for duplex and multi-family housing in order to expand opportunities for housing choice in the community.
  - The City should avoid the concentration of large scale multi-family housing developments in any one given area of the City or on any specific site. To reinforce the small town character of the community and to ensure that higher density housing development is compatible with surrounding patterns of lower density uses, the number of multi-family units should be located in smaller concentrations of perhaps no more than 50-75 units.
- Where land use conflicts between residential areas and non-residential uses are unavoidable, minimize conflicts through use of buffering techniques.
  - A gradual change in land use intensity can buffer lower density residential neighborhoods from the impacts of higher intensity, non-residential uses. However, natural buffers should also be encouraged to limit the potential negative impacts of adjoining, incompatible land uses. Natural buffers such as trees, berms, and landscaped open space have the advantage of:
    - Reducing noise intensity
    - Reducing air pollution and dust
    - Reducing long term maintenance and replacement costs of structural screening
    - Creating an aesthetically pleasing environment

- Residential uses should not locate in flood prone areas or other areas with environmental constraints, such as Chat Creek.
  - To protect both new residential development and the natural environment, residential uses should not locate in flood prone areas. If development is permitted in such areas, the development should be elevated above the 100 year flood level to meet FEMA requirements or otherwise designed to provide protection from flood damage.
  - **With the passage of the ½ Parks/Stormwater Control Sales Tax, the City will be better able to afford the development of a City-Wide Flood Control Master Plan. This Plan should be developed under the guidance of a certified engineering firm that has expertise in Hydrology.**
- The City should allow for a greater variety of housing development alternatives that foster creative design and create unique living environments, such as planned residential developments or mixed developments.
  - The City should amend its land development regulations, zoning and subdivision regulations, to incorporate provisions for alternatives to the traditional, conventional subdivision. Flexible development regulations that allow for planned residential, mixed use, and open space residential developments are intended to achieve objectives such as:
    - Provide for desirable public amenities, such and parks, walking rails, and other open space.
    - Conserve resources and protect unique or sensitive natural and cultural features from incompatible development.
    - Provide greater diversity in housing styles and living environments to meet needs of changing population.
    - Create living areas that foster a sense of place and community identity.

## **Commercial Development**

**Objective 3: The City should ensure sufficient and suitable locations for well-designed commercial development that offers a range of goods and services for the community.**

### **Actions:**

- The location and intensity of commercial development should be related to the functional design of the roadway system.
  - Commercial activities that are high traffic generators should locate on major arterials.

- Commercial uses should be encouraged to locate in clusters along arterials or near arterial road intersections.
- Lower intensity traffic generators, such as commercial uses serving neighborhood areas, should be encouraged to locate near the intersections of arterials and collector roads.
- Commercial areas should provide access at locations that limit congestion at major street intersections.
  - Commercial areas should be planned and designed to encourage shared vehicular access to major streets and internal circulation and common pedestrian circulation.
  - The number of access points to major roads should be limited.
  - Require traffic impact studies for larger scale proposed commercial development to ensure that the development will not negatively impact road capacity.
  - Utilize appropriate access management techniques to minimize traffic congestion. Such techniques include requiring appropriate access point distance from major street intersections, provision of turn lanes, and site design features such as internal stacking lanes in on-site parking lots.
- Commercial areas should be designed to limit the flow of commercial traffic through adjoining neighborhoods.
- Utilize buffering techniques to minimize negative impacts of commercial development on adjacent residential areas.
- Encourage the development of planned commercial centers or mixed use developments as a preferred alternative to free-standing strip commercial development.
  - Planned developments encourage the effective use of site location and common design of lighting, landscaping and buffering, internal circulation, pedestrian circulation, utilities, and storm water management. Although current development patterns are such that future free-standing commercials will likely occur, planned commercial development should be encouraged where possible.
- The City should encourage the maintenance and enhancement of commercial uses in the City Square areas. Ongoing processes should focus on:
  - Providing high quality public services and infrastructure to the downtown commercial area.
  - Formal organization of efforts to revitalize the downtown commercial district, and recruit potential business to fill vacant areas.
  - Encourage adaptive reuse of vacant or underutilized commercial structures in the downtown area.

- Encourage historic preservation efforts in the downtown area.
- Utilize tree plantings, landscaping, sidewalk and lighting improvements to create an identifiable image and distinct sense of place in the City Square commercial district.
- The City should review the provisions for commercial districts in its zoning regulations to ensure that the current district regulations are supportive of the recommendations and goals of the Comprehensive Plan. Specific issues to be considered include permitted uses within the different districts, the number or type of commercial zone districts, and the location of commercially zoned districts.

### **Office Development**

**Objective 4: The City should work to provide convenient locations for compatible office and institutional uses.**

#### **Actions:**

- Where possible, office uses should be encouraged to locate in planned centers or in clusters rather than in strips along major roads.
  - Encourage office development to utilize similar design techniques for planned commercial development, such as common access points, shared internal circulation and parking, landscaping and buffering, lighting and signage.
- Office uses which do not generate substantial traffic may be used as a land use buffer between more intensive commercial or industrial uses and residential areas.
- Utilize office uses as adaptive reuses of vacant commercial and industrial properties.
- Office uses should also be encouraged to locate in planned commercial centers or planned unit developments.
- In providing suitable locations for office and institutional uses, consideration should be given to land area needed, traffic generation, parking requirements, and compatibility with adjoining residential areas.
  - Some office and institutional uses, such as medical offices and residential care facilities may be located in or adjacent to residential areas. However, such uses should be located and designed to minimize traffic impact on residential areas.

### **Industrial Development**

In January, 2009, an Enhanced Enterprise Zone (EEZ) was designated to include the southern portion of Lawrence County, see Figure 6.3. This zone is in place for twenty-five years and allows new and expanding businesses, within state allowed industries, to receive local property tax abatements if they receive approval prior to the improvement development.

**Objective 5: Aurora should ensure sufficient and appropriate locations for industrial uses that will support retention of existing jobs and promote economic development and that are responsive to protecting and sustaining the environment. Efforts should be made in the industrial development to include the following.**

**Actions:**

- Locate industrial development in areas with adequate transportation access and utilities service.
- Planning for and financing of infrastructure improvements.
- Planning for expansion of existing Industrial Park or creation of additional park.
- Creation of Industrial Development Authority.
- Industrial uses are generally not compatible with residential uses and should not locate adjacent to residential areas.
  - Utilize transitional land uses to buffer industrial uses from residential areas. Lower intensity commercial or office development may serve as a transitional buffer between industrial and residential areas.
- Industrial uses that generate excessive noise, glare, odors, or visual clutter should be required to provide for adequate buffering and screening to minimize negative impacts on adjoining properties.
- Industrial uses should be encouraged to locate in planned industrial parks or centers. Most modern industry is best served by location in planned developments that are designed to meet the operational infrastructure needs of industry, including adequate utilities, internal street circulation and site access, and access to major transportation routes.
- The City should encourage the reuse or adaptive reuse of vacant industrial land and vacant industrial structures in the downtown area along the railroad tracks.
  - Vacant industrial properties, particularly those that are not maintained, are a blighting influence on the downtown core area of the City. These sites once housed thriving industries dependent on the railroad as a primary mode of transportation. Changing modes of transportation and technology advances no longer necessitate location near rail for many industries. The City should consider the adaptive reuse of industrial properties for mixed use commercial, office, institutional and possibly higher intensity residential development.
  - The City should evaluate the current blanket industrial zoning of large undeveloped tracts of land in the northern section of the City. Certain vacant parcels that are zoned for heavy industrial use but that are located immediately adjacent to

established residential areas, should be considered for down zoning to a light industrial district or a commercial district.

- Consider the use of vacant industrial properties for business parks or research parks.
- Industrial uses that may pose a hazard to the environment should not be permitted to locate in the City.
  - Industrial uses should be located away from flood prone areas or other sensitive natural features.
  - Performance standards should be utilized in the development review and approval process to ensure that industrial activity does not create nuisances or hazards for surrounding properties.

### **Parks and Recreation Development**

**Objective 6: Aurora should provide suitable locations for public parks and encourage the development of recreation and leisure amenities in private developments to enhance quality of life amenities in the community.**

#### **Actions:**

- Provide for a variety of community-owned park land in locations that are reasonably accessible to the population to be served.
  - Aurora has substantial acreage of park land. However, this park land is not distributed throughout the community in close proximity to residential areas. The City should seek smaller acreages for the development of neighborhood parks in areas that are developing primarily for residential uses.
  - Most of the City's park land acreage is at the Baldwin Park site. Although this site is currently minimally developed and is not located in close proximity to the City's residential areas, this site has the potential to serve as a catalyst for future residential growth and private investment in the northern section of the City. The City should consider the potential for the Baldwin Park site to not only serve the recreation needs of the city population, but also to serve as a regional facility.
  - Park facilities that can provide a range of facilities for active and passive recreation are in demand in small but growing communities. A variety of well-planned and designed facilities that meets the needs of various age groups should be considered for Baldwin Park.
- Encourage developers to provide usable park land and recreation facilities in their developments.

- Use flexible development techniques, such as open space subdivision developments and planned residential development, as an incentive for developers to provide parkland, walking trails and other recreation areas.
- The City should continue to seek state and federal funding to assist in the improvement of existing park facilities and development of new parks and recreation facilities.
- Encourage the development of shared or joint use parks and recreation facilities. The City should work with the public school district to develop parks and recreation facilities that can serve both the school population and the community.
- Make parks safe for users by designing and landscaping park use areas to provide for maximum visibility from surrounding areas.
- Provide for adequate pedestrian and vehicular access to parks and recreation areas.

**AURORA PLANNING AND ZONING COMMISSION  
COMMUNICATION**

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**DATE:** February 16, 2016

**SUBJECT:** Public Comment / Discussion

**AGENDA NO.** V – Public Comment / Discussion

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**AGENDA DESCRIPTION**

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Public Comment / Discussion

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**Notes:**

**AURORA PLANNING AND ZONING COMMISSION  
COMMUNICATION**

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**DATE:** February 16, 2016

**SUBJECT:** Department Report

**AGENDA NO.** VI – Department Report

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**AGENDA DESCRIPTION**

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Department Report

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**Notes:**

**AURORA PLANNING AND ZONING COMMISSION  
COMMUNICATION**

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**DATE:** February 16, 2016

**SUBJECT:** Adjournment

**AGENDA NO.** VII – Adjournment

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**AGENDA DESCRIPTION**

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Adjournment

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**Notes:**