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## Staff Report

**To:** Planning & Zoning Commission  
**From:** Carrie Howlett, Community Development Director  
**Date:** April 26, 2023  
**Re:** Rezoning Request, Gena Valente, 426 E College Street

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Current Zoning: R-1 Single Family Residential

Requested Zoning: C-2 General Business District

Contiguous property to the South is currently zoned C-2.

No formal submission of future land use. A single-family residential structure is currently present on the topic property. Applicant/Owner intends to remodel the structure. Possible future use ideas mentioned to staff include short-term single room rentals, a local history museum or community garden.

Properties to the South of the topic property which are currently zoned C-2 face Church Street as a part of arterial zoning. A future Commercial use on the topic property could affect neighborhood characteristics. However, due to contiguous zoning the rezone request aligns with City Code and State Statute.

As stated in the City of Aurora Comprehensive Plan, Land Use is a key part of the comprehensive plan and is required by state statutes. Land use planning is the process of developing a blueprint for the city's future. Being able to identify current and desired future land uses assists the city in implementing zoning codes and development regulations consistent with the needs of the community. The Comprehensive Plan further states that zoning for future development should be consistent with the future land use map. The Future Land Use Map for the City outlines this property as a residential use.

Should the property remain zoned R-1 Single Family Residential an option for a Special Use Permit could be considered.

Staff Recommendation: Denial