



**Land Use Management Ordinance (LUMO) Text Amendment** – Articles 3, 4, and 5 Regarding Amendments to Historic Rogers Road Neighborhood District  
**Staff:** Britany Waddell and Judy Johnson  
**Council Meeting Date:** May 21, 2025

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### **Project Overview**

- The proposed text amendment seeks to amend the Historic Rogers Road Neighborhood District and associated changes to Articles 3, 4, and 5.
- These changes are proposed to revise these Articles of the LUMO to better achieve the goals of the Historic Rogers Road community.

### **Staff Recommendation & Analysis**

<input checked="" type="checkbox"/>	Staff recommends that the Council <b><i>approve the text amendment at their June 18, 2025 meeting.</i></b>
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The requested Text Amendments outlined in Ordinance A are a modification to the Historic Rogers Road Neighborhood Subdistrict, Housing and Employment Mixed Use (HR-X) including:

- Apply to properties greater than 20 acres in size;
- Create a Type "D" buffer when adjacent to Residential-Low Density (HR-L) and Residential-Medium Density (HR-M) and Residential-1 (R-1) and Residential-1A (R-1A) Districts;
- Require a Traffic Impact Analysis;
- Create a Transition Area protecting the adjacent residential neighborhood for a minimum of 100 feet;
- Add commercial uses, including Bank, Business-Convenience, Business-General, as permitted uses;
- Add multifamily, over 10 units (attached or detached) as a permitted use;
- Reduce setbacks;
- Increase core height;
- Create path for permitted uses without further entitlement processes;
- Provide administrative subdivision regulations
- Eliminate parking requirements.

### **Public Comment**

Staff published a legal notice that ran on Sundays May 4 and 11, 2025.
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### **Attachments**

#### **Draft Ordinance and Resolutions**

1. Resolution A – Resolution of Consistency and Reasonableness
2. Ordinance A – Approving the Text Amendment
3. Resolution B – Denying the Text Amendment