

# City of Auburn

## Comprehensive Master Plan Graphic Summary



## AND MASTER LAND USE MAP...

### CITY OF AUBURN GOALS AND POLICIES

#### GOAL L – LAND USE DEVELOPMENT

THE GOAL FOR THE LAND USE DEVELOPMENT OF AUBURN IS TO ACHIEVE BALANCED AND DESIRABLE PHYSICAL GROWTH THAT IS SUPPORTIVE OF EXISTING DEVELOPMENT AND OF THE LOCAL ECONOMY.

##### POLICY L-1, ZONING

Enact and amend, as needed, efficient and effective zoning and subdivision control ordinances that allow consistent community growth.

##### POLICY L-2, ANNEXATION

Pursue an annexation policy in a fiscally responsible manner.

##### POLICY L-3, TWO-MILE JURISDICTION

Enact the two-mile jurisdiction of the Indiana advisory planning law.

##### POLICY L-4, CENTRAL BUSINESS DISTRICT

Pursue an aggressive downtown revitalization program stressing mixed uses.

##### POLICY L-5, RESIDENTIAL LAND USE

Support measures which encourage the continued supply of and excellent condition of the housing stock available to all social strata.

##### POLICY L-6, COMMERCIAL LAND USE

Pursue investments and programs which encourage the addition of retail stores that provide adequate selection of goods.

##### POLICY L-7, INDUSTRIAL LAND USE

Provide adequate industrial sites.

##### POLICY L-8, RECREATION

Assure sufficient open space and facilities for a wide range of leisure opportunities.

##### POLICY L-9, HISTORIC AND NATURAL PRESERVATION

Encourage continued awareness of historic, natural and culturally significant structures and areas.

##### POLICY L-10, TRAFFIC

Provide an ongoing thoroughfare program that stresses safe and convenient traffic flow.

#### GOAL E – ECONOMIC DEVELOPMENT

THE GOAL FOR THE ECONOMIC DEVELOPMENT OF AUBURN IS TO ACHIEVE A SUPPORTIVE AND ENCOURAGING BUSINESS CLIMATE THAT WILL IMPROVE THE LOCAL QUALITY OF LIFE.

#### PURPOSE:

The Auburn Master Plan is intended to enable the local government to apply planning, legal and management techniques in promoting the optimum use of the community's physical and economic potentials and to insure the best possible life for all citizens at the least social and economic cost.

Specifically, the Master Plan is a tool designed to be used by the local government. The focus of the Master Plan is a reflection of the community's major desire for such a plan (or a revision in Auburn's case). This Master Plan focuses on the future usage of the community's present and potential lands.

#### PROCESS:

The issues, responsibilities and persons affected by the adoption of the policy-oriented Master Plan were many and community-wide. The local government realized this fact early on and committed themselves to developing a truly comprehensive plan. As a result, they requested, and more importantly, received considerable input from local interest groups, civic organizations and individuals.

Through the establishment of a Master Plan Steering Committee made up of volunteers and completion of a community-wide attitude survey and personal interviews, twenty-two issues emerged. The issues ranged from traffic congestion to the problems the Plan Commission was having with recent developments. As the issues were analyzed and discussed, it became apparent that each one could fall within one of three general topics—land use, economic development, or the implementation of this Master Plan. These three topics formed the three goals of the Master Plan as presented in Chapter III of the plan. Meanwhile, the twenty-two issues were deliberated at length until clear directions developed. These issues were also presented in Chapter III as policies. The goals and policies are restated below.

#### POLICY E-1, CREATION/RELOCATION OF NEW EMPLOYMENT BASE

Provide adequate support to entrepreneurs and business prospects so they begin to provide their products or services.

#### POLICY E-2, RETENTION/EXPANSION OF EXISTING EMPLOYMENT BASE

Provide adequate support to existing businesses so they realize a profit and maintain or increase their present employment.

#### POLICY E-3, INFRASTRUCTURE

Provide adequate infrastructure services as future economic growth occurs.

#### POLICY E-4, PUBLIC SAFETY

Provide adequate public health and safety facilities to reduce hardships brought on by fire, legal misconduct and natural disasters.

#### POLICY E-5, LOCAL LABOR FORCE

Support measures that will upgrade and ensure the supply of the local labor force.

#### POLICY E-6, TOURISM AND HISTORICAL THEMES

Encourage the development of the city as a year-round national tourist attraction.

#### GOAL P – IMPLEMENTATION POLICY DEVELOPMENT

THE GOAL FOR THE IMPLEMENTATION POLICY DEVELOPMENT OF AUBURN IS TO ACHIEVE AN EFFECTIVE AND EFFICIENT PROCESS THAT WILL ALLOW THE FULFILLMENT OF GOALS L AND E.

##### POLICY P-1, COMPREHENSIVE VIEW

Formally review petitions for rezoning subdivisions and other development proposals to greater perspective than just site analysis.

##### POLICY P-2, COMMUNITY PLANS

Evaluate other community plans in the comprehensive planning process.

##### POLICY P-3, CITY/COUNTY COOPERATION

Improve City and County cooperation on development matters and public investment.

##### POLICY P-4, PLAN COMMISSION/ECONOMIC DEVELOPMENT COOPERATION

Improve Plan Commission and local economic development group cooperation on certain project matters.

##### POLICY P-5, NEIGHBORHOOD ASSOCIATIONS

Support the formation of neighborhood associations and their participation in local governmental affairs.

##### POLICY P-6, CITIZEN PARTICIPATION

Increase citizen participation in local governmental affairs.

#### IMPLEMENTATION:

Any plan is only as good as those given responsibility to implement it. Many hours went into the preparation of the Master Plan and now is being turned over to the Auburn Plan Commission for actual implementation. Fortunately for the Plan Commission, the Auburn Common Council and the Mayor also play vital roles in the plan's ultimate success as a guide to the City's future land usage.

The Master Plan describes to these users two processes designed to make implementation easy, clear and relatively quick. The first is the Policy Review Process, whose intent is to allow the users to make complex land use or economic development decisions that are consistent with the Master Plan. The steps involved with this process go through the plan's goals, then policies and identifying the appropriate strategy that address the situation. Even situations which involve more than one goal or policy may be easily resolved. This process allows the Plan Commission, Common Council and Mayor to base their decisions on a document which had considerable local input. They can be assured that decisions in conformance with the Master Plan are generally accepted community-wide for the future growth of Auburn.

The second process is the Policy Action Process. The intent of this process is to initiate public and private programs to find solutions to development problems. The process revolves around assigning the responsibilities and priorities to the City's twenty-two policies. By prioritizing the policies, assigning responsibilities and making sure they are implemented, development problems throughout Auburn can be reduced. This would allow Auburn to grow in the desired manner in which the Master Plan outlines.

#### MASTER LAND USE PLAN MAP:

The back side of this summary presents Figure 38 of the Auburn Master Plan, the Master Land Use Plan Map. The map is intended to guide Auburn's future growth concerning land use, but like the Master Plan itself, is not

intended to be rigid. It is general in nature to avoid distinctions among specific types of major land uses. This allows for flexibility, provided the intent of the goals and policies of the Master Plan are not compromised.

#### GENERAL LAND USE GUIDELINES

The Auburn Plan Commission, Common Council and Mayor, when determining the compliance of land use issues to the Master Plan, should be directed by the following guidelines:

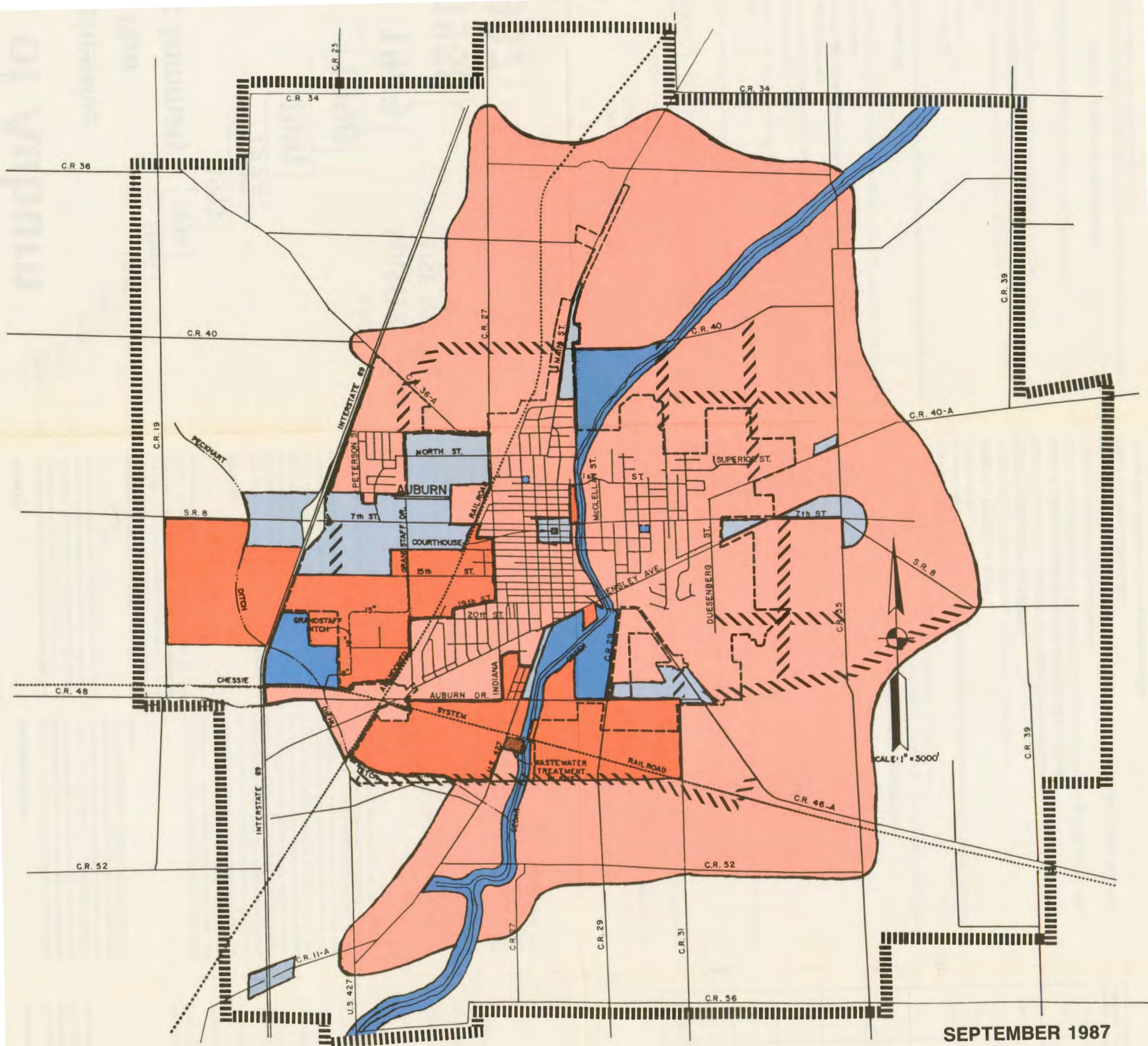
- Rezoning and proposed developments must be compatible with existing and planned land uses.
- A proposal should not establish an undesirable precedent in the area to be developed.
- A proposed development should maintain the integrity of the area to be developed in terms of drainage, topography and vegetation.
- A proposed development should not necessitate the construction of new facilities or the expansion of services at the expense of the City unless the construction was planned for and is financially feasible.
- The requirements and effects of a proposed development should not overburden, directly or indirectly, the capabilities of existing facilities in the immediate area.
- Proposed developments should not create new or add to areas of strip developments.
- Pedestrian traffic must be given proper consideration.
- Evaluation of proposed projects should include consideration of energy implications.
- The proposed project should not duplicate existing public facilities or proposed capital improvements.
- When applicable, an evaluation of proposed projects should include consideration of access for the handicapped.

### CITY OF AUBURN SCHEDULE OF ZONING DISTRICT REGULATIONS

DISTRICT	USE/INTENT	HEIGHT	FRONT YARD	SIDE YARD	REAR YARD	LOT* SIZE	LOT COVERAGE
R-1	Low density single family residential	35 ft.	70 ft.(a) 63 ft.(b)	10 ft.	30 ft.	10,000 SF	30%
R-2	Single-family residential	35 ft.	70 ft.(a) 63 ft.(b) 60 ft.(c)	8 ft.	30 ft.	8,000 SF	30%
R-3	R-1, R-2 uses and multi-fam. residential	35 ft.	70 ft.(a) 63 ft.(b) 60 ft.(c)	10 ft.	20 ft.	10,000 SF-1 unit 13,000 SF-2 units 16,000 SF-3 units	30%
C-1	Neighborhood retail & service facilities	35 ft.	100 ft.(a) 100 ft.(b) 60 ft.(c)	10 ft.	30 ft.	10,000 SF	45%
C-2	General commercial facilities	40 ft.	100 ft.	10 ft.	30 ft.	No Regulations	No Regulations
I-1	Lt. industrial and heavy commercial facilities	40 ft.	100 ft.	10% of bldg. line, not to exceed 40 ft.	Same as side yard	No Regulations	No Regulations
I-2	Heavy industrial facilities	60 ft.	100 ft.	10% of bldg. line, not to exceed 40 ft.	Same as side yard	No Regulations	No Regulations
MH	Mfg. housing & mobile home park	30 ft.	Est. by Commission	15 ft.	15 ft.	See Section 150.251	No Regulations
OS	Open space & recreation facilities	35 ft.	100 ft.	8 ft.	30 ft.	8,000 SF	20%

a =Major or arterial streets  
b=Collector or feeder streets  
c=Local or residential streets

\*For front building lines and additional R-3 lot size regulations, see Section 150.320.



SEPTEMBER 1987

## MASTER LAND USE PLAN

Figure 38 of the Auburn Comprehensive Master Plan

### LEGEND

- AUBURN CITY LIMITS
- ||||| MASTER PLAN AREA
- /// TRANSPORTATION DEPARTMENT PLAN
- RESIDENTIAL LAND USE
- COMMERCIAL LAND USE
- INDUSTRIAL LAND USE
- OPEN SPACE
- AGRICULTURAL

