



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
Planning Commission Meeting Date: May 6, 2025

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.

Process

Planning Commission reviews the proposed text amendment and makes a recommendation to Town Council. Town Council will hold a public hearing to consider the proposed amendments on May 21, 2025.

Staff Recommendation & Analysis

	Staff recommends that the Planning Commission <i>recommend approval of the text amendment as detailed in Ordinance A.</i>
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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:

- Applicable to properties greater than 20 acres in size;
- Create a Type "D" buffer when adjacent to Residential-Low Density (HR-L), Residential-Medium Density (HR-M), Residential-1 (R-1), and Residential-1A (R-1A) Districts;
- Conduct Traffic Impact Analysis with development application;
- 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 Multi-family, over 10 units (attached or detached) as a permitted use;
- Reduce setbacks;
- Increase core height;
- Establish a path for permitted by-right uses without Site Plan review or other entitlement processes;
- Apply administrative subdivision regulations
- Eliminate minimum and maximum parking requirements.

Summary of Comprehensive Plan Consistency

Viewed through the holistic lens of the [Complete Community Strategy](#), this project **meets** the Town's strategy for growth. No single issue raised below should be considered in isolation.

 Consistent  Somewhat Consistent  Not Consistent **N/A** Not Applicable

N/A	Chapel Hill will direct growth to <u>greenways</u>, <u>transit corridors</u>, <u>large infill sites with existing infrastructure</u>, and <u>smaller infill sites</u>.	
	Goal 1: Plan for the Future Strategically	Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Future Land Use Map • Shaping Our Future
	<ul style="list-style-type: none"> • The amendment will offer opportunities for a mix of housing and commercial space. 	
N/A	Goal 2: Expand and Deliver New Greenways for Everyday Life	Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Mobility & Connectivity Plan • Connected Roads Plan
	Goal 3: Be Green and Provide Housing	Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Climate Action & Response Plan
	<ul style="list-style-type: none"> • The proposed changes will offer opportunities for multifamily development as well as commercial space in a more dense, walkable community. 	
	Goal 4: Plan for Excellence in the Public Realm and Placemaking	
	<ul style="list-style-type: none"> • The standards proposed including reduced setbacks, eliminating minimum parking requirements and allowing a mix of uses providing opportunity to a desired community. 	

Public Comment

Legal Ads have been placed as well as notification to residents of the Historic Rogers Road Neighborhood about the proposed text amendment.

Attachments

Draft Ordinance and Resolutions

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