

Planning and Zoning Commission Agenda

Aurora City Hall
City Council Chambers
2 W. Pleasant
Aurora, Missouri

Tuesday, January 6, 2026 - 6 P.M.

1. CALL TO ORDER

2. ROLL CALL

Chairman Vacancy

Vice Chairwoman Regina Payne

Commission Member Vacancy

Commission Member Justin Cox

Commission Member David Cox

Councilwoman Theresa Pettit

Commission Member William Gold

3. APPROVAL OF MINUTES

3.I. Approval Of Minutes From Meeting Held December 2, 2025

Documents:

[COVER SHEET AGENDA ITEM MINUTES FROM MEETING HELD
DECEMBER 2, 2025.PDF](#)
[DRAFT 12.2.25.PDF](#)

4. NEW BUSINESS

4.I. Public Hearing - Zoning Request 931 S Elliott

Documents:

[COVER SHEET AGENDA ITEM LARRY TOMLIN REZONE 931 S
ELLIOTT.PDF](#)
[ATTACHMENT LIST.PDF](#)
[APPLICATION AND RECEIPT.PDF](#)
[PROPERTY REPORT CARD - 1.PDF](#)
[ORIGINAL PLAT.PDF](#)
[DEED FROM COUNTY 3.PDF](#)
[ZONING MAP.PDF](#)
[FUTURE LAND USE MAP.PDF](#)
[PUBLIC HEARING LETTER TO 185.PDF](#)

NEWSPAPER NOTICE.PDF
C 1 RETAIL SERVICES DISTRICT.PDF
C 2 GENERAL BUSINESS DISTRICT (2).PDF

4.II. Public Hearing - Zoning Request 137 E Pearl

Documents:

COVER SHEET AGENDA ITEM LARRY TOMLIN REZONE 137 E PEARL.PDF
ATTACHMENT LIST.PDF
APPLICATION AND RECEIPT.PDF
PROPERTY REPORT CARD - 2.PDF
ORIGINAL PLAT.PDF
DEED FROM COUNTY 3.PDF
ZONING MAP.PDF
FUTURE LAND USE MAP.PDF
PUBLIC HEARING LETTER TO 185.PDF
NEWSPAPER NOTICE.PDF
C 1 RETAIL SERVICES DISTRICT.PDF
C 2 GENERAL BUSINESS DISTRICT (2).PDF

4.III. Public Hearing - Zoning Request 129 E Pearl

Documents:

COVER SHEET AGENDA ITEM LARRY TOMLIN REZONE 129 E PEARL.PDF
ATTACHMENT LIST.PDF
APPLICATION AND RECEIPT.PDF
PROPERTY REPORT CARD - 3.PDF
ORIGINAL PLAT.PDF
DEED FROM COUNTY 1.PDF
ZONING MAP.PDF
FUTURE LAND USE MAP.PDF
PUBLIC HEARING LETTER TO 185.PDF
NEWSPAPER NOTICE.PDF
C 1 RETAIL SERVICES DISTRICT.PDF
C 2 GENERAL BUSINESS DISTRICT (2).PDF

4.IV. Public Hearing - Zoning Request 124 E Springfield

Documents:

COVER SHEET AGENDA ITEM LARRY TOMLIN REZONE 124 E
SPRINGFIELD.PDF
ATTACHMENT LIST.PDF
APPLICATION AND RECEIPT.PDF
PROPERTY REPORT CARD - 4.PDF
ORIGINAL PLAT.PDF
DEED FROM COUNTY 2.PDF
ZONING MAP.PDF
FUTURE LAND USE MAP.PDF
PUBLIC HEARING LETTER TO 185.PDF
NEWSPAPER NOTICE.PDF
C 1 RETAIL SERVICES DISTRICT.PDF
C 2 GENERAL BUSINESS DISTRICT (2).PDF

4.V. Public Hearing - Zoning Request 142 E Springfield

Documents:

COVER SHEET AGENDA ITEM LARRY TOMLIN REZONE 142 E
SPRINGFIELD.PDF
ATTACHMENT LIST.PDF
APPLICATION AND RECEIPT.PDF
PROPERTY REPORT CARD - 5.PDF
ORIGINAL PLAT.PDF
DEED FROM COUNTY 2.PDF
ZONING MAP.PDF
FUTURE LAND USE MAP.PDF
PUBLIC HEARING LETTER TO 185.PDF
NEWSPAPER NOTICE.PDF
C 1 RETAIL SERVICES DISTRICT.PDF
C 2 GENERAL BUSINESS DISTRICT (2).PDF

5. PUBLIC COMMENT/DISCUSSION

6. ADJOURNMENT

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Planning and Zoning Commission
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Planning and Zoning Commission Minutes

Aurora City Hall

City Council Chambers

2 W Pleasant Street

Aurora, Missouri

Tuesday, December 2, 2025 - 6 PM

12/2/2025 - Minutes

1. CALL TO ORDER

6 PM

2. ROLL CALL

Chairman Vacancy

Vice Chairwoman Regina Payne - Present

Commission Member Vacancy

Commission Member Justin Cox - Present

Commission Member David Cox - Present

Councilwoman Theresa Pettit - Present

Commission Member William Gold - Present

3. APPROVAL OF MINUTES

3.I. Approval Of Minutes From Meeting Held October 7, 2025

Councilwoman Pettit made a motion to approve the minutes from the meeting held October 7, 2025. Motion seconded by Commission Member J. Cox. Motion passed with all members voting aye.

4. NEW BUSINESS

4.I. Public Hearing - Property Line Adjustment

Director Gates addressed the Commission regarding the property line adjustment request. Applicant, Terry DeLand, is not present at the meeting. Mr. DeLand had a survey done with neighbor, Abel Lopez and the signed document is present at the meeting. Both neighbors agree to property line adjustment in order to place a fence between their properties. After the property line adjustment, the survey reflects that both lots meet the frontage and lot size requirements per City code. The request is consistent with zoning regulation of the City of Aurora.

Draft

Commission Member J Cox made a motion to open the public hearing at 6:04 PM. Motion seconded by Councilwoman Pettit. Motion passed with all members voting aye.

No public present for comment.

Councilwoman Pettit made a motion to close the public hearing at 6:04 PM. Motion seconded by Commission Member J Cox. Motion passed with all members voting aye.

Councilwoman Pettit made a motion to approve the property line adjustment request as presented. Commission Member J Cox seconded the motion. Motion passed with all members voting the following:

PAYNE - AYE

J COX - AYE

D COX - AYE

PETTIT - AYE

GOLD - AYE

4.II. Public Hearing - Zoning Request

Director Gates addressed the commission regarding the rezone request. Applicant, Brad Blankenship, is present at the meeting. Request is to rezone the topic property from M-2 to R-1. R-1 zoning will line up with the applicant/property owner's adjacent property at 321 E Locust, which is currently zoned R-1. Mr. Blankenship's primary property is separated from the topic property by only a small lane as there is no alley or street in between. All properties to the south are residential properties and are zoned R-1. The request is in line with the City's Future Land Use Map. Staff recommends approval.

Councilwoman Pettit made a motion to open the public hearing at 6:07 PM. Motion seconded by Vice Chairwoman Payne. Motion passed with all members voting aye.

Mr. Blankenship spoke to the Commission and informed that his primary reason for requesting the rezone request was because of his bank. Mr. Blankenship is trying to get a fixed mortgage loan, but the bank will not comply because of the current zoning of Manufacturing.

Councilwoman Pettit made a motion to close the public hearing at 6:08 PM. Motion seconded by Commission Member J Cox. Motion passed with all members voting aye.

Councilwoman Pettit made a motion to approve the rezone request. Motion was seconded by Commission Member J Cox. Motion passed with all members voting the following:

PAYNE - AYE

J COX - AYE

D COX - AYE

PETTIT - AYE

GOLD - AYE

5. PUBLIC COMMENT/DISCUSSION

None

6. ADJOURNMENT

Councilwoman Pettit made a motion to adjourn at 6:09 PM. Motion seconded by Vice Chairwoman Payne. Motion passed with all members voting aye.

APPROVED:

Regina Payne, Vice Chairwoman

ATTEST:

Crystal Gregory, Administrative Assistant

Draft

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Planning and Zoning Commission
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Attachment List

1. Planning and Zoning meeting application and receipt
2. Property Report Card(s)
3. Original Plat
4. Deed from County
5. Zoning Map
6. Future Land Use Map
7. Public letter to 185'
8. Public notice to newspaper
9. Zoning Code
10. Staff Report



Planning & Zoning Commission Application

PROJECT TYPE AND TITLE (Check ONE)

New Subdivision, Zoning and Concept Plan (Requires Preliminary Plat).

Title on Plans: _____

Annexation

Zoning Code Amendment *ReZone from C-1 to C-2*

Minor Subdivision / Lot Split / Lot Combination

Vacate: Street / Alley / Right of Way

Special Use Permit

Other: _____

Fees Table (See ORD 500.030 for complete list of fees)	
Plan Review (Commercial)	\$100.00 plus \$50.00 per hour
Plan Review (Residential)	\$25.00
Plat Review	\$150.00 plus \$10.00 per lot
Minor subdivision/Lot Split	\$100.00 fee (per application)
Annexation/Zoning Amendment	\$100.00 fee (per application)
Vacate Request	\$100.00 fee (per application)
Special Use Permit	\$100.00 fee (per application)
Building Board of Appeals	\$100.00 fee (per appeal)

Corresponding amount paid to the City of Aurora listed in fee table must accompany application for processing by check or money order, debit or credit payment arrangements also can be made by calling the City Collector at (417)-678-5121

APPLICANT INFORMATION

Date: 11-17-25

Applicant Name: LARRY D. TOMLIN

Address: 1663 OAK DRIVE AURORA, MO. 65605

Phone: (417) 678-5700 Email: N/A

Relationship to Owner: SAME

Address of Property: ALL OF LOT ONE (1) AND LOT FIVE (5) AND THE

Description of Project: 12.5 FEET OF VACATED ALLEY LYING WEST OF LOT FIVE (5) BLOCK EIGHT (8) WHEAT'S ADDITION; AND LOTS ONE (1) TWO (2) THREE (3) FOUR (4) AND FIVE (5) BLOCK ONE (1) VANCE AND WHITE ADDITION; TO THE CITY OF AURORA, LAWRENCE COUNTY MISSOURI ACCORDING TO THE RECORDED PLATS THE REOF.

PROPERTY OWNER(S)
 Name Address Phone Email
LARRY D. TOMLIN 1663 OAK DRIVE AURORA, MO. 65605 (417) 678-5700 N/A

Mortgagees/Consultants

NONE

Contact Person

Identify one person to serve as the contact for the Community Development Department during the review process. This will be the only person notified by the Community Development Department of meeting schedules. It will be his/her responsibility to notify the other parties, who may be involved in the project.

Name	Address	Phone	Email
LARRY O. TOMLIN	1663 OAK DRIVE AURORA MO	(417) 678-5700	N/A

Owners Certification

I certify that I am the person in interest and the information, exhibits herewith are true and correct to the best of my knowledge, and that in filing this application, I am acting with the knowledge and consent of all persons in interest. Without the consent of persons with interest, this requested action cannot lawfully be accomplished.

Name LARRY O. TOMLIN

Signature Larry Tomlin

For Office Use Only:

Received Date: 11/21/25 Received by: Crystal Hugouy

P&Z Meeting Scheduled for: 1/16/2026

Determination of P&Z Commission/Recommendation to City Council: APPROVE or DENY

Community Development Director to sign after final determination by Planning & Zoning Commission and City Council.

Approved Denied _____

Signature: _____ Date: _____
Community Development Director

CITY OF AURORA
2 W PLEASANT
PO BOX 30
AURORA

NO 65605

Description	Amount
REZONE FOR LARRY TOMLIN ZONING-SUB-SPEC TOMLIN ELLIOTT REZONE	100.00
CK Received	100.00
Change	.00

TKW 11/24/25 10:50 Rcpt# 43831

Lawrence County, MO

Property Report Card

Parcel Number: 196013001022018000

Owner Name: TOMLIN, LARRY D

Situs Address: 931 ELLIOTT

Mail To Address: 1663 S OAK

Mail To Address 2:

Mail To City State Zip: AURORA MO 65605-0000

Database Acres: 0

Book/Page: 0450-2237

Section: 13

Township: 26

Range: 26

Date Acquired: 2014-05-30

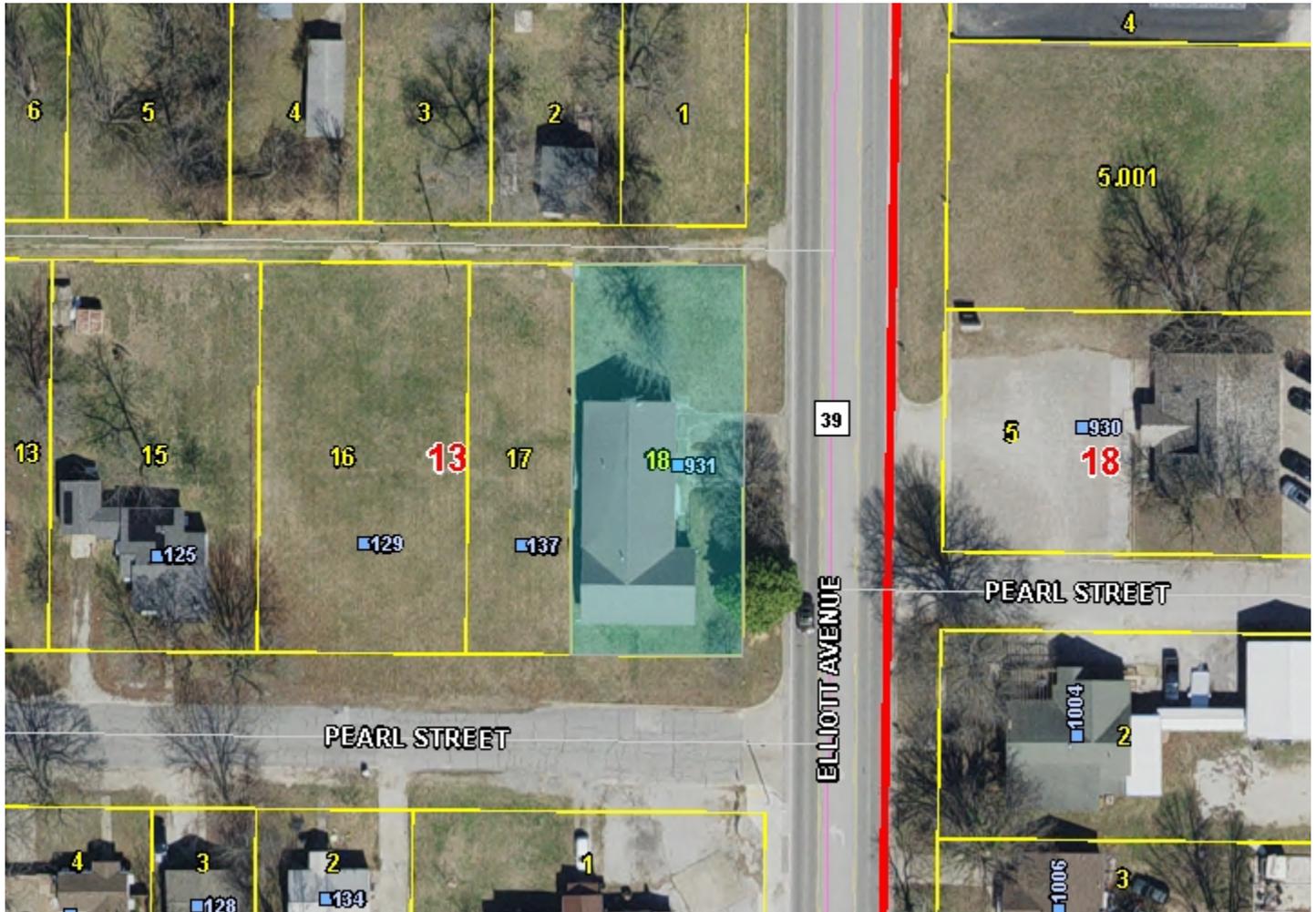
Land Assessed: 1480

Total Assessed Including Land: 13930

Legal Description: ELLIOTT AVE.,S.,931; LTS 1 & 2, EX HWY, BLK 1 VANCE & WHITE ADDN - AURORA

Printed 11/27/25

-CG



Data contained within this web site was created from record research provided by the county and/or city. Lawrence County, Missouri does not guarantee any accuracies to the data or attribute information displayed, queried, or printed from this web site. This web site is only intended for informational purposes.

VANCE & WHITE'S
 ADDITION TO THE CITY OF
AURORA, MO.

Scale 1-inch = 200'

SE 1/4 NE 1/4 Sec. 13, T26, R26
 Original Scale 100ft = 1 Inch



WHITE and VANCE Addition to the City of Aurora Mo embraces all the South east quarter of the Northeast quarter of Section thirteen of Township Twenty six North of Range Twenty six West of the Fifth Principal Meridian and also twenty two and one half feet wide off the North side of the North east quarter of the Southeast quarter of the above named Section thirteen. Beginning twenty two and a half feet south of the east quarter corner of the same Section thirteen, Thence West thirteen hundred and forty six feet to a point twenty two and a half feet south of the north west corner of the Southeast quarter of the above named Section thirteen.

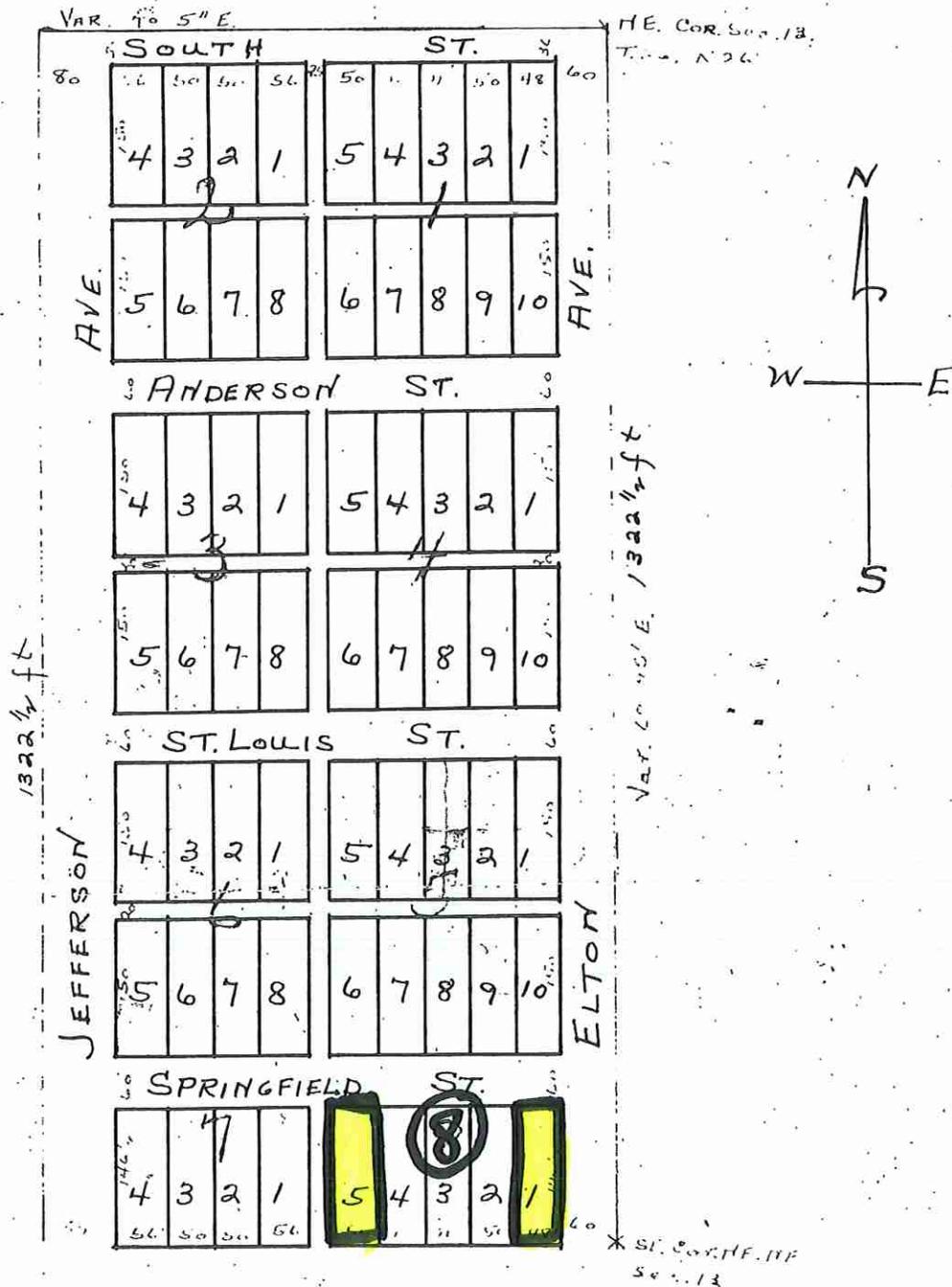
WHEAT'S ADDITION

-TO-

AURORA-- LAWRENCE CO. MO.

Scale 1-inch = 200 ft.

original scale. left to inch.



The undersigned does hereby certify that the above mentioned plat correctly sets forth "Wheat's Addition" to Aurora Mo. with all



Doc ID: 001868040002 Type: LAN
 Kind: WARRANTY DEED
 Recorded: 05/30/2014 at 10:15:11 AM
 Fee Amt: \$27.00 Page 1 of 2
 Lawrence County Recorder
 Pam Robertson Recorder of Deeds
 File# 2014-00002501

BK **450** PG **2237**

*2700/eng.
Waco*

Form reviewed and approved by:
 Kendall R. McPhail
 Attorney at Law
 2838 S. Ingram Mill Rd
 Springfield, MO 65804
 Missouri Bar No: 31363

WACO Title Company Mt. Vernon
 File No. 1402171-125

General Warranty Deed

THIS DEED, Made and entered into this **29th day of May, 2014**, by and between **WANDA SUE ASPLIN, ALSO KNOWN AS WANDA S. ASPLIN, A SINGLE PERSON**, as Grantor, and **LARRY D. TOMLIN**, as Grantee, whose mailing address is: 1663 S. Oak, Aurora, MO 65605

WITNESSETH, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto Grantee, Grantee's heirs and assigns, the following described lots, tracts and parcels of land situated in the County of **LAWRENCE** and State of **Missouri**, to wit:

Tract No. 1: Lots 1 and 2, Block 1, Vance & White Addition to the City of Aurora, Lawrence County, Missouri.

Tract No. 2: Lot 3, Block 1, Vance & White Addition to the City of Aurora, Lawrence County, Missouri.

Subject to easements, restrictions, reservations, and covenants of record, if any.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee and unto Grantee's heirs and assigns forever; the Grantor hereby covenanting that Grantor is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that Grantor has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by Grantor or those under whom Grantor claims, except as stated

above and except for all taxes assessments, general and special, not now due and payable, and that Grantor will warrant and defend the title to the said premises unto Grantee and unto Grantee's heirs and assigns forever, against the lawful claims and demands of all persons whomsoever. If two or more persons constitute the Grantor or Grantee, the words "Grantor" and "Grantee" will be construed to read "Grantors" and "Grantees" whenever the sense of this Deed requires.

IN WITNESS WHEREOF, the Grantor has hereunto executed this instrument on the day and year above written.

Wanda Sue Asplin
WANDA SUE ASPLIN

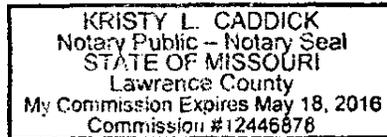
STATE OF MISSOURI)
) ss
COUNTY OF Lawrence)

On this 29th day of May, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared WANDA SUE ASPLIN, ALSO KNOWN AS WANDA S. ASPLIN to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed, and the said further declared that she is single.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in the County and State the day and year first above written.

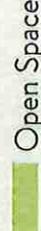
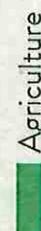
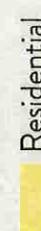
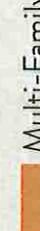
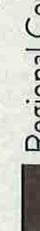
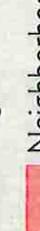
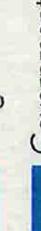
Kristy L. Caddick
Kristy L. Caddick
Notary Public within and for said County and State

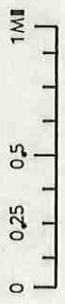
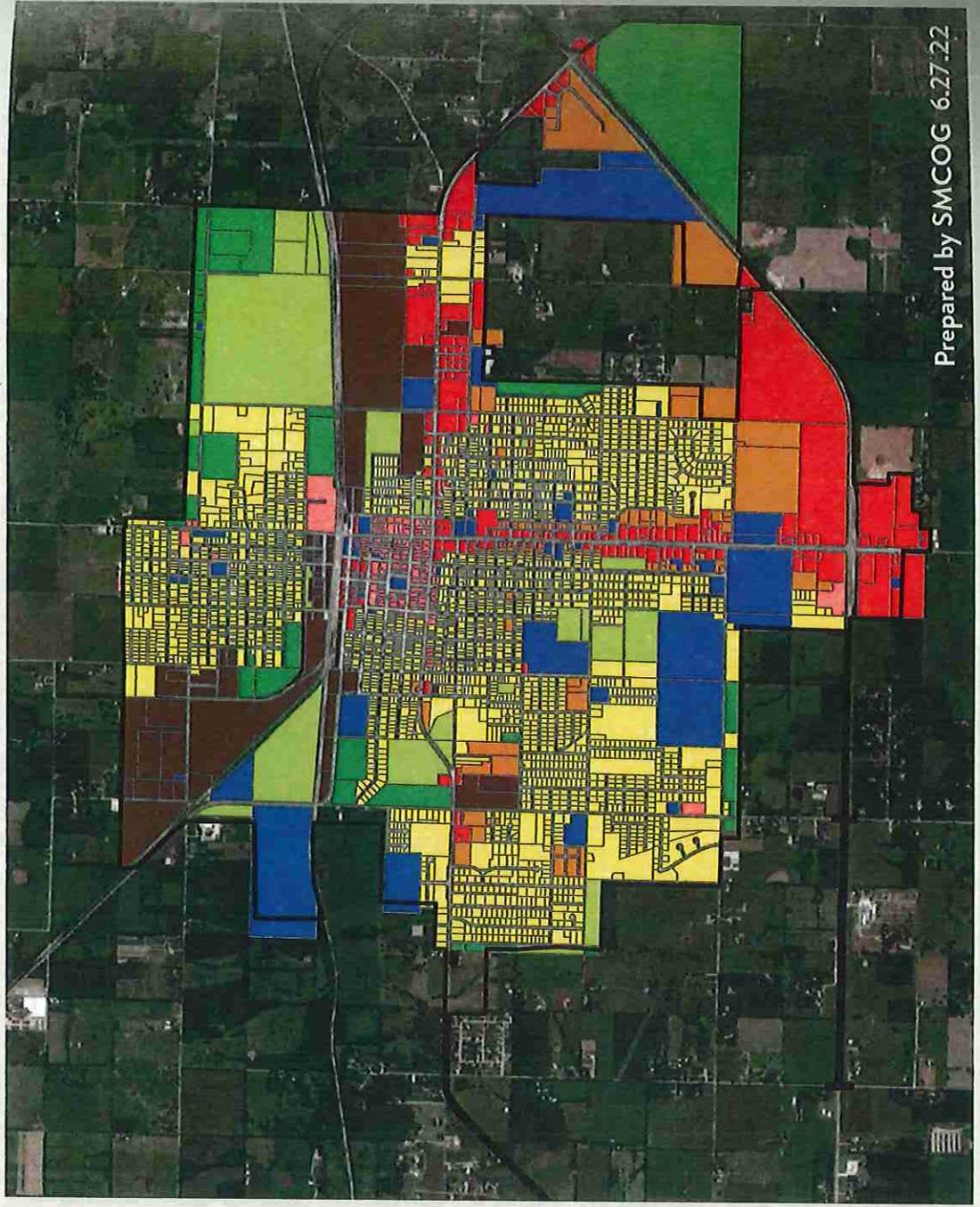
My commission expires: May 18, 2016





FUTURE LAND USE

-  City Limits
-  Open Space
-  Agriculture
-  Residential
-  Multi-Family
-  Regional Center
-  Neighborhood Center
-  Government
-  Commercial
-  Industrial



Prepared by SMCOG 6.27.22

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

Date: November 26, 2025

To Whom It May Concern:

This letter is to inform you that a public hearing has been called by the Planning and Zoning Commission to consider a zoning request from Larry Tomlin involving 931 S Elliott Avenue, 137 E Pearl Street, 129 E Pearl Street, 124 E Springfield Street, and 142 E Springfield Street, more particularly described herein as follows;

ELLIOTT AVE.,S.,931; LTS 1 & 2, EX HWY, BLK 1 VANCE & WHITE ADDN – AURORA

PEARL ST.,E.,137; LT 3 BLK 1 OF VANCE & WHITE ADDN – AURORA

PEARL ST.,E.,129; LTS 4 & 5 BLK 1 VANCE & WHITE ADDN – AURORA

SPRINGFIELD ST.,124; LT 5 BLK 8 WHEAT'S ADDN - AURORA & THE E12.5' OF VACATED ALLEY LYING W OF SAID LOT

SPRINGFIELD ST.,E.,142; LT 1 BLK 8 WHEAT'S ADD – AURORA

Petitioner: Larry Tomlin

The current zoning at the above property(s) is C-1, Retail Services District. Request made to change zoning to C-2, General Business District.

As a property owner within 185 feet of these properties, you are hereby notified of this Public Hearing. If you wish to have any input into this hearing, either for or against the request, you may do so at this hearing. If you cannot attend the hearing but want to voice an opinion, you can send a letter to the Planning and Zoning Commission at Aurora City Hall, P.O. Box 30, Aurora, MO 65605.

The Public Hearing will be held on the third floor, Council Chambers at City Hall on Tuesday, January 6, 2026, at 6:00 p.m.

If you have any questions concerning this request, please contact the Community Development office at 417-678-5121 extension 310.

Thank You,

A handwritten signature in blue ink that reads "Aaron Gates".

Aaron Gates
Community Development Director

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to all citizens and parties in interest that the Aurora Planning and Zoning Commission will conduct a PUBLIC HEARING at 6:00 p.m. on Tuesday, January 6, 2026, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

A PUBLIC HEARING will be conducted to consider a zoning request from **Larry Tomlin**. The request is to change the current zoning of C-1 (Retail Services District) to C-2 (General Business District). This request is for 931 S Elliott Avenue, 137 E Pearl Street, 129 E Pearl Street, 124 E Springfield Street, and 142 E Springfield Street, also known as:

ELLIOTT AVE.,S.,931; LTS 1 & 2, EX HWY, BLK 1 VANCE & WHITE ADDN –
AURORA

PEARL ST.,E.,137; LT 3 BLK 1 OF VANCE & WHITE ADDN – AURORA

PEARL ST.,E.,129; LTS 4 & 5 BLK 1 VANCE & WHITE ADDN – AURORA

SPRINGFIELD ST.,124; LT 5 BLK 8 WHEAT'S ADDN - AURORA & THE E12.5' OF
VACATED ALLEY LYING W OF SAID LOT

SPRINGFIELD ST.,E.,142; LT 1 BLK 8 WHEAT'S ADD – AURORA

All persons wishing to speak either for or against this request should attend the meeting.

Section 400.190. "C-1" Retail Services District. [R.O. 1993 § 400.190; Ord. No. 85-1897, App. B § III, 11-11-1985 ; Ord. No. 2004-2600 § 1, 6-22-2004]

A. Purpose. This District is intended to provide retail and service establishments serving primarily the local neighborhood and to provide retail space for activities serving the general community.

B. Uses Permitted.

1. Any use permitted, in Districts "R-1," "R-2," "R-3," and "C-O," including those permitted on review, if approved.
2. Auto sales, excluding repair facilities.
3. Banks or other financial institutions.
4. Bakeries employing not more than five (5) persons each.
5. Cleaning, pressing and dyeing plants employing not more than five (5) persons each; provided that only non-explosive cleaning fluids shall be used.
6. Food service establishments, including drive-in service.
7. Beauty shops or barbershops.
8. Newspaper, magazine, or book publishing, including job printing.
9. Mortuaries or funeral homes.
10. General business offices.
11. Stores and shops for the sale of products at retail only.
12. Studios or broadcasting facilities (no towers).
13. Theaters or moving picture shows.
14. Shops for custom work or the manufacture of articles to be sold at retail on the premises; provided that in such manufacture total mechanical power shall not exceed five (5) horsepower for the operation of any shop and provided that the space occupied by the manufacturing use permitted herein shall not exceed fifty percent (50%) of the total floor area of the entire building or the equivalent of the ground floor area thereof and provided, further, that such manufacturing use is not noxious or offensive by reason of vibrations, noise, or emission of odor, dust, smoke, or gas.
15. Such accessory retail, professional, or service uses that are necessary for convenience of residential districts subject to the review by the Planning and Zoning Commission to ensure conformity to the intent of the ordinance.

C. Regulations.

1. Signs. A nameplate and sign relating only to the use of the store and premises or to products sold on the premises is permitted per Section 530.030. Lighted signs of

flashing or intermittent type shall be prohibited; provided, however, that this shall not prevent the use of animated or lighted signs located entirely within the building which can be seen only from the street side of the building.

2. Height. Same as District "R-3."
3. Rear Yard. The depth of the rear yard shall be not less than twenty percent (20%) of the depth of the lot; provided such depth need not be more than a total of twenty (20) feet.
4. Front Yard. The front yard need be of no greater depth than the least depth established by existing buildings in District "C-1" within the same block and fronts upon the same street which may be adjacent to Districts "R-1," "R-2," and "R-3"; and if no lot within said District "C-1" is occupied by a building with a front yard of less depth than that required in Districts "R-1," "R-2," and "R-3," adjoining them, the front yard requirements of such adjoining Districts "R-1," "R-2," and "R-3" shall likewise be applicable to such portion of District "C-1."
5. Side Yards. There shall be a side yard of not less than five (5) feet width on each side of a building used exclusively for multiresidential purposes. Otherwise no side yard is required except fifteen (15) feet when a business is adjacent to any residential district.
6. Lot Area And Garage Area Required. Every building or portion of a building hereafter erected, moved, or altered for residential purposes in District "C-1" shall provide a lot area and garage area of not less than is required in District "R-3" for multifamily use.
7. Materials. In District "C-1," no building used, designed, or intended to be used shall be hereafter erected, moved, altered or structurally changed unless the building shall meet the requirements set forth in the Building Code for Fire Zone II; except that this provision shall not apply to buildings used, designed, or intended for uses as enumerated herein for Districts "R-1," "R-2," and "R-3," which are constructed, erected, moved, or altered in District "C-1."
8. Off-Street Parking. See Section 400.340.

Section 400.200. "C-2" General Business District. [R.O. 1993 § 400.200; Ord. No. 85-1897, App. B § III, 11-11-1985; Ord. No. 97-2286 § 2, 8-26-1997; Ord. No. 2004-2592 § 1, 5-25-2004; Ord. No. 2004-2600 § 1, 6-22-2004]

- A. Purpose. This District is intended to provide retail and service establishments serving the central business district and to provide space for activities serving the general population of Aurora.
- B. Uses Permitted.
1. Any use permitted in Districts "C-O" or "C-1," except that in public garages, no repair facilities shall be maintained on the front portion of the lot, or in the front portion of the first story of the building within thirty (30) feet of the front street.
 2. Awning manufacture.
 3. Billboards and advertising signs.
 4. Department, variety, discount, or specialty stores.
 5. Laundries employing more than five (5) persons each.
 6. Manufacture of products to be sold at retail upon the premises; provided such use is not noxious or offensive by reason of emission of vibration, smoke, dust, gas, or noise.
 7. Automobile or light truck sales.
 8. Radio or television broadcasting stations.
 9. Storage in bulk of, or warehouse for, such material as household goods, clothing, drugs, glass, dry goods, furniture, hardware, groceries, millinery, pipe, rubber, shop supplies, and tobacco.
 10. Hotels or motels.
 11. Bottling operations.
 12. Wholesale sales rooms and storage.
 13. Gasoline filling stations.
 14. Accessory wholesale and service uses necessary to the convenience of the general public subject to conditions deemed appropriate by the Planning and Zoning Commission to ensure conformity to the intent of this Chapter.
 15. Any other store or shop for retail trade or for rendering personal, professional, or business service which does not produce more noise, odor, dust, vibration, blast or traffic than those enumerated above.
 16. Any retail use or business not included in Districts "C-O," "C-1," or "C-2" may be established; provided its use is not obnoxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas and subject to conditions deemed appropriate by the Planning and Zoning Commission to ensure conformity to the intent of this Chapter. Such operations include:
 - a. Commercial greenhouses or nurseries.
 - b. Farm implement sales and service.

- c. Boat or marine sales and service.
 - d. Bowling alley or recreation center.
 - e. Animal hospital or veterinary clinic.
 - f. Travel trailer camp.
 - g. Lumberyards or building material sales.
 - h. Storage yard for heavy equipment.
 - i. Trucking operations.
 - j. Storage and sales of grain, feed, or fuel.
17. Manufacture of products allowed in "M-1" Light Industrial District, subject to a special use permit. In no case shall a special use permit under this Subsection be approved for new structures.

C. Regulations.

- 1. Height. No building hereafter erected or structurally altered shall exceed eight (8) stories or one hundred (100) feet in height, except as provided hereinafter.
- 2. Front Yard. For buildings or portions of buildings used for residential purposes, fifteen (15) feet. No front yard required on other buildings.
- 3. Rear Yard. For buildings or portions of buildings used for residential purposes, fifteen (15) feet. No rear yard required on other buildings.
- 4. Side Yards. There shall be a side yard on each side of a building used exclusively for residential purposes not less than five (5) feet in width; provided this width shall be increased one (1) inch for each foot of height of building above thirty-five (35) feet, except fifteen (15) feet when a business is adjacent to a residential district; otherwise no side yard is required.
- 5. Lot Area Per Family. Every family or portion of building hereafter erected, moved, or altered for multifamily residential purposes in District "C-2" shall provide a lot area of not less than five hundred (500) square feet per family.
- 6. Garage Area Per Family. See off-street parking requirements, Section 400.340.
- 7. Materials. Same as in District "C-1."
- 8. Parking And Loading Regulations. See the supplemental regulations on off-street automobile and vehicle parking and loading, Section 400.340.
- 9. Signs. A nameplate and sign relating only to the use of the store and premises or to products sold on the premises is permitted per Section 530.030. Lighted signs of flashing or intermittent type shall be reviewed and approved or disapproved by the Planning and Zoning Commission. This shall not prevent the use of animated or lighted signs located entirely within the building which can be seen only from the street side of the building.

D. Provisions.

- 1. All open storage and display of merchandise, material, and equipment shall be so screened by

ornamental fencing or evergreen planting that it cannot be seen by a person standing on the ground in a residential district when located to the side or rear of the lot on which said open storage or display occurs; provided, however, that screening shall not be required, in excess of seven (7) feet in height. All planting shall be kept neatly trimmed and maintained in good condition at all times. Merchandise and materials which are not completely assembled or which are not immediately and actively being offered for sale shall, in addition to complying with the above screening requirements, be so screened by ornamental fences or evergreen planting or by permanent buildings that it cannot be seen from a public street.

2. All yards unoccupied with buildings or merchandise or used as trafficways shall be landscaped with grass and shrubs and maintained in good condition the year round.
3. All of the lot used for parking of vehicles, for the storage and display of merchandise and all driveways used for vehicle ingress and egress shall be paved and maintained in such a manner that no dust will be produced by continued use.
4. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
5. Driveways used for ingress and egress shall not exceed twenty-five (25) feet, in width, exclusive of curb returns.
6. Outdoor lighting, when provided, shall have an arrangement of reflectors and an intensity of lighting which will not interfere with adjacent streets, and shall not be a flashing or intermittent type.

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Planning and Zoning Commission
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Attachment List

1. Planning and Zoning meeting application and receipt
2. Property Report Card(s)
3. Original Plat
4. Deed from County
5. Zoning Map
6. Future Land Use Map
7. Public letter to 185'
8. Public notice to newspaper
9. Zoning Code
10. Staff Report



Planning & Zoning Commission Application

PROJECT TYPE AND TITLE (Check ONE)

New Subdivision, Zoning and Concept Plan (Requires Preliminary Plat).

Title on Plans: _____

Annexation

Zoning Code Amendment *ReZone from C-1 to C-2*

Minor Subdivision / Lot Split / Lot Combination

Vacate: Street / Alley / Right of Way

Special Use Permit

Other: _____

Fees Table (See ORD 500.030 for complete list of fees)	
Plan Review (Commercial)	\$100.00 plus \$50.00 per hour
Plan Review (Residential)	\$25.00
Plat Review	\$150.00 plus \$10.00 per lot
Minor subdivision/Lot Split	\$100.00 fee (per application)
Annexation/Zoning Amendment	\$100.00 fee (per application)
Vacate Request	\$100.00 fee (per application)
Special Use Permit	\$100.00 fee (per application)
Building Board of Appeals	\$100.00 fee (per appeal)

Corresponding amount paid to the City of Aurora listed in fee table must accompany application for processing by check or money order, debit or credit payment arrangements also can be made by calling the City Collector at (417)-678-5121

APPLICANT INFORMATION

Date: 11-17-25

Applicant Name: LARRY D. TOMLIN

Address: 1663 OAK DRIVE AURORA, MO. 65605

Phone: (417) 678-5700 Email: N/A

Relationship to Owner: SAME

Address of Property: ALL OF LOT ONE (1) AND LOT FIVE (5) AND THE

Description of Project: 12.5 FEET OF VACATED ALLEY LYING WEST OF LOT FIVE (5) BLOCK EIGHT (8) WHEAT'S ADDITION; AND LOTS ONE (1) TWO (2) THREE (3) FOUR (4) AND FIVE (5) BLOCK ONE (1) VANCE AND WHITE ADDITION; TO THE CITY OF AURORA, LAWRENCE COUNTY MISSOURI ACCORDING TO THE RECORDED PLATS THE REOF.

PROPERTY OWNER(S)
 Name Address Phone Email
LARRY D. TOMLIN 1663 OAK DRIVE AURORA, MO. 65605 (417) 678-5700 N/A

Mortgagees/Consultants

NONE

Contact Person

Identify one person to serve as the contact for the Community Development Department during the review process. This will be the only person notified by the Community Development Department of meeting schedules. It will be his/her responsibility to notify the other parties, who may be involved in the project.

Name	Address	Phone	Email
LARRY O. TOMLIN	1663 OAK DRIVE AURORA MO	(417) 678-5700	N/A

Owners Certification

I certify that I am the person in interest and the information, exhibits herewith are true and correct to the best of my knowledge, and that in filing this application, I am acting with the knowledge and consent of all persons in interest. Without the consent of persons with interest, this requested action cannot lawfully be accomplished.

Name LARRY O. TOMLIN

Signature Larry Tomlin

For Office Use Only:

Received Date: 11/21/25 Received by: Crystal Hugouy

P&Z Meeting Scheduled for: 1/16/2026

Determination of P&Z Commission/Recommendation to City Council: APPROVE or DENY

Community Development Director to sign after final determination by Planning & Zoning Commission and City Council.

Approved Denied _____

Signature: _____ Date: _____
Community Development Director

CITY OF AURORA
2 W PLEASANT
PO BOX 30
AURORA

NO 65605

Description	Amount
REZONE FOR LARRY TOMLIN ZONING-SUB-SPEC TOMLIN ELLIOTT REZONE	100.00
CK Received	100.00
Change	.00

TKW 11/24/25 10:50 Rcpt# 43831

Lawrence County, MO

Property Report Card

Parcel Number: 196013001022017000

Owner Name: TOMLIN, LARRY D

Situs Address: 137 PEARL

Mail To Address: 1663 S OAK

Mail To Address 2:

Mail To City State Zip: AURORA MO 65605-0000

Database Acres: 0

Book/Page: 0450-2237

Section: 13

Township: 26

Range: 26

Date Acquired: 2014-05-30

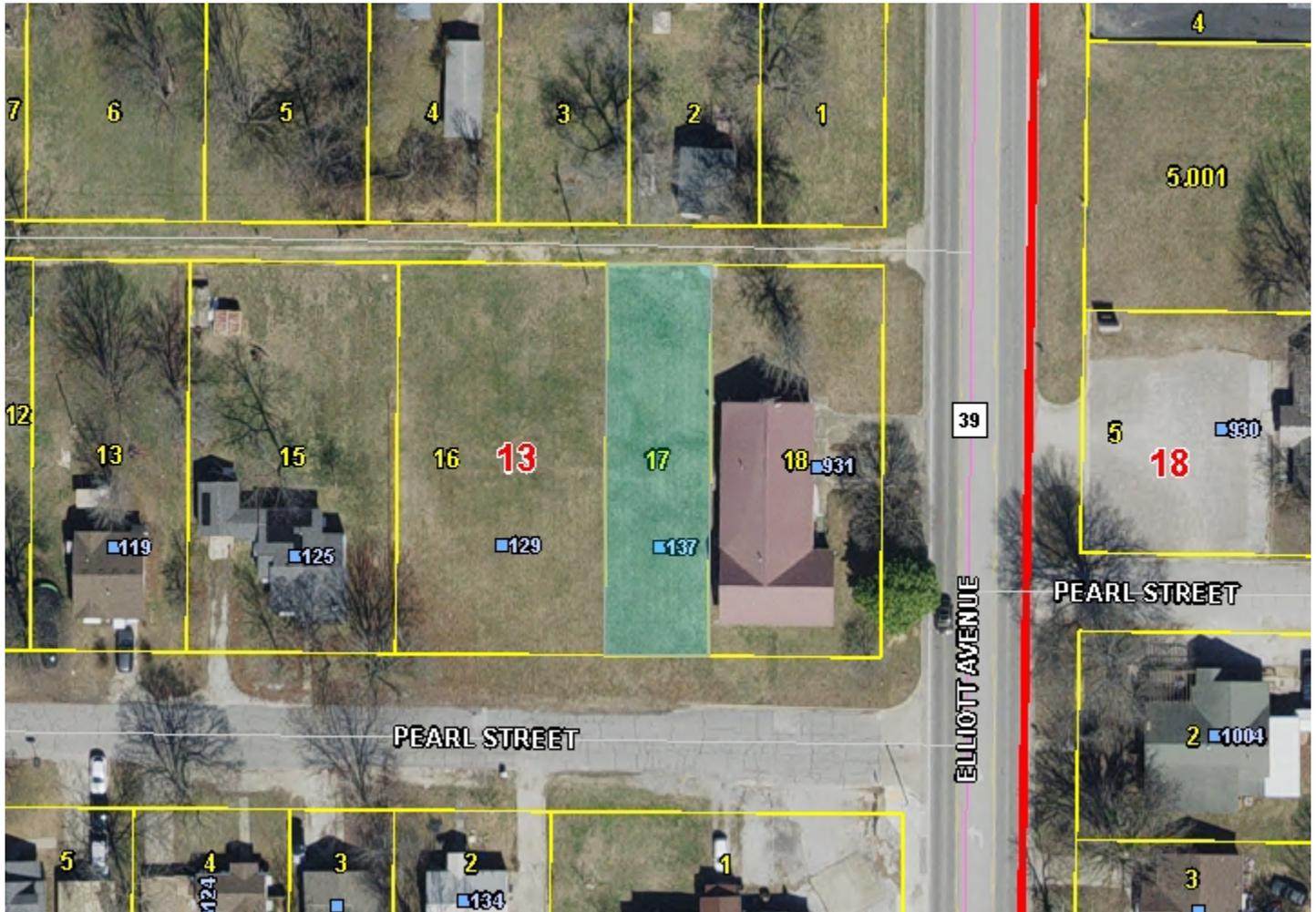
Land Assessed: 630

Total Assessed Including Land: 630

Legal Description: PEARL ST.,E.,137; LT 3 BLK 1 OF VANCE & WHITE ADDN - AURORA

Printed 11/26/2025

-CG

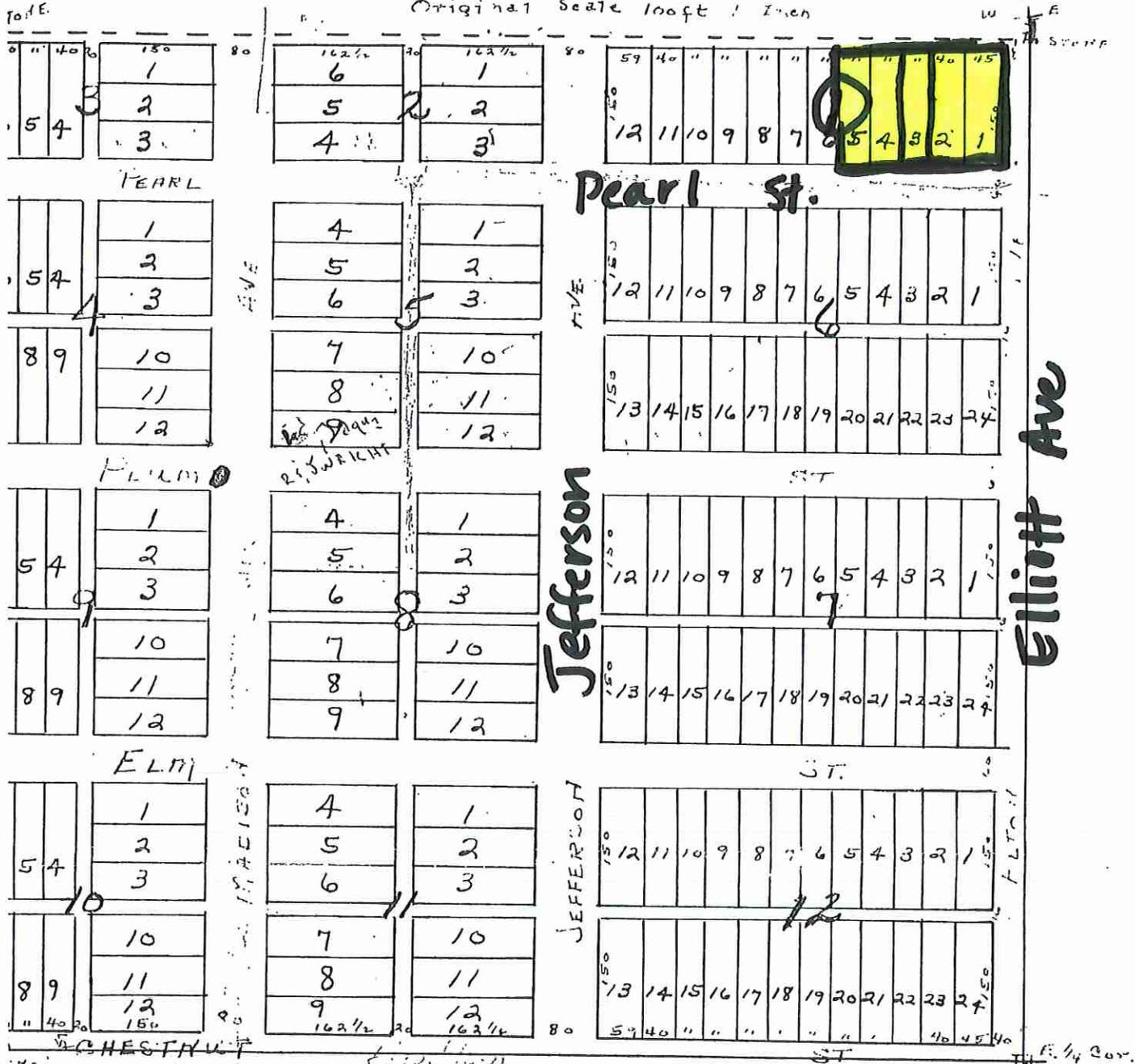


Data contained within this web site was created from record research provided by the county and/or city. Lawrence County, Missouri does not guarantee any accuracies to the data or attribute information displayed, queried, or printed from this web site. This web site is only intended for informational purposes.

VANCE & WHITE'S
 ADDITION TO THE CITY OF
AURORA, MO.

Scale 1-inch = 200'

SE 1/4 NE 1/4 Sec. 13, T26, R26
 Original Scale 100ft = 1 Inch



WHITE and VANCE Addition to the City of Aurora Mo embraces all the South east quarter of the Northeast quarter of Section thirteen of Township Twenty six North of Range Twenty six West of the Fifth Principal Meridian and also twenty two and one half feet wide off the North side of the North east quarter of the Southeast quarter of the above named Section thirteen. Beginning twenty two and a half feet south of the east quarter corner of the same Section thirteen, Thence West thirteen hundred and forty six feet to a point twenty two and a half feet south of the north west corner of the Southeast quarter of the above named Section thirteen.

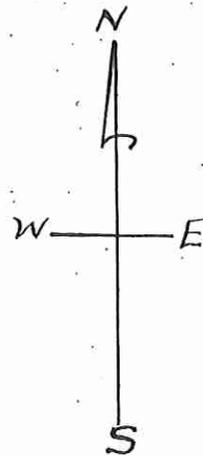
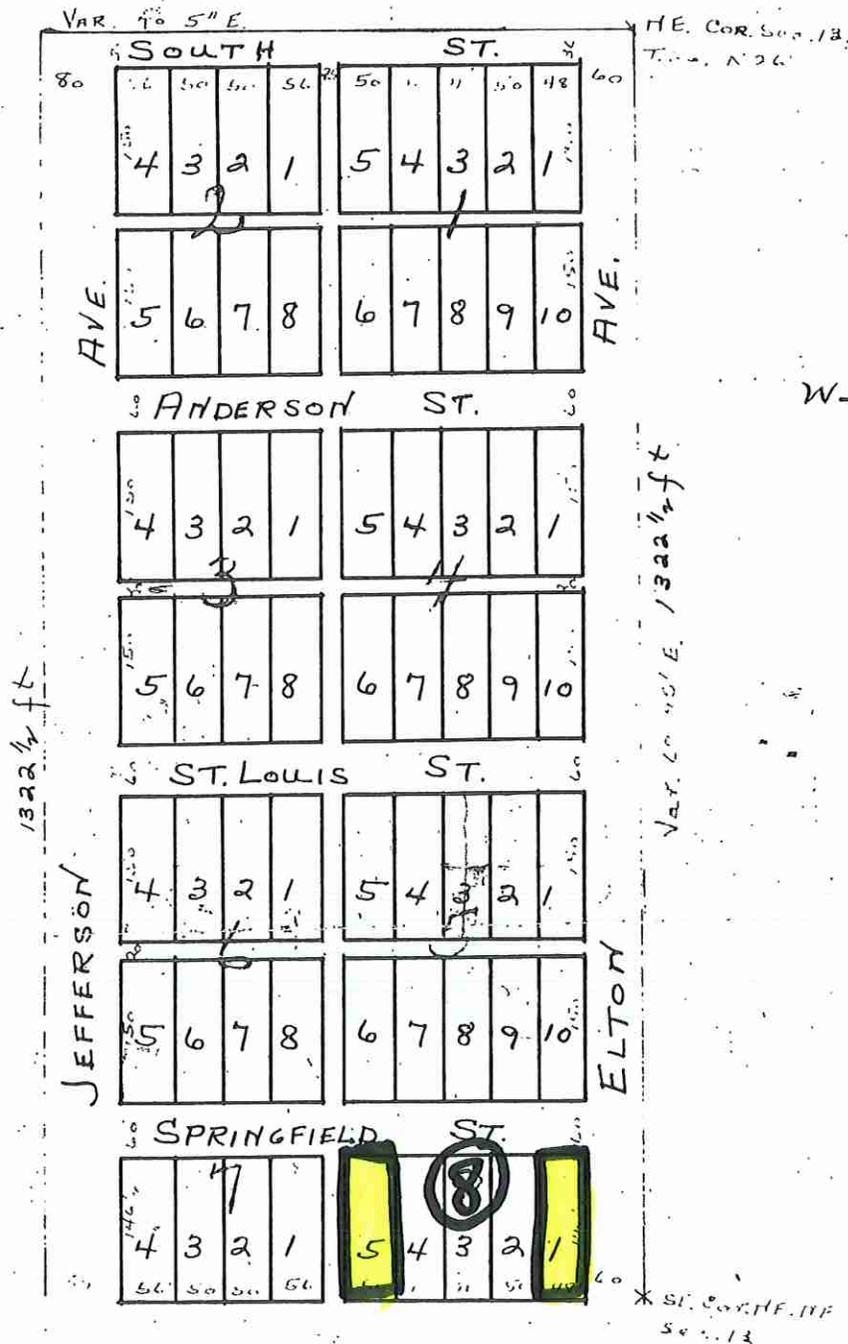
WHEAT'S ADDITION

-TO-

AURORA-- LAWRENCE CO. MO.

Scale 1-inch = 200 ft.

original scale. left to inch.



The undersigned does hereby certify that the above mentioned plat correctly sets forth "Wheat's Addition" to Aurora Mo. with all



Doc ID: 001868040002 Type: LAN
 Kind: WARRANTY DEED
 Recorded: 05/30/2014 at 10:15:11 AM
 Fee Amt: \$27.00 Page 1 of 2
 Lawrence County Recorder
 Pam Robertson Recorder of Deeds
 File# 2014-00002501

BK **450** PG **2237**

*2700/eng.
Waco*

Form reviewed and approved by:
 Kendall R. McPhail
 Attorney at Law
 2838 S. Ingram Mill Rd
 Springfield, MO 65804
 Missouri Bar No: 31363

WACO Title Company Mt. Vernon
 File No. 1402171-125

General Warranty Deed

THIS DEED, Made and entered into this **29th day of May, 2014**, by and between **WANDA SUE ASPLIN, ALSO KNOWN AS WANDA S. ASPLIN, A SINGLE PERSON**, as Grantor, and **LARRY D. TOMLIN**, as Grantee, whose mailing address is: 1663 S. Oak, Aurora, MO 65605

WITNESSETH, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto Grantee, Grantee's heirs and assigns, the following described lots, tracts and parcels of land situated in the County of **LAWRENCE** and State of **Missouri**, to wit:

Tract No. 1: Lots 1 and 2, Block 1, Vance & White Addition to the City of Aurora, Lawrence County, Missouri.

Tract No. 2: Lot 3, Block 1, Vance & White Addition to the City of Aurora, Lawrence County, Missouri.

Subject to easements, restrictions, reservations, and covenants of record, if any.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee and unto Grantee's heirs and assigns forever; the Grantor hereby covenanting that Grantor is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that Grantor has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by Grantor or those under whom Grantor claims, except as stated

above and except for all taxes assessments, general and special, not now due and payable, and that Grantor will warrant and defend the title to the said premises unto Grantee and unto Grantee's heirs and assigns forever, against the lawful claims and demands of all persons whomsoever. If two or more persons constitute the Grantor or Grantee, the words "Grantor" and "Grantee" will be construed to read "Grantors" and "Grantees" whenever the sense of this Deed requires.

IN WITNESS WHEREOF, the Grantor has hereunto executed this instrument on the day and year above written.

Wanda Sue Asplin
WANDA SUE ASPLIN

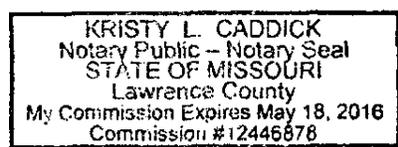
STATE OF MISSOURI)
) ss
COUNTY OF Lawrence)

On this 29th day of May, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared WANDA SUE ASPLIN, ALSO KNOWN AS WANDA S. ASPLIN to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed, and the said further declared that she is single.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in the County and State the day and year first above written.

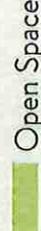
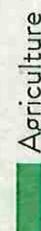
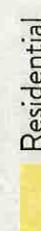
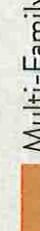
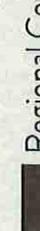
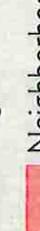
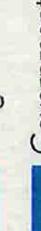
Kristy L. Caddick
Kristy L. Caddick
Notary Public within and for said County and State

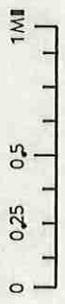
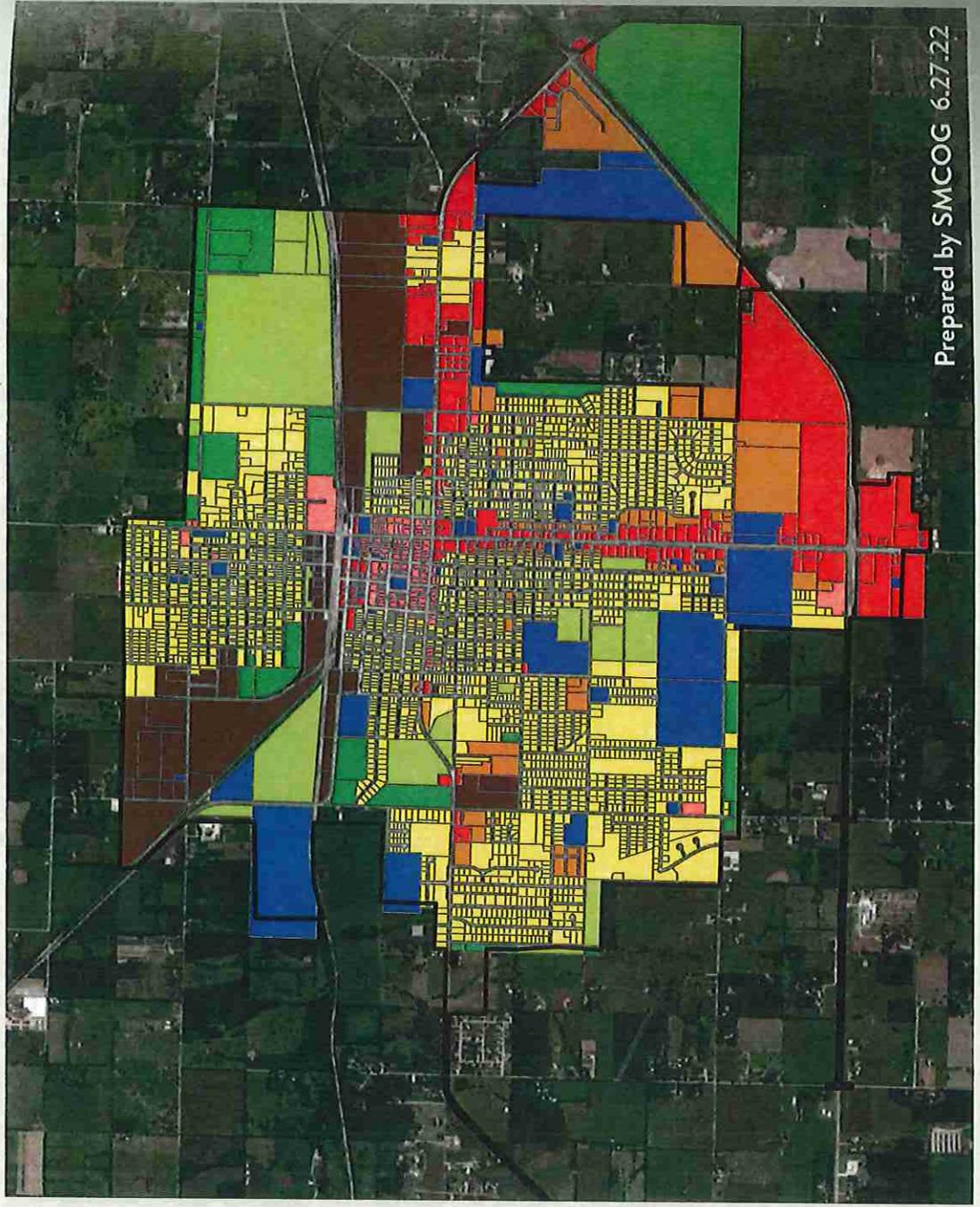
My commission expires: May 18, 2016





FUTURE LAND USE

-  City Limits
-  Open Space
-  Agriculture
-  Residential
-  Multi-Family
-  Regional Center
-  Neighborhood Center
-  Government
-  Commercial
-  Industrial



Prepared by SMCOG 6.27.22

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

Date: November 26, 2025

To Whom It May Concern:

This letter is to inform you that a public hearing has been called by the Planning and Zoning Commission to consider a zoning request from Larry Tomlin involving 931 S Elliott Avenue, 137 E Pearl Street, 129 E Pearl Street, 124 E Springfield Street, and 142 E Springfield Street, more particularly described herein as follows;

ELLIOTT AVE.,S.,931; LTS 1 & 2, EX HWY, BLK 1 VANCE & WHITE ADDN – AURORA

PEARL ST.,E.,137; LT 3 BLK 1 OF VANCE & WHITE ADDN – AURORA

PEARL ST.,E.,129; LTS 4 & 5 BLK 1 VANCE & WHITE ADDN – AURORA

SPRINGFIELD ST.,124; LT 5 BLK 8 WHEAT'S ADDN - AURORA & THE E12.5' OF VACATED ALLEY LYING W OF SAID LOT

SPRINGFIELD ST.,E.,142; LT 1 BLK 8 WHEAT'S ADD – AURORA

Petitioner: Larry Tomlin

The current zoning at the above property(s) is C-1, Retail Services District. Request made to change zoning to C-2, General Business District.

As a property owner within 185 feet of these properties, you are hereby notified of this Public Hearing. If you wish to have any input into this hearing, either for or against the request, you may do so at this hearing. If you cannot attend the hearing but want to voice an opinion, you can send a letter to the Planning and Zoning Commission at Aurora City Hall, P.O. Box 30, Aurora, MO 65605.

The Public Hearing will be held on the third floor, Council Chambers at City Hall on Tuesday, January 6, 2026, at 6:00 p.m.

If you have any questions concerning this request, please contact the Community Development office at 417-678-5121 extension 310.

Thank You,

A handwritten signature in blue ink that reads "Aaron Gates".

Aaron Gates
Community Development Director

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to all citizens and parties in interest that the Aurora Planning and Zoning Commission will conduct a PUBLIC HEARING at 6:00 p.m. on Tuesday, January 6, 2026, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

A PUBLIC HEARING will be conducted to consider a zoning request from **Larry Tomlin**. The request is to change the current zoning of C-1 (Retail Services District) to C-2 (General Business District). This request is for 931 S Elliott Avenue, 137 E Pearl Street, 129 E Pearl Street, 124 E Springfield Street, and 142 E Springfield Street, also known as:

ELLIOTT AVE.,S.,931; LTS 1 & 2, EX HWY, BLK 1 VANCE & WHITE ADDN –
AURORA

PEARL ST.,E.,137; LT 3 BLK 1 OF VANCE & WHITE ADDN – AURORA

PEARL ST.,E.,129; LTS 4 & 5 BLK 1 VANCE & WHITE ADDN – AURORA

SPRINGFIELD ST.,124; LT 5 BLK 8 WHEAT'S ADDN - AURORA & THE E12.5' OF
VACATED ALLEY LYING W OF SAID LOT

SPRINGFIELD ST.,E.,142; LT 1 BLK 8 WHEAT'S ADD – AURORA

All persons wishing to speak either for or against this request should attend the meeting.

Section 400.190. "C-1" Retail Services District. [R.O. 1993 § 400.190; Ord. No. 85-1897, App. B § III, 11-11-1985 ; Ord. No. 2004-2600 § 1, 6-22-2004]

- A. Purpose. This District is intended to provide retail and service establishments serving primarily the local neighborhood and to provide retail space for activities serving the general community.
- B. Uses Permitted.
1. Any use permitted, in Districts "R-1," "R-2," "R-3," and "C-O," including those permitted on review, if approved.
 2. Auto sales, excluding repair facilities.
 3. Banks or other financial institutions.
 4. Bakeries employing not more than five (5) persons each.
 5. Cleaning, pressing and dyeing plants employing not more than five (5) persons each; provided that only non-explosive cleaning fluids shall be used.
 6. Food service establishments, including drive-in service.
 7. Beauty shops or barbershops.
 8. Newspaper, magazine, or book publishing, including job printing.
 9. Mortuaries or funeral homes.
 10. General business offices.
 11. Stores and shops for the sale of products at retail only.
 12. Studios or broadcasting facilities (no towers).
 13. Theaters or moving picture shows.
 14. Shops for custom work or the manufacture of articles to be sold at retail on the premises; provided that in such manufacture total mechanical power shall not exceed five (5) horsepower for the operation of any shop and provided that the space occupied by the manufacturing use permitted herein shall not exceed fifty percent (50%) of the total floor area of the entire building or the equivalent of the ground floor area thereof and provided, further, that such manufacturing use is not noxious or offensive by reason of vibrations, noise, or emission of odor, dust, smoke, or gas.
 15. Such accessory retail, professional, or service uses that are necessary for convenience of residential districts subject to the review by the Planning and Zoning Commission to ensure conformity to the intent of the ordinance.
- C. Regulations.
1. Signs. A nameplate and sign relating only to the use of the store and premises or to products sold on the premises is permitted per Section 530.030. Lighted signs of

flashing or intermittent type shall be prohibited; provided, however, that this shall not prevent the use of animated or lighted signs located entirely within the building which can be seen only from the street side of the building.

2. Height. Same as District "R-3."
3. Rear Yard. The depth of the rear yard shall be not less than twenty percent (20%) of the depth of the lot; provided such depth need not be more than a total of twenty (20) feet.
4. Front Yard. The front yard need be of no greater depth than the least depth established by existing buildings in District "C-1" within the same block and fronts upon the same street which may be adjacent to Districts "R-1," "R-2," and "R-3"; and if no lot within said District "C-1" is occupied by a building with a front yard of less depth than that required in Districts "R-1," "R-2," and "R-3," adjoining them, the front yard requirements of such adjoining Districts "R-1," "R-2," and "R-3" shall likewise be applicable to such portion of District "C-1."
5. Side Yards. There shall be a side yard of not less than five (5) feet width on each side of a building used exclusively for multiresidential purposes. Otherwise no side yard is required except fifteen (15) feet when a business is adjacent to any residential district.
6. Lot Area And Garage Area Required. Every building or portion of a building hereafter erected, moved, or altered for residential purposes in District "C-1" shall provide a lot area and garage area of not less than is required in District "R-3" for multifamily use.
7. Materials. In District "C-1," no building used, designed, or intended to be used shall be hereafter erected, moved, altered or structurally changed unless the building shall meet the requirements set forth in the Building Code for Fire Zone II; except that this provision shall not apply to buildings used, designed, or intended for uses as enumerated herein for Districts "R-1," "R-2," and "R-3," which are constructed, erected, moved, or altered in District "C-1."
8. Off-Street Parking. See Section 400.340.

Section 400.200. "C-2" General Business District. [R.O. 1993 § 400.200; Ord. No. 85-1897, App. B § III, 11-11-1985; Ord. No. 97-2286 § 2, 8-26-1997; Ord. No. 2004-2592 § 1, 5-25-2004; Ord. No. 2004-2600 § 1, 6-22-2004]

- A. Purpose. This District is intended to provide retail and service establishments serving the central business district and to provide space for activities serving the general population of Aurora.
- B. Uses Permitted.
1. Any use permitted in Districts "C-O" or "C-1," except that in public garages, no repair facilities shall be maintained on the front portion of the lot, or in the front portion of the first story of the building within thirty (30) feet of the front street.
 2. Awning manufacture.
 3. Billboards and advertising signs.
 4. Department, variety, discount, or specialty stores.
 5. Laundries employing more than five (5) persons each.
 6. Manufacture of products to be sold at retail upon the premises; provided such use is not noxious or offensive by reason of emission of vibration, smoke, dust, gas, or noise.
 7. Automobile or light truck sales.
 8. Radio or television broadcasting stations.
 9. Storage in bulk of, or warehouse for, such material as household goods, clothing, drugs, glass, dry goods, furniture, hardware, groceries, millinery, pipe, rubber, shop supplies, and tobacco.
 10. Hotels or motels.
 11. Bottling operations.
 12. Wholesale sales rooms and storage.
 13. Gasoline filling stations.
 14. Accessory wholesale and service uses necessary to the convenience of the general public subject to conditions deemed appropriate by the Planning and Zoning Commission to ensure conformity to the intent of this Chapter.
 15. Any other store or shop for retail trade or for rendering personal, professional, or business service which does not produce more noise, odor, dust, vibration, blast or traffic than those enumerated above.
 16. Any retail use or business not included in Districts "C-O," "C-1," or "C-2" may be established; provided its use is not obnoxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas and subject to conditions deemed appropriate by the Planning and Zoning Commission to ensure conformity to the intent of this Chapter. Such operations include:
 - a. Commercial greenhouses or nurseries.
 - b. Farm implement sales and service.

- c. Boat or marine sales and service.
 - d. Bowling alley or recreation center.
 - e. Animal hospital or veterinary clinic.
 - f. Travel trailer camp.
 - g. Lumberyards or building material sales.
 - h. Storage yard for heavy equipment.
 - i. Trucking operations.
 - j. Storage and sales of grain, feed, or fuel.
17. Manufacture of products allowed in "M-1" Light Industrial District, subject to a special use permit. In no case shall a special use permit under this Subsection be approved for new structures.

C. Regulations.

- 1. Height. No building hereafter erected or structurally altered shall exceed eight (8) stories or one hundred (100) feet in height, except as provided hereinafter.
- 2. Front Yard. For buildings or portions of buildings used for residential purposes, fifteen (15) feet. No front yard required on other buildings.
- 3. Rear Yard. For buildings or portions of buildings used for residential purposes, fifteen (15) feet. No rear yard required on other buildings.
- 4. Side Yards. There shall be a side yard on each side of a building used exclusively for residential purposes not less than five (5) feet in width; provided this width shall be increased one (1) inch for each foot of height of building above thirty-five (35) feet, except fifteen (15) feet when a business is adjacent to a residential district; otherwise no side yard is required.
- 5. Lot Area Per Family. Every family or portion of building hereafter erected, moved, or altered for multifamily residential purposes in District "C-2" shall provide a lot area of not less than five hundred (500) square feet per family.
- 6. Garage Area Per Family. See off-street parking requirements, Section 400.340.
- 7. Materials. Same as in District "C-1."
- 8. Parking And Loading Regulations. See the supplemental regulations on off-street automobile and vehicle parking and loading, Section 400.340.
- 9. Signs. A nameplate and sign relating only to the use of the store and premises or to products sold on the premises is permitted per Section 530.030. Lighted signs of flashing or intermittent type shall be reviewed and approved or disapproved by the Planning and Zoning Commission. This shall not prevent the use of animated or lighted signs located entirely within the building which can be seen only from the street side of the building.

D. Provisions.

- 1. All open storage and display of merchandise, material, and equipment shall be so screened by

ornamental fencing or evergreen planting that it cannot be seen by a person standing on the ground in a residential district when located to the side or rear of the lot on which said open storage or display occurs; provided, however, that screening shall not be required, in excess of seven (7) feet in height. All planting shall be kept neatly trimmed and maintained in good condition at all times. Merchandise and materials which are not completely assembled or which are not immediately and actively being offered for sale shall, in addition to complying with the above screening requirements, be so screened by ornamental fences or evergreen planting or by permanent buildings that it cannot be seen from a public street.

2. All yards unoccupied with buildings or merchandise or used as trafficways shall be landscaped with grass and shrubs and maintained in good condition the year round.
3. All of the lot used for parking of vehicles, for the storage and display of merchandise and all driveways used for vehicle ingress and egress shall be paved and maintained in such a manner that no dust will be produced by continued use.
4. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
5. Driveways used for ingress and egress shall not exceed twenty-five (25) feet, in width, exclusive of curb returns.
6. Outdoor lighting, when provided, shall have an arrangement of reflectors and an intensity of lighting which will not interfere with adjacent streets, and shall not be a flashing or intermittent type.

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Planning and Zoning Commission
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Attachment List

1. Planning and Zoning meeting application and receipt
2. Property Report Card(s)
3. Original Plat
4. Deed from County
5. Zoning Map
6. Future Land Use Map
7. Public letter to 185'
8. Public notice to newspaper
9. Zoning Code
10. Staff Report



Planning & Zoning Commission Application

PROJECT TYPE AND TITLE (Check ONE)

New Subdivision, Zoning and Concept Plan (Requires Preliminary Plat).

Title on Plans: _____

Annexation

Zoning Code Amendment *ReZone from C-1 to C-2*

Minor Subdivision / Lot Split / Lot Combination

Vacate: Street / Alley / Right of Way

Special Use Permit

Other: _____

Fees Table (See ORD 500.030 for complete list of fees)	
Plan Review (Commercial)	\$100.00 plus \$50.00 per hour
Plan Review (Residential)	\$25.00
Plat Review	\$150.00 plus \$10.00 per lot
Minor subdivision/Lot Split	\$100.00 fee (per application)
Annexation/Zoning Amendment	\$100.00 fee (per application)
Vacate Request	\$100.00 fee (per application)
Special Use Permit	\$100.00 fee (per application)
Building Board of Appeals	\$100.00 fee (per appeal)

Corresponding amount paid to the City of Aurora listed in fee table must accompany application for processing by check or money order, debit or credit payment arrangements also can be made by calling the City Collector at (417)-678-5121

APPLICANT INFORMATION

Date: 11-17-25

Applicant Name: LARRY D. TOMLIN

Address: 1663 OAK DRIVE AURORA, MO. 65605

Phone: (417) 678-5700 Email: N/A

Relationship to Owner: SAME

Address of Property: ALL OF LOT ONE (1) AND LOT FIVE (5) AND THE

Description of Project: 12.5 FEET OF VACATED ALLEY LYING WEST OF LOT FIVE (5) BLOCK EIGHT (8) WHEAT'S ADDITION; AND LOTS ONE (1) TWO (2) THREE (3) FOUR (4) AND FIVE (5) BLOCK ONE (1) VANCE AND WHITE ADDITION; TO THE CITY OF AURORA, LAWRENCE COUNTY MISSOURI ACCORDING TO THE RECORDED PLATS THE REOF.

PROPERTY OWNER(S)
 Name Address Phone Email
LARRY D. TOMLIN 1663 OAK DRIVE AURORA, MO. 65605 (417) 678-5700 N/A

Mortgagees/Consultants

NONE

Contact Person

Identify one person to serve as the contact for the Community Development Department during the review process. This will be the only person notified by the Community Development Department of meeting schedules. It will be his/her responsibility to notify the other parties, who may be involved in the project.

Name	Address	Phone	Email
LARRY O. TOMLIN	1663 OAK DRIVE AURORA MO	(417) 678-5700	N/A

Owners Certification

I certify that I am the person in interest and the information, exhibits herewith are true and correct to the best of my knowledge, and that in filing this application, I am acting with the knowledge and consent of all persons in interest. Without the consent of persons with interest, this requested action cannot lawfully be accomplished.

Name LARRY O. TOMLIN

Signature Larry O. Tomlin

For Office Use Only:

Received Date: 11/21/25 Received by: Crystal Hugouy

P&Z Meeting Scheduled for: 1/16/2026

Determination of P&Z Commission/Recommendation to City Council: APPROVE or DENY

Community Development Director to sign after final determination by Planning & Zoning Commission and City Council.

Approved Denied _____

Signature: _____ Date: _____
Community Development Director

CITY OF AURORA
2 W PLEASANT
PO BOX 30
AURORA

NO 65605

Description	Amount
REZONE FOR LARRY TOMLIN ZONING-SUB-SPEC TOMLIN ELLIOTT REZONE	100.00
CK Received	100.00
Change	.00

TKW 11/24/25 10:50 Rcpt# 43831

Lawrence County, MO

Property Report Card

Parcel Number: 196013001022016000

Owner Name: TOMLIN, LARRY D ET AL

Situs Address: 129 PEARL

Mail To Address: 1663 S OAK

Mail To Address 2:

Mail To City State Zip: AURORA MO 65605-0000

Database Acres: 0

Book/Page: 0452-1505

Section: 13

Township: 26

Range: 26

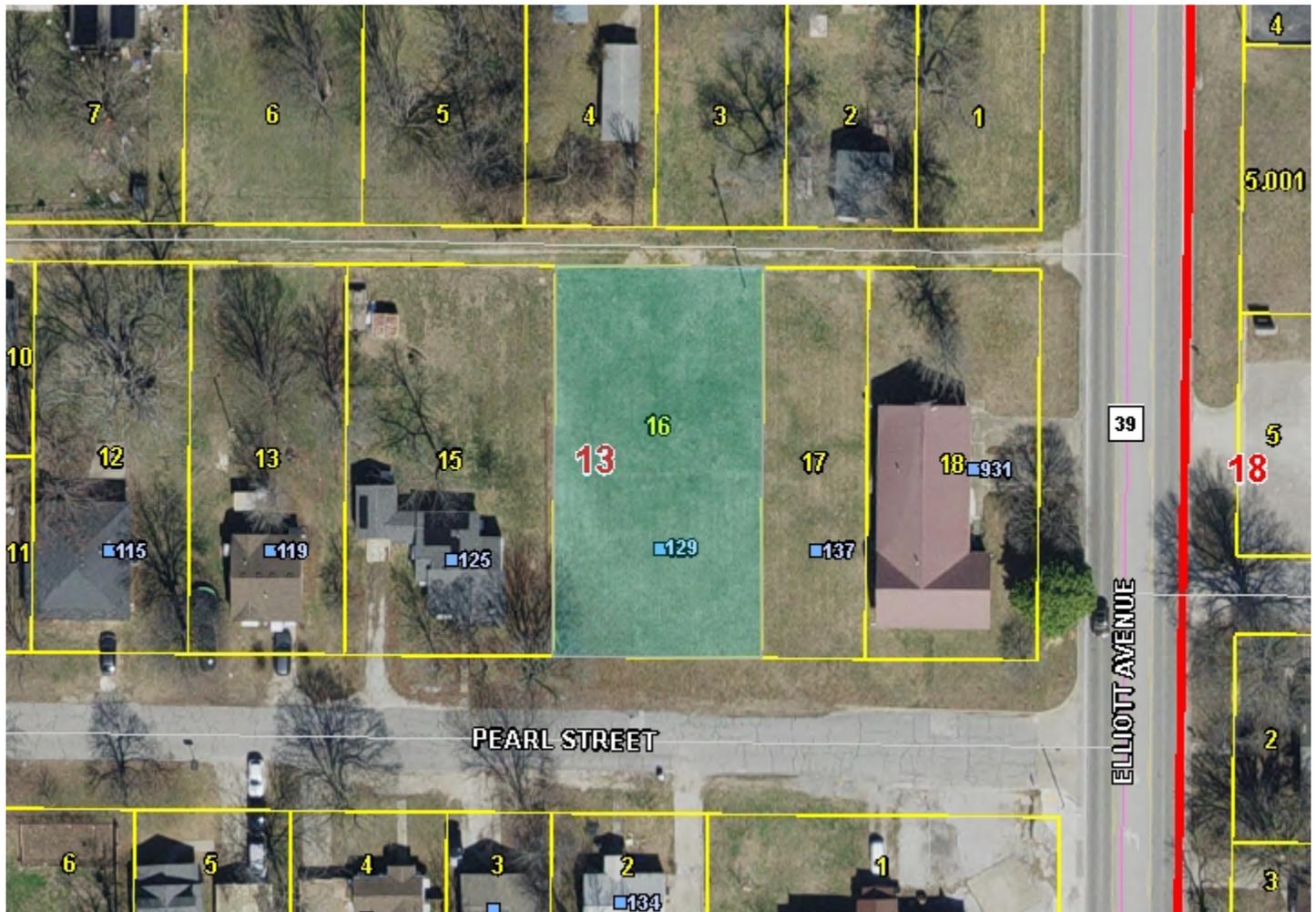
Date Acquired: 2016-04-07

Land Assessed: 1240

Total Assessed Including Land: 1240

Legal Description: PEARL ST.,E.,129; LTS 4 & 5 BLK 1 VANCE & WHITE ADDN - AURORA

Printed 11/26/25
-CG



Data contained within this web site was created from record research provided by the county and/or city. Lawrence County, Missouri does not guarantee any accuracies to the data or attribute information displayed, queried, or printed from this web site. This web site is only intended for informational purposes.

VANCE & WHITE'S
 ADDITION TO THE CITY OF
AURORA, MO.

Scale 1-inch = 200'

SE 1/4 NE 1/4 Sec. 13, T26, R26
 Original Scale 100ft = 1 Inch



WHITE and VANCE Addition to the City of Aurora Mo embraces all the South east quarter of the Northeast quarter of Section thirteen of Township Twenty six North of Range Twenty six West of the Fifth Principal Meridian and also twenty two and one half feet wide off the North side of the North east quarter of the Southeast quarter of the above named Section thirteen. Beginning twenty two and a half feet south of the east quarter corner of the same Section thirteen, Thence West thirteen hundred and forty six feet to a point twenty two and a half feet south of the north west corner of the Southeast quarter of the above named Section thirteen.

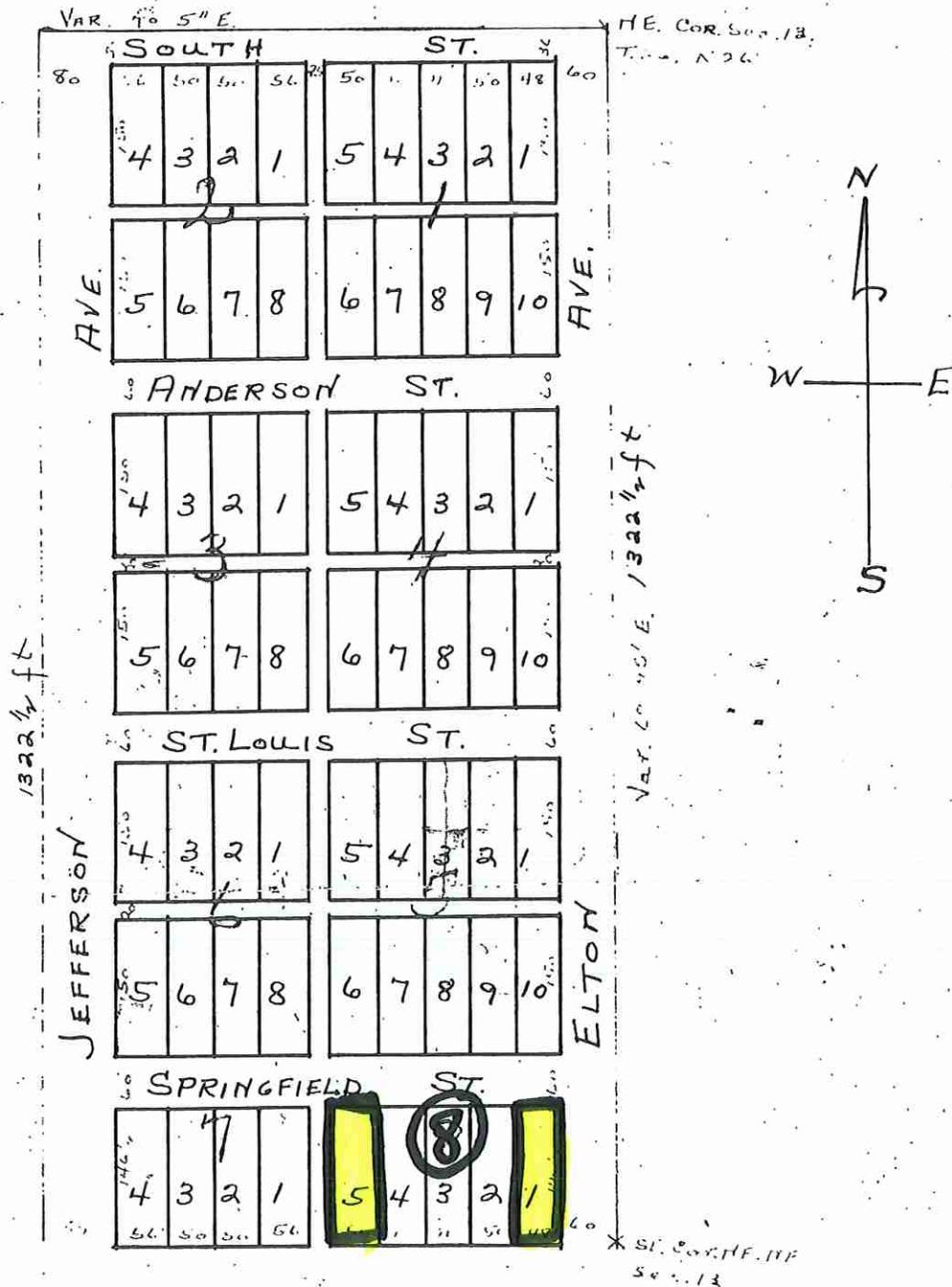
WHEAT'S ADDITION

-TO-

AURORA-- LAWRENCE CO. MO.

Scale 1-inch = 200 ft.

original scale. left to inch.



The undersigned does hereby certify that the above mentioned plat correctly sets forth "Wheat's Addition" to Aurora Mo. with all



Doc ID: 001993330002 Type: LAN
 Kind: COLLECTORS DEED
 Recorded: 04/07/2016 at 09:10:59 AM
 Fee Amt: \$27.00 Page 1 of 2
 Lawrence County Recorder
 Pam Robertson Recorder of Deeds
 File# 2016-00001716

BK **452** PG **1505**

27th pd.
 by Tomlin
 to Kelli McVey

(Space above reserved for Recorder of Deeds certification)

COLLECTOR'S DEED FOR TAXES

Whereas on this 4th day of April, 2016, Kelli McVey, the undersigned collector of the county of Lawrence, State of Missouri, (known as "Grantor"), did receive from Larry Tomlin whose mailing address is 1663 S. Oak, Aurora, MO 65605, of the county of Lawrence, State of Missouri, (known as "Grantee(s), a certificate of purchase, in writing, bearing date the 25th day of August, 2014, signed by Kelli Mc Vey, who at the last mentioned date was Collector of said county, from which it appears that the said Larry Tomlin did on the 25th day of August, 2014, purchase at public auction at the door of the courthouse in said county, the tract, parcel or lot of land lastly in this indenture described, and which lot was sold to Larry Tomlin for the sum of One thousand six hundred forty-eight dollars and 67 cents, being the amount due on the following tracts or lots of land, returned delinquent in the name of Amy Grell ET AL for the non-payment of taxes, costs and charges for the years 2010, 2011, 2012, 2013.

Witnesseth: That the said Grantor, for and in consideration of the premises, has granted, bargained and sold unto the said Grantee, successors and assigns, forever, the tract or parcel of land mentioned in said certificate, situate in the County of Lawrence and State of Missouri, and described as follows:

Legal description:
SEC 13 TWN 26 RNG 26 Lots 4 and 5, Block 1, Vance and White Addition to the City of Aurora, Lawrence County, Missouri, as per the recorded plat thereof.

Parcel No. 19-6.0-13-001-022-016.000

Said lands have been recorded, among other tracts, in the office of said Collector, as delinquent for the non-payment of taxes, costs and charges due for the year last aforesaid, and legal publication made of the sale of said lands; and it appearing that the said Larry Tomlin is the legal owner of said certificate of purchase and the time fixed by law for redeeming the land therein described having now expired, the said Amy Grell ET AL nor any person in his behalf having paid or tendered the amount due the said One thousand six hundred forty-eight dollars and 67 cents on account of the aforesaid purchase, and for the taxes by him since paid, and the said Larry Tomlin having demanded a deed for the tract of land mentioned in said certificate, and which was the least quantity of the tract above described that would sell for the amount due thereon for taxes, costs and charges, as above specified, and it appearing from the records of said County Collector's office that the aforesaid lands were legally liable for taxation, and had

been duly assessed and properly charged on the tax book with the taxes for the years 2010, 2011, 2012, 2013.

To have and to hold the said last mentioned tract or parcel of land, with the appurtenances thereto belonging, to the said Grantee, successors and assigns forever, in as full and ample a manner as the Collector of said county is empowered by law to sell same.

In Testimony Whereof, the said Kelli McVey, Collector
In said County of Lawrence, has hereunto set his/her hand, and affixed the official seal, the day and year last above written.

Witness: [Signature]

County Clerk of Lawrence County.

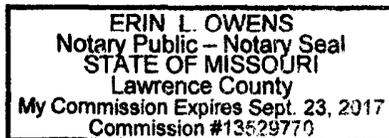
[Signature] (L.S.)
Collector of Lawrence County

STATE OF MISSOURI, Lawrence County, ss.

Before me, the undersigned, Erin L Owens, in and for said county, this day, personally came the above named, Kelli McVey, Collector of said county, and acknowledged that he/she executed the foregoing deed for the uses and purposes therein mentioned.

In Witness Whereof, I have hereunto set my hand and seal, this 4th day of April, 2016.

(SEAL)



My commission expires: 09-23-2017

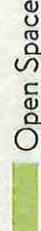
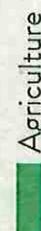
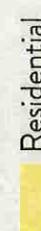
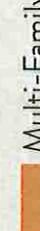
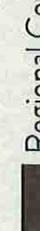
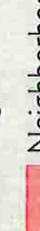
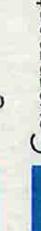
[Signature] (L.S.)

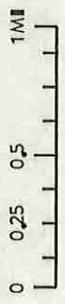
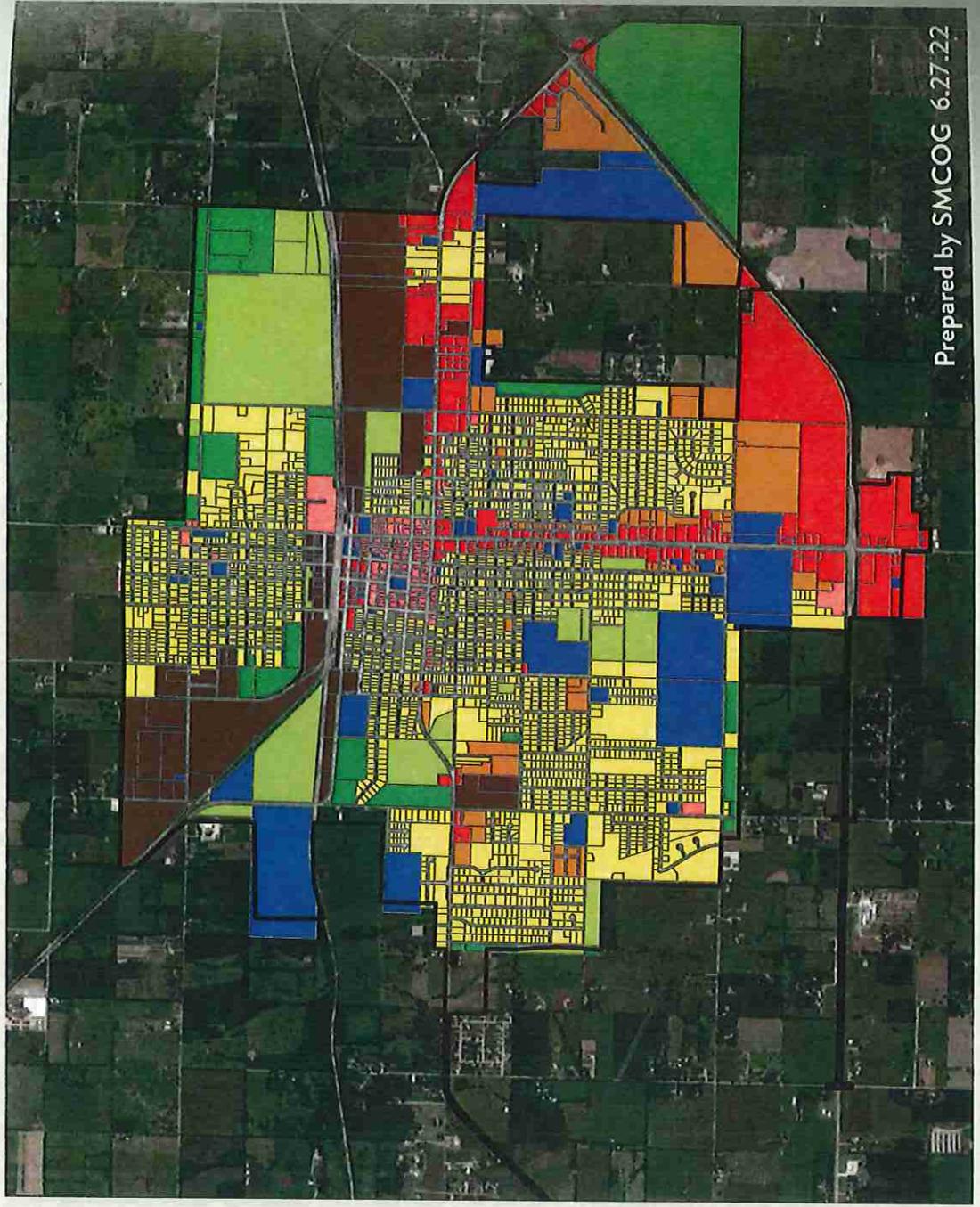
AFTER RECORDING RETURN TO:

Larry Tomlin
1663 S. Oak
Aurora, MO 65605



FUTURE LAND USE

-  City Limits
-  Open Space
-  Agriculture
-  Residential
-  Multi-Family
-  Regional Center
-  Neighborhood Center
-  Government
-  Commercial
-  Industrial



Prepared by SMCOG 6.27.22

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

Date: November 26, 2025

To Whom It May Concern:

This letter is to inform you that a public hearing has been called by the Planning and Zoning Commission to consider a zoning request from Larry Tomlin involving 931 S Elliott Avenue, 137 E Pearl Street, 129 E Pearl Street, 124 E Springfield Street, and 142 E Springfield Street, more particularly described herein as follows;

ELLIOTT AVE.,S.,931; LTS 1 & 2, EX HWY, BLK 1 VANCE & WHITE ADDN – AURORA

PEARL ST.,E.,137; LT 3 BLK 1 OF VANCE & WHITE ADDN – AURORA

PEARL ST.,E.,129; LTS 4 & 5 BLK 1 VANCE & WHITE ADDN – AURORA

SPRINGFIELD ST.,124; LT 5 BLK 8 WHEAT'S ADDN - AURORA & THE E12.5' OF VACATED ALLEY LYING W OF SAID LOT

SPRINGFIELD ST.,E.,142; LT 1 BLK 8 WHEAT'S ADD – AURORA

Petitioner: Larry Tomlin

The current zoning at the above property(s) is C-1, Retail Services District. Request made to change zoning to C-2, General Business District.

As a property owner within 185 feet of these properties, you are hereby notified of this Public Hearing. If you wish to have any input into this hearing, either for or against the request, you may do so at this hearing. If you cannot attend the hearing but want to voice an opinion, you can send a letter to the Planning and Zoning Commission at Aurora City Hall, P.O. Box 30, Aurora, MO 65605.

The Public Hearing will be held on the third floor, Council Chambers at City Hall on Tuesday, January 6, 2026, at 6:00 p.m.

If you have any questions concerning this request, please contact the Community Development office at 417-678-5121 extension 310.

Thank You,

A handwritten signature in blue ink that reads "Aaron Gates".

Aaron Gates
Community Development Director

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to all citizens and parties in interest that the Aurora Planning and Zoning Commission will conduct a PUBLIC HEARING at 6:00 p.m. on Tuesday, January 6, 2026, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

A PUBLIC HEARING will be conducted to consider a zoning request from **Larry Tomlin**. The request is to change the current zoning of C-1 (Retail Services District) to C-2 (General Business District). This request is for 931 S Elliott Avenue, 137 E Pearl Street, 129 E Pearl Street, 124 E Springfield Street, and 142 E Springfield Street, also known as:

ELLIOTT AVE.,S.,931; LTS 1 & 2, EX HWY, BLK 1 VANCE & WHITE ADDN –
AURORA

PEARL ST.,E.,137; LT 3 BLK 1 OF VANCE & WHITE ADDN – AURORA

PEARL ST.,E.,129; LTS 4 & 5 BLK 1 VANCE & WHITE ADDN – AURORA

SPRINGFIELD ST.,124; LT 5 BLK 8 WHEAT'S ADDN - AURORA & THE E12.5' OF
VACATED ALLEY LYING W OF SAID LOT

SPRINGFIELD ST.,E.,142; LT 1 BLK 8 WHEAT'S ADD – AURORA

All persons wishing to speak either for or against this request should attend the meeting.

Section 400.190. "C-1" Retail Services District. [R.O. 1993 § 400.190; Ord. No. 85-1897, App. B § III, 11-11-1985 ; Ord. No. 2004-2600 § 1, 6-22-2004]

- A. Purpose. This District is intended to provide retail and service establishments serving primarily the local neighborhood and to provide retail space for activities serving the general community.
- B. Uses Permitted.
1. Any use permitted, in Districts "R-1," "R-2," "R-3," and "C-O," including those permitted on review, if approved.
 2. Auto sales, excluding repair facilities.
 3. Banks or other financial institutions.
 4. Bakeries employing not more than five (5) persons each.
 5. Cleaning, pressing and dyeing plants employing not more than five (5) persons each; provided that only non-explosive cleaning fluids shall be used.
 6. Food service establishments, including drive-in service.
 7. Beauty shops or barbershops.
 8. Newspaper, magazine, or book publishing, including job printing.
 9. Mortuaries or funeral homes.
 10. General business offices.
 11. Stores and shops for the sale of products at retail only.
 12. Studios or broadcasting facilities (no towers).
 13. Theaters or moving picture shows.
 14. Shops for custom work or the manufacture of articles to be sold at retail on the premises; provided that in such manufacture total mechanical power shall not exceed five (5) horsepower for the operation of any shop and provided that the space occupied by the manufacturing use permitted herein shall not exceed fifty percent (50%) of the total floor area of the entire building or the equivalent of the ground floor area thereof and provided, further, that such manufacturing use is not noxious or offensive by reason of vibrations, noise, or emission of odor, dust, smoke, or gas.
 15. Such accessory retail, professional, or service uses that are necessary for convenience of residential districts subject to the review by the Planning and Zoning Commission to ensure conformity to the intent of the ordinance.
- C. Regulations.
1. Signs. A nameplate and sign relating only to the use of the store and premises or to products sold on the premises is permitted per Section 530.030. Lighted signs of

flashing or intermittent type shall be prohibited; provided, however, that this shall not prevent the use of animated or lighted signs located entirely within the building which can be seen only from the street side of the building.

2. Height. Same as District "R-3."
3. Rear Yard. The depth of the rear yard shall be not less than twenty percent (20%) of the depth of the lot; provided such depth need not be more than a total of twenty (20) feet.
4. Front Yard. The front yard need be of no greater depth than the least depth established by existing buildings in District "C-1" within the same block and fronts upon the same street which may be adjacent to Districts "R-1," "R-2," and "R-3"; and if no lot within said District "C-1" is occupied by a building with a front yard of less depth than that required in Districts "R-1," "R-2," and "R-3," adjoining them, the front yard requirements of such adjoining Districts "R-1," "R-2," and "R-3" shall likewise be applicable to such portion of District "C-1."
5. Side Yards. There shall be a side yard of not less than five (5) feet width on each side of a building used exclusively for multiresidential purposes. Otherwise no side yard is required except fifteen (15) feet when a business is adjacent to any residential district.
6. Lot Area And Garage Area Required. Every building or portion of a building hereafter erected, moved, or altered for residential purposes in District "C-1" shall provide a lot area and garage area of not less than is required in District "R-3" for multifamily use.
7. Materials. In District "C-1," no building used, designed, or intended to be used shall be hereafter erected, moved, altered or structurally changed unless the building shall meet the requirements set forth in the Building Code for Fire Zone II; except that this provision shall not apply to buildings used, designed, or intended for uses as enumerated herein for Districts "R-1," "R-2," and "R-3," which are constructed, erected, moved, or altered in District "C-1."
8. Off-Street Parking. See Section 400.340.

Section 400.200. "C-2" General Business District. [R.O. 1993 § 400.200; Ord. No. 85-1897, App. B § III, 11-11-1985; Ord. No. 97-2286 § 2, 8-26-1997; Ord. No. 2004-2592 § 1, 5-25-2004; Ord. No. 2004-2600 § 1, 6-22-2004]

- A. Purpose. This District is intended to provide retail and service establishments serving the central business district and to provide space for activities serving the general population of Aurora.
- B. Uses Permitted.
1. Any use permitted in Districts "C-O" or "C-1," except that in public garages, no repair facilities shall be maintained on the front portion of the lot, or in the front portion of the first story of the building within thirty (30) feet of the front street.
 2. Awning manufacture.
 3. Billboards and advertising signs.
 4. Department, variety, discount, or specialty stores.
 5. Laundries employing more than five (5) persons each.
 6. Manufacture of products to be sold at retail upon the premises; provided such use is not noxious or offensive by reason of emission of vibration, smoke, dust, gas, or noise.
 7. Automobile or light truck sales.
 8. Radio or television broadcasting stations.
 9. Storage in bulk of, or warehouse for, such material as household goods, clothing, drugs, glass, dry goods, furniture, hardware, groceries, millinery, pipe, rubber, shop supplies, and tobacco.
 10. Hotels or motels.
 11. Bottling operations.
 12. Wholesale sales rooms and storage.
 13. Gasoline filling stations.
 14. Accessory wholesale and service uses necessary to the convenience of the general public subject to conditions deemed appropriate by the Planning and Zoning Commission to ensure conformity to the intent of this Chapter.
 15. Any other store or shop for retail trade or for rendering personal, professional, or business service which does not produce more noise, odor, dust, vibration, blast or traffic than those enumerated above.
 16. Any retail use or business not included in Districts "C-O," "C-1," or "C-2" may be established; provided its use is not obnoxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas and subject to conditions deemed appropriate by the Planning and Zoning Commission to ensure conformity to the intent of this Chapter. Such operations include:
 - a. Commercial greenhouses or nurseries.
 - b. Farm implement sales and service.

- c. Boat or marine sales and service.
 - d. Bowling alley or recreation center.
 - e. Animal hospital or veterinary clinic.
 - f. Travel trailer camp.
 - g. Lumberyards or building material sales.
 - h. Storage yard for heavy equipment.
 - i. Trucking operations.
 - j. Storage and sales of grain, feed, or fuel.
17. Manufacture of products allowed in "M-1" Light Industrial District, subject to a special use permit. In no case shall a special use permit under this Subsection be approved for new structures.

C. Regulations.

- 1. Height. No building hereafter erected or structurally altered shall exceed eight (8) stories or one hundred (100) feet in height, except as provided hereinafter.
- 2. Front Yard. For buildings or portions of buildings used for residential purposes, fifteen (15) feet. No front yard required on other buildings.
- 3. Rear Yard. For buildings or portions of buildings used for residential purposes, fifteen (15) feet. No rear yard required on other buildings.
- 4. Side Yards. There shall be a side yard on each side of a building used exclusively for residential purposes not less than five (5) feet in width; provided this width shall be increased one (1) inch for each foot of height of building above thirty-five (35) feet, except fifteen (15) feet when a business is adjacent to a residential district; otherwise no side yard is required.
- 5. Lot Area Per Family. Every family or portion of building hereafter erected, moved, or altered for multifamily residential purposes in District "C-2" shall provide a lot area of not less than five hundred (500) square feet per family.
- 6. Garage Area Per Family. See off-street parking requirements, Section 400.340.
- 7. Materials. Same as in District "C-1."
- 8. Parking And Loading Regulations. See the supplemental regulations on off-street automobile and vehicle parking and loading, Section 400.340.
- 9. Signs. A nameplate and sign relating only to the use of the store and premises or to products sold on the premises is permitted per Section 530.030. Lighted signs of flashing or intermittent type shall be reviewed and approved or disapproved by the Planning and Zoning Commission. This shall not prevent the use of animated or lighted signs located entirely within the building which can be seen only from the street side of the building.

D. Provisions.

- 1. All open storage and display of merchandise, material, and equipment shall be so screened by

ornamental fencing or evergreen planting that it cannot be seen by a person standing on the ground in a residential district when located to the side or rear of the lot on which said open storage or display occurs; provided, however, that screening shall not be required, in excess of seven (7) feet in height. All planting shall be kept neatly trimmed and maintained in good condition at all times. Merchandise and materials which are not completely assembled or which are not immediately and actively being offered for sale shall, in addition to complying with the above screening requirements, be so screened by ornamental fences or evergreen planting or by permanent buildings that it cannot be seen from a public street.

2. All yards unoccupied with buildings or merchandise or used as trafficways shall be landscaped with grass and shrubs and maintained in good condition the year round.
3. All of the lot used for parking of vehicles, for the storage and display of merchandise and all driveways used for vehicle ingress and egress shall be paved and maintained in such a manner that no dust will be produced by continued use.
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City of Aurora Agenda Item Cover Sheet

To: City of Aurora Planning and Zoning Commission
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

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10. Staff Report



Planning & Zoning Commission Application

PROJECT TYPE AND TITLE (Check ONE)

New Subdivision, Zoning and Concept Plan (Requires Preliminary Plat).

Title on Plans: _____

Annexation

Zoning Code Amendment *ReZone from C-1 to C-2*

Minor Subdivision / Lot Split / Lot Combination

Vacate: Street / Alley / Right of Way

Special Use Permit

Other: _____

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APPLICANT INFORMATION

Date: 11-17-25

Applicant Name: LARRY D. TOMLIN

Address: 1663 OAK DRIVE AURORA, MO. 65605

Phone: (417) 678-5700 Email: N/A

Relationship to Owner: SAME

Address of Property: ALL OF LOT ONE (1) AND LOT FIVE (5) AND THE

Description of Project: 12.5 FEET OF VACATED ALLEY LYING WEST OF LOT FIVE (5) BLOCK EIGHT (8) WHEAT'S ADDITION; AND LOTS ONE (1) TWO (2) THREE (3) FOUR (4) AND FIVE (5) BLOCK ONE (1) VANCE AND WHITE ADDITION; TO THE CITY OF AURORA, LAWRENCE COUNTY MISSOURI ACCORDING TO THE RECORDED PLATS THE REOF.

PROPERTY OWNER(S)
 Name Address Phone Email
LARRY D. TOMLIN 1663 OAK DRIVE AURORA, MO. 65605 (417) 678-5700 N/A

Mortgagees/Consultants

NONE

Contact Person

Identify one person to serve as the contact for the Community Development Department during the review process. This will be the only person notified by the Community Development Department of meeting schedules. It will be his/her responsibility to notify the other parties, who may be involved in the project.

Name	Address	Phone	Email
LARRY O. TOMLIN	1663 OAK DRIVE AURORA MO	(417) 678-5700	N/A

Owners Certification

I certify that I am the person in interest and the information, exhibits herewith are true and correct to the best of my knowledge, and that in filing this application, I am acting with the knowledge and consent of all persons in interest. Without the consent of persons with interest, this requested action cannot lawfully be accomplished.

Name LARRY O. TOMLIN

Signature *Larry O. Tomlin*

For Office Use Only:

Received Date: 11/21/25 Received by: *Crystal Hugouy*

P&Z Meeting Scheduled for: 1/16/2026

Determination of P&Z Commission/Recommendation to City Council: APPROVE or DENY

Community Development Director to sign after final determination by Planning & Zoning Commission and City Council.

Approved Denied _____

Signature: _____ Date: _____
Community Development Director

CITY OF AURORA
2 W PLEASANT
PO BOX 30
AURORA

NO 65605

Description	Amount
REZONE FOR LARRY TOMLIN ZONING-SUB-SPEC TOMLIN ELLIOTT REZONE	100.00
CK Received	100.00
Change	.00

TKW 11/24/25 10:50 Rcpt# 43831

Lawrence County, MO

Property Report Card

Parcel Number: 196013001022005000

Owner Name: TOMLIN, LARRY D ET AL

Situs Address: 124 SPRINGFIELD

Mail To Address: 1663 OAK DR

Mail To Address 2:

Mail To City State Zip: AURORA MO 65605-0000

Database Acres: 0

Book/Page: 0457-1531

Section: 13

Township: 26

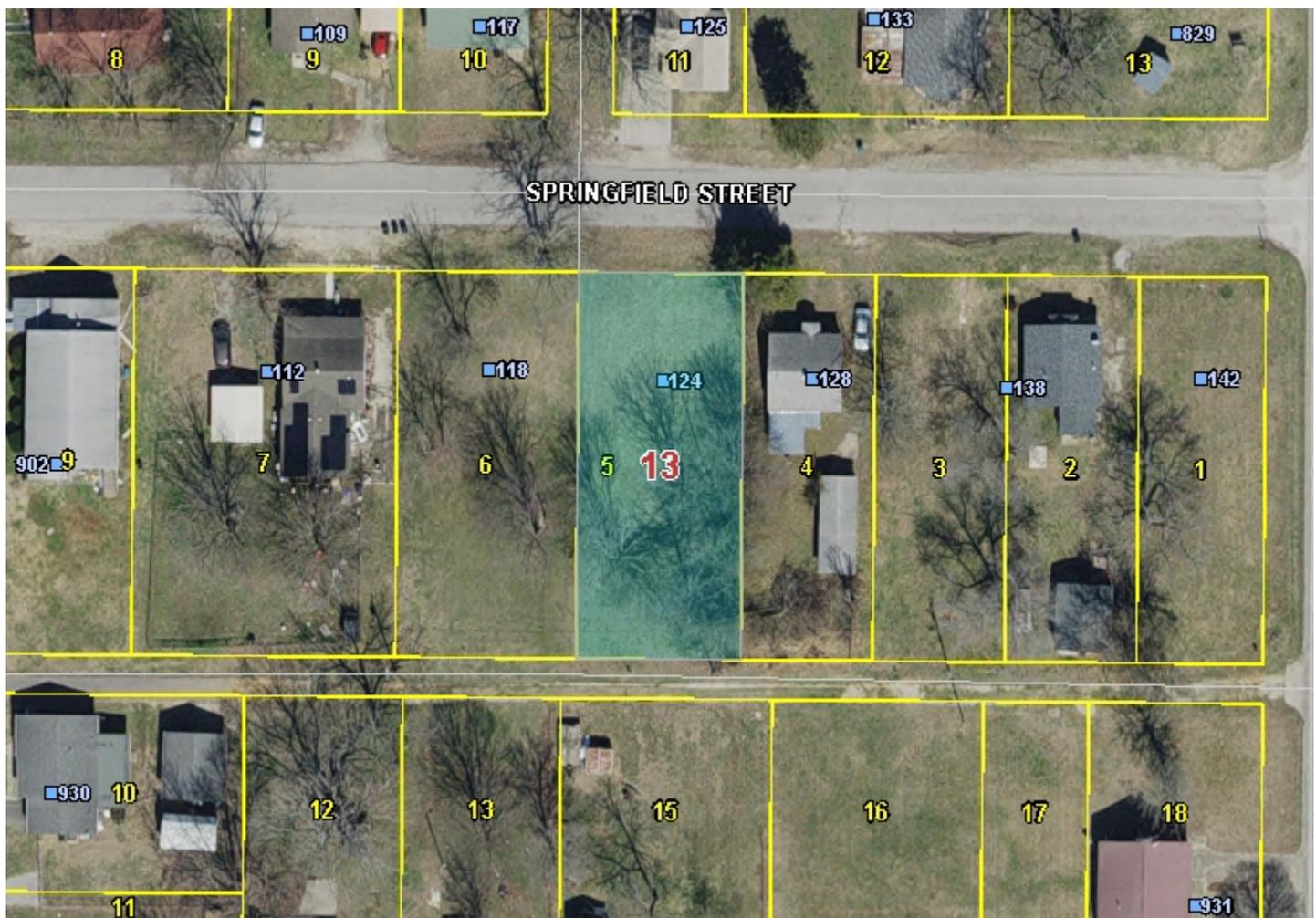
Range: 26

Date Acquired: 2021-03-18

Land Assessed: 1060

Total Assessed Including Land: 1060

Legal Description: SPRINGFIELD ST.,124; LT 5 BLK 8 WHEAT'S ADDN - AURORA & THE E12.5' OF VACATED ALLEY LYING W OF SAID LOT



Data contained within this web site was created from record research provided by the county and/or city. Lawrence County, Missouri does not guarantee any accuracies to the data or attribute information displayed, queried, or printed from this web site. This web site is only intended for informational purposes.

VANCE & WHITE'S
 ADDITION TO THE CITY OF
AURORA, MO.

Scale 1-inch = 200'

SE 1/4 NE 1/4 Sec. 13, T26, R26
 Original Scale 100ft = 1 Inch



WHITE and VANCE Addition to the City of Aurora Mo embraces all the South east quarter of the Northeast quarter of Section thirteen of Township Twenty six North of Range Twenty six West of the Fifth Principal Meridian and also twenty two and one half feet wide off the North side of the North east quarter of the Southeast quarter of the above named Section thirteen. Beginning twenty two and a half feet south of the east quarter corner of the same Section thirteen, Thence West thirteen hundred and forty six feet to a point twenty two and a half feet south of the north west corner of the Southeast quarter of the above named Section thirteen.

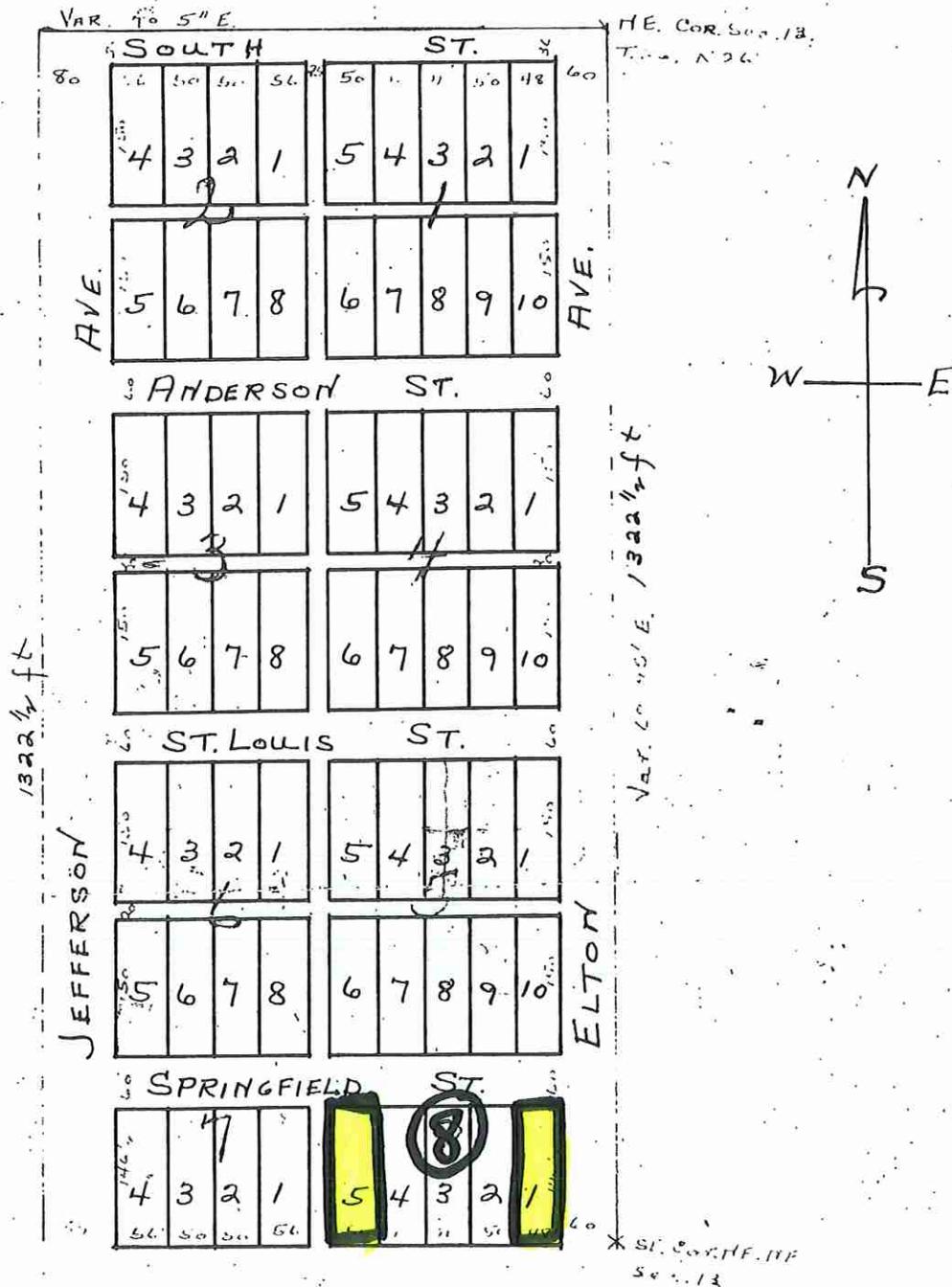
WHEAT'S ADDITION

-TO-

AURORA-- LAWRENCE CO. MO.

Scale 1-inch = 200 ft.

original scale. left to inch.



The undersigned does hereby certify that the above mentioned plat correctly sets forth "Wheat's Addition" to Aurora Mo. with all

BK 457 PG 1531

(Space above reserved for Recorder of Deeds Certification)

TRUSTEE'S DEED

File No.: G21-105171

THIS DEED, Made and entered into this 17th day of March, 2021, by and between

Robert C. Brim, Jr. and Marie Brim Joint Revocable Trust dated 8-15-11

of the County of Greene, State of Missouri hereinafter called party of parties of the first part, (Grantor), and

Larry D. Tomlin, a single person

Of the County of Lawrence, State of Missouri, hereinafter called party of parties of the second part, (Grantee).

Grantee's Address: 1143 Oak Drive, Aurora, MO 65605

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents BARGAIN AND SELL, CONVEY AND CONFIRM, unto the said party or parties of the second part, the following described Real Estate situated in the County of Lawrence and State of Missouri to wit:

ALL OF LOT ONE (1) AND LOT FIVE (5), AND THE 12.5 FEET OF VACATED ALLEY LYING WEST OF LOT FIVE (5) BLOCK EIGHT (8), WHEAT'S ADDITION TO THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

Street address of said property is: Lots 1 & 5 Wheat's Addition, Aurora, MO 65605

Subject to easements and restrictions of record, if any.

Grantor(s) represents that and warrants that he/she/they is/are the duly acting Trustee of the aforesaid Trust, that the time for the termination of said Trust has not occurred, that the Trust Indenture has not been amended or revoked, that said Trust is still in full force and effect, and that this Deed is executed pursuant to the powers conferred upon Grantor in the aforesaid Trust Indenture.

TO HAVE AND TO HOLD the same, together with all the rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns forever, subject however to real estate taxes for 2021 and thereafter.

Grantor(s) as Trustee(s) only and not individually, will all liability under this Deed with respect to covenants or warranties expressly limited to assets of the respective Trust Estate(s), hereby covenant that Grantors and the Successor Trustees under the Trust Indentures will warrant and defend the title to the above-described real estate unto Grantee(s) and Grantee's heirs and assigns forever, against the lawful claims of all persons claiming under Grantors(s).

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

Robert C. Brim, Jr. and Marie Brim Joint Revocable Trust dated 8-15-11

BY: Robert C. Brim Jr.
Robert C. Brim Jr., Trustee

STATE OF MISSOURI

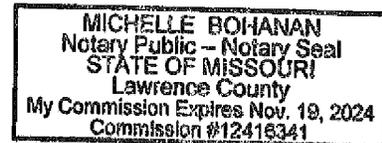
COUNTY OF LAWRENCE

On this 17th of March, 2021, before me personally appeared Robert C. Brim, Jr., to me known to be the person(s) described in and who executed the foregoing instrument in the capacity as Trustee(s) of the Robert C. Brim, Jr. and Marie Brim Joint Revocable Trust dated 8-15-11 and acknowledged that he/she/they executed the same as his/her/their free act and deed as such Trustee(s), in their Fiduciary capacity and that said Trust has not been amended or revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

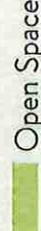
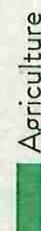
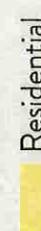
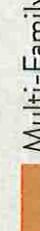
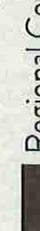
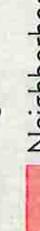
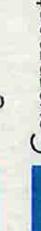
Michelle Bohanan
Michelle Bohanan, Notary Public

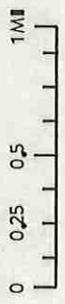
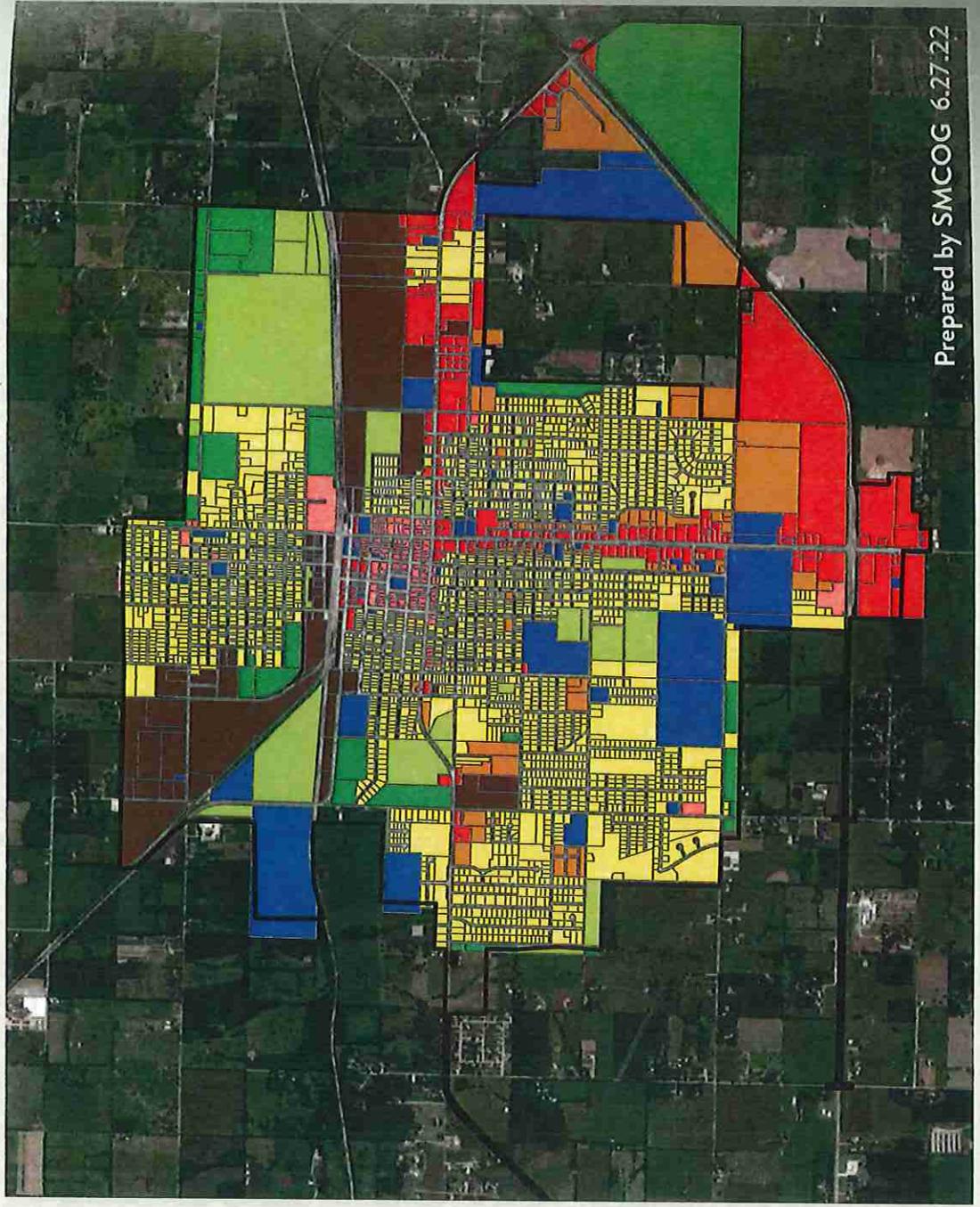
My Commission Expires: November 19, 2024





FUTURE LAND USE

-  City Limits
-  Open Space
-  Agriculture
-  Residential
-  Multi-Family
-  Regional Center
-  Neighborhood Center
-  Government
-  Commercial
-  Industrial



Prepared by SMCOG 6.27.22

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

Date: November 26, 2025

To Whom It May Concern:

This letter is to inform you that a public hearing has been called by the Planning and Zoning Commission to consider a zoning request from Larry Tomlin involving 931 S Elliott Avenue, 137 E Pearl Street, 129 E Pearl Street, 124 E Springfield Street, and 142 E Springfield Street, more particularly described herein as follows;

ELLIOTT AVE.,S.,931; LTS 1 & 2, EX HWY, BLK 1 VANCE & WHITE ADDN – AURORA

PEARL ST.,E.,137; LT 3 BLK 1 OF VANCE & WHITE ADDN – AURORA

PEARL ST.,E.,129; LTS 4 & 5 BLK 1 VANCE & WHITE ADDN – AURORA

SPRINGFIELD ST.,124; LT 5 BLK 8 WHEAT'S ADDN - AURORA & THE E12.5' OF VACATED ALLEY LYING W OF SAID LOT

SPRINGFIELD ST.,E.,142; LT 1 BLK 8 WHEAT'S ADD – AURORA

Petitioner: Larry Tomlin

The current zoning at the above property(s) is C-1, Retail Services District. Request made to change zoning to C-2, General Business District.

As a property owner within 185 feet of these properties, you are hereby notified of this Public Hearing. If you wish to have any input into this hearing, either for or against the request, you may do so at this hearing. If you cannot attend the hearing but want to voice an opinion, you can send a letter to the Planning and Zoning Commission at Aurora City Hall, P.O. Box 30, Aurora, MO 65605.

The Public Hearing will be held on the third floor, Council Chambers at City Hall on Tuesday, January 6, 2026, at 6:00 p.m.

If you have any questions concerning this request, please contact the Community Development office at 417-678-5121 extension 310.

Thank You,

A handwritten signature in blue ink that reads "Aaron Gates".

Aaron Gates
Community Development Director

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to all citizens and parties in interest that the Aurora Planning and Zoning Commission will conduct a PUBLIC HEARING at 6:00 p.m. on Tuesday, January 6, 2026, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

A PUBLIC HEARING will be conducted to consider a zoning request from **Larry Tomlin**. The request is to change the current zoning of C-1 (Retail Services District) to C-2 (General Business District). This request is for 931 S Elliott Avenue, 137 E Pearl Street, 129 E Pearl Street, 124 E Springfield Street, and 142 E Springfield Street, also known as:

ELLIOTT AVE.,S.,931; LTS 1 & 2, EX HWY, BLK 1 VANCE & WHITE ADDN –
AURORA

PEARL ST.,E.,137; LT 3 BLK 1 OF VANCE & WHITE ADDN – AURORA

PEARL ST.,E.,129; LTS 4 & 5 BLK 1 VANCE & WHITE ADDN – AURORA

SPRINGFIELD ST.,124; LT 5 BLK 8 WHEAT'S ADDN - AURORA & THE E12.5' OF
VACATED ALLEY LYING W OF SAID LOT

SPRINGFIELD ST.,E.,142; LT 1 BLK 8 WHEAT'S ADD – AURORA

All persons wishing to speak either for or against this request should attend the meeting.

Section 400.190. "C-1" Retail Services District. [R.O. 1993 § 400.190; Ord. No. 85-1897, App. B § III, 11-11-1985 ; Ord. No. 2004-2600 § 1, 6-22-2004]

- A. Purpose. This District is intended to provide retail and service establishments serving primarily the local neighborhood and to provide retail space for activities serving the general community.
- B. Uses Permitted.
1. Any use permitted, in Districts "R-1," "R-2," "R-3," and "C-O," including those permitted on review, if approved.
 2. Auto sales, excluding repair facilities.
 3. Banks or other financial institutions.
 4. Bakeries employing not more than five (5) persons each.
 5. Cleaning, pressing and dyeing plants employing not more than five (5) persons each; provided that only non-explosive cleaning fluids shall be used.
 6. Food service establishments, including drive-in service.
 7. Beauty shops or barbershops.
 8. Newspaper, magazine, or book publishing, including job printing.
 9. Mortuaries or funeral homes.
 10. General business offices.
 11. Stores and shops for the sale of products at retail only.
 12. Studios or broadcasting facilities (no towers).
 13. Theaters or moving picture shows.
 14. Shops for custom work or the manufacture of articles to be sold at retail on the premises; provided that in such manufacture total mechanical power shall not exceed five (5) horsepower for the operation of any shop and provided that the space occupied by the manufacturing use permitted herein shall not exceed fifty percent (50%) of the total floor area of the entire building or the equivalent of the ground floor area thereof and provided, further, that such manufacturing use is not noxious or offensive by reason of vibrations, noise, or emission of odor, dust, smoke, or gas.
 15. Such accessory retail, professional, or service uses that are necessary for convenience of residential districts subject to the review by the Planning and Zoning Commission to ensure conformity to the intent of the ordinance.
- C. Regulations.
1. Signs. A nameplate and sign relating only to the use of the store and premises or to products sold on the premises is permitted per Section 530.030. Lighted signs of

flashing or intermittent type shall be prohibited; provided, however, that this shall not prevent the use of animated or lighted signs located entirely within the building which can be seen only from the street side of the building.

2. Height. Same as District "R-3."
3. Rear Yard. The depth of the rear yard shall be not less than twenty percent (20%) of the depth of the lot; provided such depth need not be more than a total of twenty (20) feet.
4. Front Yard. The front yard need be of no greater depth than the least depth established by existing buildings in District "C-1" within the same block and fronts upon the same street which may be adjacent to Districts "R-1," "R-2," and "R-3"; and if no lot within said District "C-1" is occupied by a building with a front yard of less depth than that required in Districts "R-1," "R-2," and "R-3," adjoining them, the front yard requirements of such adjoining Districts "R-1," "R-2," and "R-3" shall likewise be applicable to such portion of District "C-1."
5. Side Yards. There shall be a side yard of not less than five (5) feet width on each side of a building used exclusively for multiresidential purposes. Otherwise no side yard is required except fifteen (15) feet when a business is adjacent to any residential district.
6. Lot Area And Garage Area Required. Every building or portion of a building hereafter erected, moved, or altered for residential purposes in District "C-1" shall provide a lot area and garage area of not less than is required in District "R-3" for multifamily use.
7. Materials. In District "C-1," no building used, designed, or intended to be used shall be hereafter erected, moved, altered or structurally changed unless the building shall meet the requirements set forth in the Building Code for Fire Zone II; except that this provision shall not apply to buildings used, designed, or intended for uses as enumerated herein for Districts "R-1," "R-2," and "R-3," which are constructed, erected, moved, or altered in District "C-1."
8. Off-Street Parking. See Section 400.340.

Section 400.200. "C-2" General Business District. [R.O. 1993 § 400.200; Ord. No. 85-1897, App. B § III, 11-11-1985; Ord. No. 97-2286 § 2, 8-26-1997; Ord. No. 2004-2592 § 1, 5-25-2004; Ord. No. 2004-2600 § 1, 6-22-2004]

- A. Purpose. This District is intended to provide retail and service establishments serving the central business district and to provide space for activities serving the general population of Aurora.
- B. Uses Permitted.
1. Any use permitted in Districts "C-O" or "C-1," except that in public garages, no repair facilities shall be maintained on the front portion of the lot, or in the front portion of the first story of the building within thirty (30) feet of the front street.
 2. Awning manufacture.
 3. Billboards and advertising signs.
 4. Department, variety, discount, or specialty stores.
 5. Laundries employing more than five (5) persons each.
 6. Manufacture of products to be sold at retail upon the premises; provided such use is not noxious or offensive by reason of emission of vibration, smoke, dust, gas, or noise.
 7. Automobile or light truck sales.
 8. Radio or television broadcasting stations.
 9. Storage in bulk of, or warehouse for, such material as household goods, clothing, drugs, glass, dry goods, furniture, hardware, groceries, millinery, pipe, rubber, shop supplies, and tobacco.
 10. Hotels or motels.
 11. Bottling operations.
 12. Wholesale sales rooms and storage.
 13. Gasoline filling stations.
 14. Accessory wholesale and service uses necessary to the convenience of the general public subject to conditions deemed appropriate by the Planning and Zoning Commission to ensure conformity to the intent of this Chapter.
 15. Any other store or shop for retail trade or for rendering personal, professional, or business service which does not produce more noise, odor, dust, vibration, blast or traffic than those enumerated above.
 16. Any retail use or business not included in Districts "C-O," "C-1," or "C-2" may be established; provided its use is not obnoxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas and subject to conditions deemed appropriate by the Planning and Zoning Commission to ensure conformity to the intent of this Chapter. Such operations include:
 - a. Commercial greenhouses or nurseries.
 - b. Farm implement sales and service.

- c. Boat or marine sales and service.
 - d. Bowling alley or recreation center.
 - e. Animal hospital or veterinary clinic.
 - f. Travel trailer camp.
 - g. Lumberyards or building material sales.
 - h. Storage yard for heavy equipment.
 - i. Trucking operations.
 - j. Storage and sales of grain, feed, or fuel.
17. Manufacture of products allowed in "M-1" Light Industrial District, subject to a special use permit. In no case shall a special use permit under this Subsection be approved for new structures.

C. Regulations.

- 1. Height. No building hereafter erected or structurally altered shall exceed eight (8) stories or one hundred (100) feet in height, except as provided hereinafter.
- 2. Front Yard. For buildings or portions of buildings used for residential purposes, fifteen (15) feet. No front yard required on other buildings.
- 3. Rear Yard. For buildings or portions of buildings used for residential purposes, fifteen (15) feet. No rear yard required on other buildings.
- 4. Side Yards. There shall be a side yard on each side of a building used exclusively for residential purposes not less than five (5) feet in width; provided this width shall be increased one (1) inch for each foot of height of building above thirty-five (35) feet, except fifteen (15) feet when a business is adjacent to a residential district; otherwise no side yard is required.
- 5. Lot Area Per Family. Every family or portion of building hereafter erected, moved, or altered for multifamily residential purposes in District "C-2" shall provide a lot area of not less than five hundred (500) square feet per family.
- 6. Garage Area Per Family. See off-street parking requirements, Section 400.340.
- 7. Materials. Same as in District "C-1."
- 8. Parking And Loading Regulations. See the supplemental regulations on off-street automobile and vehicle parking and loading, Section 400.340.
- 9. Signs. A nameplate and sign relating only to the use of the store and premises or to products sold on the premises is permitted per Section 530.030. Lighted signs of flashing or intermittent type shall be reviewed and approved or disapproved by the Planning and Zoning Commission. This shall not prevent the use of animated or lighted signs located entirely within the building which can be seen only from the street side of the building.

D. Provisions.

- 1. All open storage and display of merchandise, material, and equipment shall be so screened by

ornamental fencing or evergreen planting that it cannot be seen by a person standing on the ground in a residential district when located to the side or rear of the lot on which said open storage or display occurs; provided, however, that screening shall not be required, in excess of seven (7) feet in height. All planting shall be kept neatly trimmed and maintained in good condition at all times. Merchandise and materials which are not completely assembled or which are not immediately and actively being offered for sale shall, in addition to complying with the above screening requirements, be so screened by ornamental fences or evergreen planting or by permanent buildings that it cannot be seen from a public street.

2. All yards unoccupied with buildings or merchandise or used as trafficways shall be landscaped with grass and shrubs and maintained in good condition the year round.
3. All of the lot used for parking of vehicles, for the storage and display of merchandise and all driveways used for vehicle ingress and egress shall be paved and maintained in such a manner that no dust will be produced by continued use.
4. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
5. Driveways used for ingress and egress shall not exceed twenty-five (25) feet, in width, exclusive of curb returns.
6. Outdoor lighting, when provided, shall have an arrangement of reflectors and an intensity of lighting which will not interfere with adjacent streets, and shall not be a flashing or intermittent type.

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Planning and Zoning Commission
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Attachment List

1. Planning and Zoning meeting application and receipt
2. Property Report Card(s)
3. Original Plat
4. Deed from County
5. Zoning Map
6. Future Land Use Map
7. Public letter to 185'
8. Public notice to newspaper
9. Zoning Code
10. Staff Report



Planning & Zoning Commission Application

PROJECT TYPE AND TITLE (Check ONE)

New Subdivision, Zoning and Concept Plan (Requires Preliminary Plat).

Title on Plans: _____

Annexation

Zoning Code Amendment *ReZone from C-1 to C-2*

Minor Subdivision / Lot Split / Lot Combination

Vacate: Street / Alley / Right of Way

Special Use Permit

Other: _____

Fees Table (See ORD 500.030 for complete list of fees)	
Plan Review (Commercial)	\$100.00 plus \$50.00 per hour
Plan Review (Residential)	\$25.00
Plat Review	\$150.00 plus \$10.00 per lot
Minor subdivision/Lot Split	\$100.00 fee (per application)
Annexation/Zoning Amendment	\$100.00 fee (per application)
Vacate Request	\$100.00 fee (per application)
Special Use Permit	\$100.00 fee (per application)
Building Board of Appeals	\$100.00 fee (per appeal)

Corresponding amount paid to the City of Aurora listed in fee table must accompany application for processing by check or money order, debit or credit payment arrangements also can be made by calling the City Collector at (417)-678-5121

APPLICANT INFORMATION

Date: 11-17-25

Applicant Name: LARRY D. TOMLIN

Address: 1663 OAK DRIVE AURORA, MO. 65605

Phone: (417) 678-5700 Email: N/A

Relationship to Owner: SAME

Address of Property: ALL OF LOT ONE (1) AND LOT FIVE (5) AND THE

Description of Project: 12.5 FEET OF VACATED ALLEY LYING WEST OF LOT FIVE (5) BLOCK EIGHT (8) WHEAT'S ADDITION; AND LOTS ONE (1) TWO (2) THREE (3) FOUR (4) AND FIVE (5) BLOCK ONE (1) VANCE AND WHITE ADDITION; TO THE CITY OF AURORA, LAWRENCE COUNTY MISSOURI ACCORDING TO THE RECORDED PLATS THE REOF.

PROPERTY OWNER(S)
 Name Address Phone Email
LARRY D. TOMLIN 1663 OAK DRIVE AURORA, MO. 65605 (417) 678-5700 N/A

Mortgagees/Consultants

NONE

Contact Person

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Name	Address	Phone	Email
LARRY O. TOMLIN	1663 OAK DRIVE AURORA MO	(417) 678-5700	N/A

Owners Certification

I certify that I am the person in interest and the information, exhibits herewith are true and correct to the best of my knowledge, and that in filing this application, I am acting with the knowledge and consent of all persons in interest. Without the consent of persons with interest, this requested action cannot lawfully be accomplished.

Name LARRY O. TOMLIN

Signature *Larry O. Tomlin*

For Office Use Only:

Received Date: 11/21/25 Received by: *Crystal Hugouy*

P&Z Meeting Scheduled for: 1/16/2026

Determination of P&Z Commission/Recommendation to City Council: APPROVE or DENY

Community Development Director to sign after final determination by Planning & Zoning Commission and City Council.

Approved Denied _____

Signature: _____ Date: _____
Community Development Director

CITY OF AURORA
2 W PLEASANT
PO BOX 30
AURORA

NO 65605

Description	Amount
REZONE FOR LARRY TOMLIN ZONING-SUB-SPEC TOMLIN ELLIOTT REZONE	100.00
CK Received	100.00
Change	.00

TKW 11/24/25 10:50 Rcpt# 43831

Lawrence County, MO

Property Report Card

Parcel Number: 196013001022001000

Owner Name: TOMLIN, LARRY D ET AL

Situs Address: 142 SPRINGFIELD

Mail To Address: 1663 OAK DR

Mail To Address 2:

Mail To City State Zip: AURORA MO 65605-0000

Database Acres: 0

Book/Page: 0457-1531

Section: 13

Township: 26

Range: 26

Date Acquired: 2021-03-18

Land Assessed: 720

Total Assessed Including Land: 720

Legal Description: SPRINGFIELD ST.,E.,142; LT 1 BLK 8 WHEAT'S ADD - AURORA

Printed 11/26/25
-CG



Data contained within this web site was created from record research provided by the county and/or city. Lawrence County, Missouri does not guarantee any accuracies to the data or attribute information displayed, queried, or printed from this web site. This web site is only intended for informational purposes.

VANCE & WHITE'S
 ADDITION TO THE CITY OF
AURORA, MO.

Scale 1-inch = 200'

SE 1/4 NE 1/4 Sec. 13, T26, R26
 Original Scale 100ft = 1 Inch



WHITE and VANCE Addition to the City of Aurora Mo embraces all the South east quarter of the Northeast quarter of Section thirteen of Township Twenty six North of Range Twenty six West of the Fifth Principal Meridian and also twenty two and one half feet wide off the North side of the North east quarter of the Southeast quarter of the above named Section thirteen. Beginning twenty two and a half feet south of the east quarter corner of the same Section thirteen, Thence West thirteen hundred and forty six feet to a point twenty two and a half feet south of the north west corner of the Southeast quarter of the above named Section thirteen.

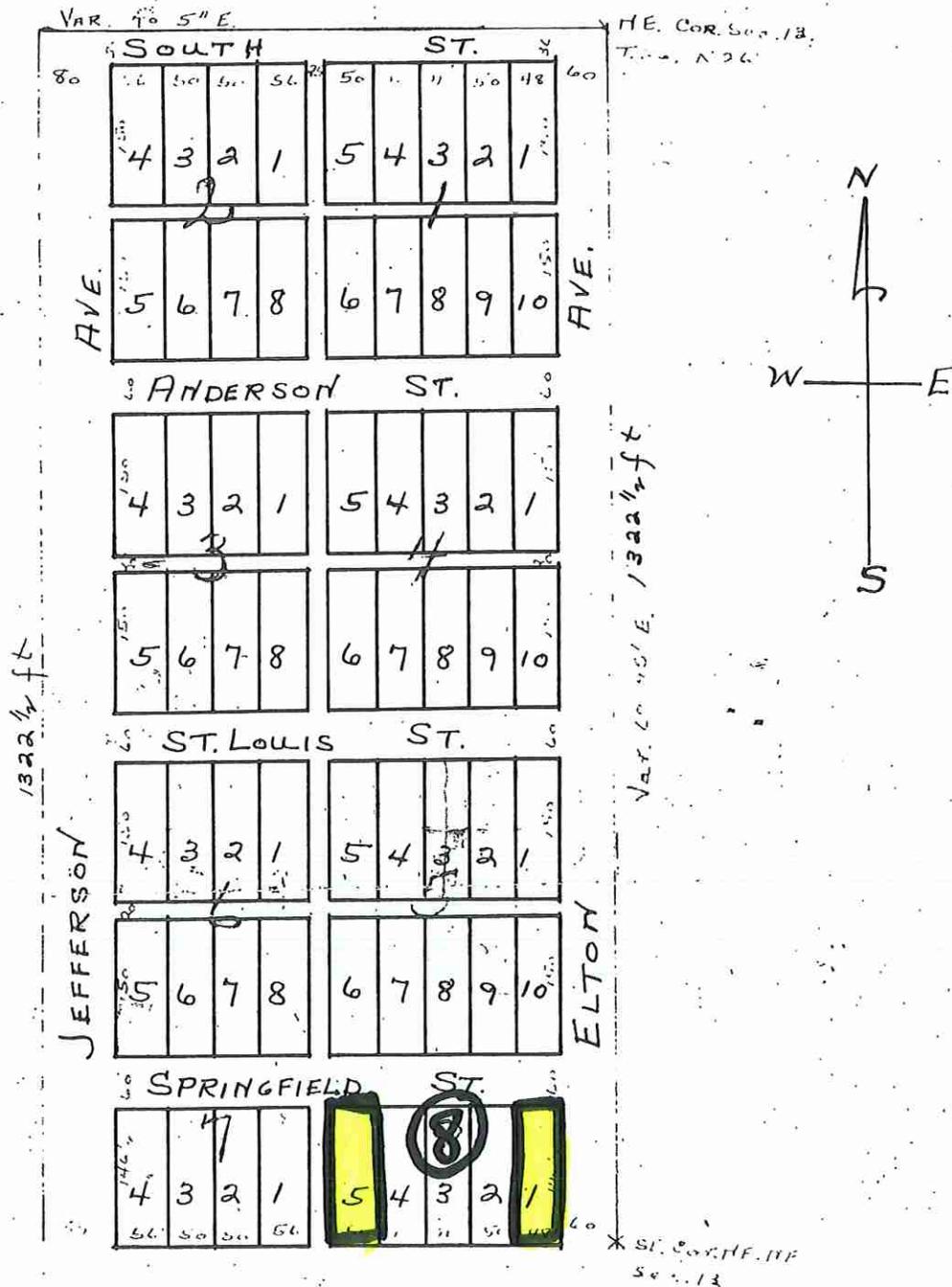
WHEAT'S ADDITION

-TO-

AURORA-- LAWRENCE CO. MO.

Scale 1-inch = 200 ft.

original scale. left to inch.



The undersigned does hereby certify that the above mentioned plat correctly sets forth "Wheat's Addition" to Aurora Mo. with all

BK 457 PG 1531

(Space above reserved for Recorder of Deeds Certification)

TRUSTEE'S DEED

File No.: G21-105171

THIS DEED, Made and entered into this 17th day of March, 2021, by and between

Robert C. Brim, Jr. and Marie Brim Joint Revocable Trust dated 8-15-11

of the County of Greene, State of Missouri hereinafter called party of parties of the first part, (Grantor), and

Larry D. Tomlin, a single person

Of the County of Lawrence, State of Missouri, hereinafter called party of parties of the second part, (Grantee).

Grantee's Address: 1143 Oak Drive, Aurora, MO 65605

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents BARGAIN AND SELL, CONVEY AND CONFIRM, unto the said party or parties of the second part, the following described Real Estate situated in the County of Lawrence and State of Missouri to wit:

ALL OF LOT ONE (1) AND LOT FIVE (5), AND THE 12.5 FEET OF VACATED ALLEY LYING WEST OF LOT FIVE (5) BLOCK EIGHT (8), WHEAT'S ADDITION TO THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

Street address of said property is: Lots 1 & 5 Wheat's Addition, Aurora, MO 65605

Subject to easements and restrictions of record, if any.

Grantor(s) represents that and warrants that he/she/they is/are the duly acting Trustee of the aforesaid Trust, that the time for the termination of said Trust has not occurred, that the Trust Indenture has not been amended or revoked, that said Trust is still in full force and effect, and that this Deed is executed pursuant to the powers conferred upon Grantor in the aforesaid Trust Indenture.

TO HAVE AND TO HOLD the same, together with all the rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns forever, subject however to real estate taxes for 2021 and thereafter.

Grantor(s) as Trustee(s) only and not individually, will all liability under this Deed with respect to covenants or warranties expressly limited to assets of the respective Trust Estate(s), hereby covenant that Grantors and the Successor Trustees under the Trust Indentures will warrant and defend the title to the above-described real estate unto Grantee(s) and Grantee's heirs and assigns forever, against the lawful claims of all persons claiming under Grantors(s).

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

Robert C. Brim, Jr. and Marie Brim Joint Revocable Trust dated 8-15-11

BY: Robert C. Brim Jr.
Robert C. Brim Jr., Trustee

STATE OF MISSOURI

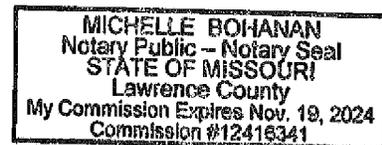
COUNTY OF LAWRENCE

On this 17th of March, 2021, before me personally appeared Robert C. Brim, Jr., to me known to be the person(s) described in and who executed the foregoing instrument in the capacity as Trustee(s) of the Robert C. Brim, Jr. and Marie Brim Joint Revocable Trust dated 8-15-11 and acknowledged that he/she/they executed the same as his/her/their free act and deed as such Trustee(s), in their Fiduciary capacity and that said Trust has not been amended or revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

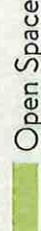
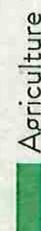
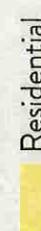
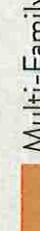
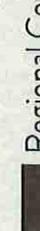
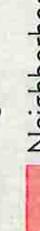
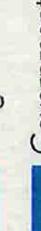
Michelle Bohanan
Michelle Bohanan, Notary Public

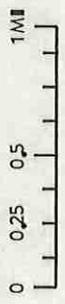
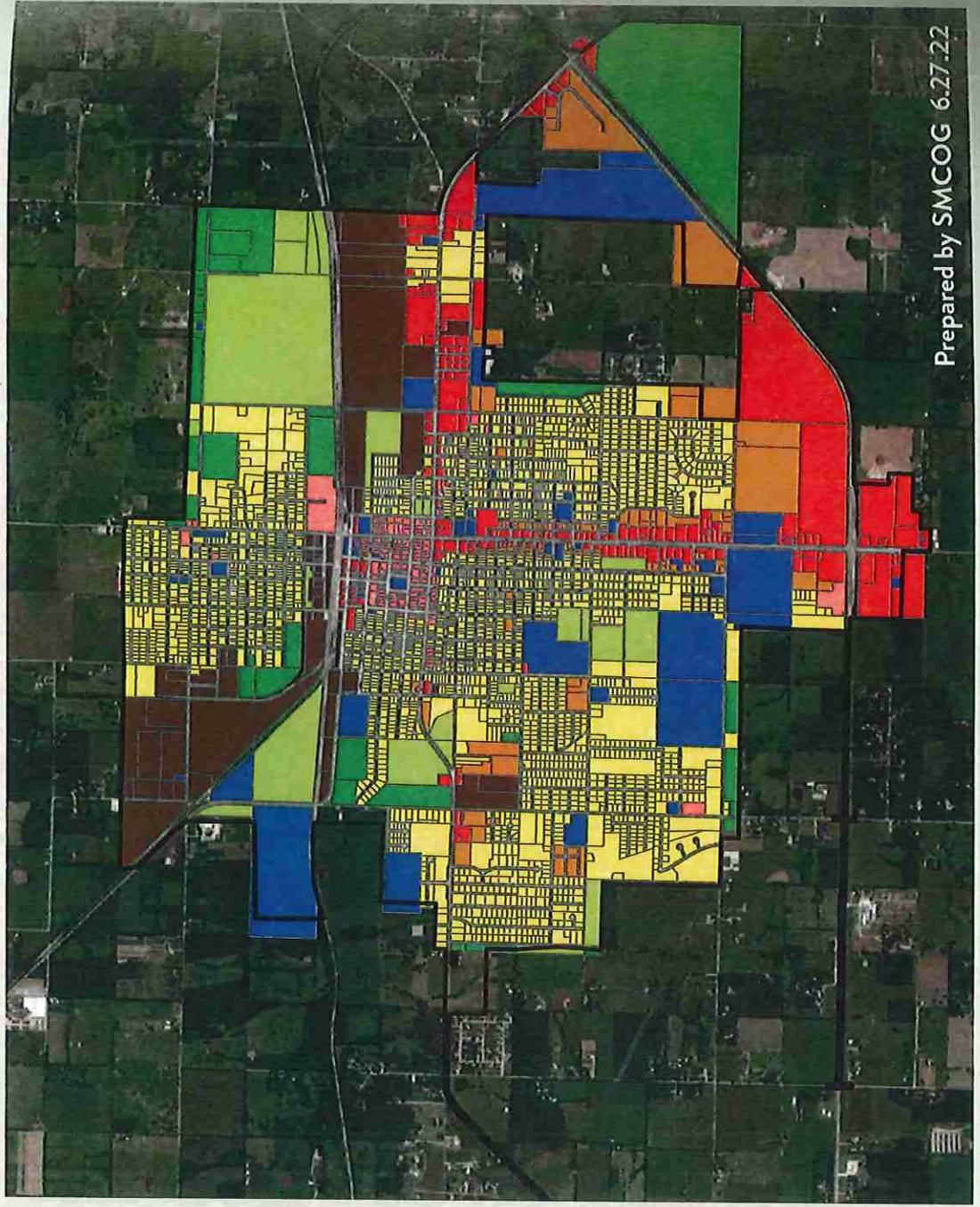
My Commission Expires: November 19, 2024





FUTURE LAND USE

-  City Limits
-  Open Space
-  Agriculture
-  Residential
-  Multi-Family
-  Regional Center
-  Neighborhood Center
-  Government
-  Commercial
-  Industrial



Prepared by SMCOG 6.27.22

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

Date: November 26, 2025

To Whom It May Concern:

This letter is to inform you that a public hearing has been called by the Planning and Zoning Commission to consider a zoning request from Larry Tomlin involving 931 S Elliott Avenue, 137 E Pearl Street, 129 E Pearl Street, 124 E Springfield Street, and 142 E Springfield Street, more particularly described herein as follows;

ELLIOTT AVE.,S.,931; LTS 1 & 2, EX HWY, BLK 1 VANCE & WHITE ADDN – AURORA

PEARL ST.,E.,137; LT 3 BLK 1 OF VANCE & WHITE ADDN – AURORA

PEARL ST.,E.,129; LTS 4 & 5 BLK 1 VANCE & WHITE ADDN – AURORA

SPRINGFIELD ST.,124; LT 5 BLK 8 WHEAT'S ADDN - AURORA & THE E12.5' OF VACATED ALLEY LYING W OF SAID LOT

SPRINGFIELD ST.,E.,142; LT 1 BLK 8 WHEAT'S ADD – AURORA

Petitioner: Larry Tomlin

The current zoning at the above property(s) is C-1, Retail Services District. Request made to change zoning to C-2, General Business District.

As a property owner within 185 feet of these properties, you are hereby notified of this Public Hearing. If you wish to have any input into this hearing, either for or against the request, you may do so at this hearing. If you cannot attend the hearing but want to voice an opinion, you can send a letter to the Planning and Zoning Commission at Aurora City Hall, P.O. Box 30, Aurora, MO 65605.

The Public Hearing will be held on the third floor, Council Chambers at City Hall on Tuesday, January 6, 2026, at 6:00 p.m.

If you have any questions concerning this request, please contact the Community Development office at 417-678-5121 extension 310.

Thank You,

A handwritten signature in blue ink that reads "Aaron Gates".

Aaron Gates
Community Development Director

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to all citizens and parties in interest that the Aurora Planning and Zoning Commission will conduct a PUBLIC HEARING at 6:00 p.m. on Tuesday, January 6, 2026, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

A PUBLIC HEARING will be conducted to consider a zoning request from **Larry Tomlin**. The request is to change the current zoning of C-1 (Retail Services District) to C-2 (General Business District). This request is for 931 S Elliott Avenue, 137 E Pearl Street, 129 E Pearl Street, 124 E Springfield Street, and 142 E Springfield Street, also known as:

ELLIOTT AVE.,S.,931; LTS 1 & 2, EX HWY, BLK 1 VANCE & WHITE ADDN –
AURORA

PEARL ST.,E.,137; LT 3 BLK 1 OF VANCE & WHITE ADDN – AURORA

PEARL ST.,E.,129; LTS 4 & 5 BLK 1 VANCE & WHITE ADDN – AURORA

SPRINGFIELD ST.,124; LT 5 BLK 8 WHEAT'S ADDN - AURORA & THE E12.5' OF
VACATED ALLEY LYING W OF SAID LOT

SPRINGFIELD ST.,E.,142; LT 1 BLK 8 WHEAT'S ADD – AURORA

All persons wishing to speak either for or against this request should attend the meeting.

Section 400.190. "C-1" Retail Services District. [R.O. 1993 § 400.190; Ord. No. 85-1897, App. B § III, 11-11-1985 ; Ord. No. 2004-2600 § 1, 6-22-2004]

- A. Purpose. This District is intended to provide retail and service establishments serving primarily the local neighborhood and to provide retail space for activities serving the general community.
- B. Uses Permitted.
1. Any use permitted, in Districts "R-1," "R-2," "R-3," and "C-O," including those permitted on review, if approved.
 2. Auto sales, excluding repair facilities.
 3. Banks or other financial institutions.
 4. Bakeries employing not more than five (5) persons each.
 5. Cleaning, pressing and dyeing plants employing not more than five (5) persons each; provided that only non-explosive cleaning fluids shall be used.
 6. Food service establishments, including drive-in service.
 7. Beauty shops or barbershops.
 8. Newspaper, magazine, or book publishing, including job printing.
 9. Mortuaries or funeral homes.
 10. General business offices.
 11. Stores and shops for the sale of products at retail only.
 12. Studios or broadcasting facilities (no towers).
 13. Theaters or moving picture shows.
 14. Shops for custom work or the manufacture of articles to be sold at retail on the premises; provided that in such manufacture total mechanical power shall not exceed five (5) horsepower for the operation of any shop and provided that the space occupied by the manufacturing use permitted herein shall not exceed fifty percent (50%) of the total floor area of the entire building or the equivalent of the ground floor area thereof and provided, further, that such manufacturing use is not noxious or offensive by reason of vibrations, noise, or emission of odor, dust, smoke, or gas.
 15. Such accessory retail, professional, or service uses that are necessary for convenience of residential districts subject to the review by the Planning and Zoning Commission to ensure conformity to the intent of the ordinance.
- C. Regulations.
1. Signs. A nameplate and sign relating only to the use of the store and premises or to products sold on the premises is permitted per Section 530.030. Lighted signs of

flashing or intermittent type shall be prohibited; provided, however, that this shall not prevent the use of animated or lighted signs located entirely within the building which can be seen only from the street side of the building.

2. Height. Same as District "R-3."
3. Rear Yard. The depth of the rear yard shall be not less than twenty percent (20%) of the depth of the lot; provided such depth need not be more than a total of twenty (20) feet.
4. Front Yard. The front yard need be of no greater depth than the least depth established by existing buildings in District "C-1" within the same block and fronts upon the same street which may be adjacent to Districts "R-1," "R-2," and "R-3"; and if no lot within said District "C-1" is occupied by a building with a front yard of less depth than that required in Districts "R-1," "R-2," and "R-3," adjoining them, the front yard requirements of such adjoining Districts "R-1," "R-2," and "R-3" shall likewise be applicable to such portion of District "C-1."
5. Side Yards. There shall be a side yard of not less than five (5) feet width on each side of a building used exclusively for multiresidential purposes. Otherwise no side yard is required except fifteen (15) feet when a business is adjacent to any residential district.
6. Lot Area And Garage Area Required. Every building or portion of a building hereafter erected, moved, or altered for residential purposes in District "C-1" shall provide a lot area and garage area of not less than is required in District "R-3" for multifamily use.
7. Materials. In District "C-1," no building used, designed, or intended to be used shall be hereafter erected, moved, altered or structurally changed unless the building shall meet the requirements set forth in the Building Code for Fire Zone II; except that this provision shall not apply to buildings used, designed, or intended for uses as enumerated herein for Districts "R-1," "R-2," and "R-3," which are constructed, erected, moved, or altered in District "C-1."
8. Off-Street Parking. See Section 400.340.

Section 400.200. "C-2" General Business District. [R.O. 1993 § 400.200; Ord. No. 85-1897, App. B § III, 11-11-1985; Ord. No. 97-2286 § 2, 8-26-1997; Ord. No. 2004-2592 § 1, 5-25-2004; Ord. No. 2004-2600 § 1, 6-22-2004]

- A. Purpose. This District is intended to provide retail and service establishments serving the central business district and to provide space for activities serving the general population of Aurora.
- B. Uses Permitted.
1. Any use permitted in Districts "C-O" or "C-1," except that in public garages, no repair facilities shall be maintained on the front portion of the lot, or in the front portion of the first story of the building within thirty (30) feet of the front street.
 2. Awning manufacture.
 3. Billboards and advertising signs.
 4. Department, variety, discount, or specialty stores.
 5. Laundries employing more than five (5) persons each.
 6. Manufacture of products to be sold at retail upon the premises; provided such use is not noxious or offensive by reason of emission of vibration, smoke, dust, gas, or noise.
 7. Automobile or light truck sales.
 8. Radio or television broadcasting stations.
 9. Storage in bulk of, or warehouse for, such material as household goods, clothing, drugs, glass, dry goods, furniture, hardware, groceries, millinery, pipe, rubber, shop supplies, and tobacco.
 10. Hotels or motels.
 11. Bottling operations.
 12. Wholesale sales rooms and storage.
 13. Gasoline filling stations.
 14. Accessory wholesale and service uses necessary to the convenience of the general public subject to conditions deemed appropriate by the Planning and Zoning Commission to ensure conformity to the intent of this Chapter.
 15. Any other store or shop for retail trade or for rendering personal, professional, or business service which does not produce more noise, odor, dust, vibration, blast or traffic than those enumerated above.
 16. Any retail use or business not included in Districts "C-O," "C-1," or "C-2" may be established; provided its use is not obnoxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas and subject to conditions deemed appropriate by the Planning and Zoning Commission to ensure conformity to the intent of this Chapter. Such operations include:
 - a. Commercial greenhouses or nurseries.
 - b. Farm implement sales and service.

- c. Boat or marine sales and service.
 - d. Bowling alley or recreation center.
 - e. Animal hospital or veterinary clinic.
 - f. Travel trailer camp.
 - g. Lumberyards or building material sales.
 - h. Storage yard for heavy equipment.
 - i. Trucking operations.
 - j. Storage and sales of grain, feed, or fuel.
17. Manufacture of products allowed in "M-1" Light Industrial District, subject to a special use permit. In no case shall a special use permit under this Subsection be approved for new structures.

C. Regulations.

- 1. Height. No building hereafter erected or structurally altered shall exceed eight (8) stories or one hundred (100) feet in height, except as provided hereinafter.
- 2. Front Yard. For buildings or portions of buildings used for residential purposes, fifteen (15) feet. No front yard required on other buildings.
- 3. Rear Yard. For buildings or portions of buildings used for residential purposes, fifteen (15) feet. No rear yard required on other buildings.
- 4. Side Yards. There shall be a side yard on each side of a building used exclusively for residential purposes not less than five (5) feet in width; provided this width shall be increased one (1) inch for each foot of height of building above thirty-five (35) feet, except fifteen (15) feet when a business is adjacent to a residential district; otherwise no side yard is required.
- 5. Lot Area Per Family. Every family or portion of building hereafter erected, moved, or altered for multifamily residential purposes in District "C-2" shall provide a lot area of not less than five hundred (500) square feet per family.
- 6. Garage Area Per Family. See off-street parking requirements, Section 400.340.
- 7. Materials. Same as in District "C-1."
- 8. Parking And Loading Regulations. See the supplemental regulations on off-street automobile and vehicle parking and loading, Section 400.340.
- 9. Signs. A nameplate and sign relating only to the use of the store and premises or to products sold on the premises is permitted per Section 530.030. Lighted signs of flashing or intermittent type shall be reviewed and approved or disapproved by the Planning and Zoning Commission. This shall not prevent the use of animated or lighted signs located entirely within the building which can be seen only from the street side of the building.

D. Provisions.

- 1. All open storage and display of merchandise, material, and equipment shall be so screened by

ornamental fencing or evergreen planting that it cannot be seen by a person standing on the ground in a residential district when located to the side or rear of the lot on which said open storage or display occurs; provided, however, that screening shall not be required, in excess of seven (7) feet in height. All planting shall be kept neatly trimmed and maintained in good condition at all times. Merchandise and materials which are not completely assembled or which are not immediately and actively being offered for sale shall, in addition to complying with the above screening requirements, be so screened by ornamental fences or evergreen planting or by permanent buildings that it cannot be seen from a public street.

2. All yards unoccupied with buildings or merchandise or used as trafficways shall be landscaped with grass and shrubs and maintained in good condition the year round.
3. All of the lot used for parking of vehicles, for the storage and display of merchandise and all driveways used for vehicle ingress and egress shall be paved and maintained in such a manner that no dust will be produced by continued use.
4. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
5. Driveways used for ingress and egress shall not exceed twenty-five (25) feet, in width, exclusive of curb returns.
6. Outdoor lighting, when provided, shall have an arrangement of reflectors and an intensity of lighting which will not interfere with adjacent streets, and shall not be a flashing or intermittent type.