

Roanoke Ranch: Requested Ordinance Changes

ZTA-2026-08 | Proposed Ordinance No. 2026-153, Exhibit B | Prepared for City staff | October 27, 2026

Thank you for all your work on Roanoke Ranch. To make things easier if Council acts tonight, here is where each of our requests would fit in the draft ordinance. They include the protections Planning & Zoning recommended, which are in the staff report but not yet written into Exhibit B.

These are the requests from our resident petition. We're happy to talk through any of them.

REQUEST	EXHIBIT B	CHANGE TO THE DRAFT
1 Deliveries, loading and trash pickup 7 AM to 7 PM, for every tenant, permanently	§15(b); §§6(e)–(i), 10	- Remove the unrestricted-hours exemption for the large-format retailer's deliveries, loading and stocking. - Apply the 7 to 7 limit to loading courts and refuse collection. Emergencies only as defined in the ordinance. - Customer shopping hours are not affected.
2 Construction hours 7 AM to 7 PM	§15	- Add construction hours of 7 AM to 7 PM, with exceptions only for emergencies. - Construction hours plan approved by the City before site work begins.
3 Keep trucks and cut-through traffic out of the neighborhood	§§4, 5, 8, 13	- Truck routing that keeps commercial trucks off Bristol, Bentley, Blythe Bridge, the Marshall Creek bridge and the cut-through to 377. - No truck turn-ins toward the neighborhood, using curb cuts and signage. - Loading docks placed away from homes and screened.
4 8 ft masonry wall and evergreen screen along our homes	§8(a), §8(b)	- Continuous 8 ft masonry wall along the residential boundary. - Continuous evergreens at least 8 ft tall when planted. - Remove the large-format retail exemption from residential screening, and don't allow lesser screening as a substitute.
5 65 ft setback from homes	§3(c)	Change the building setback next to residential from 50 ft to 65 ft.
6 Landscaped greenbelt and trail, installed early	§9	- Require a landscaped greenbelt and walking trail along the residential edge, connected to neighborhood paths. - Install the screening and rear landscaping early in construction, and maintain it. - No unscreened parking, loading or service areas against homes.
7 Lighting that stays out of our backyards	§15(c)	- Photometric study before final site plan approval. - Shielded, downward lighting with limits on light spilling onto residential property, including the 40 ft poles.
8 No lit signs facing homes	§§12, 13	No illuminated signage on any building wall facing the neighborhood, including the large-format retailer.
9 One design standard for every building	§7(a), (b), (e); §13	- Remove the large-format retail exemptions from the masonry minimum and from using its prototype design. - Brick, stone and durable finishes on every building, in keeping with City Hall and the convention center. - Finished rear walls, especially the back of the large-format building facing the neighborhood. - No unmodified national-chain prototype buildings. This is about design, not who the tenant is.

REQUEST	EXHIBIT B	CHANGE TO THE DRAFT
10 Attractive signs	§12(a)	• Brick or stone monument signs as the main freestanding sign type, with any taller sign tightly limited. • No flashing, scrolling, animated or electronic message signs. • Sign programs can't override the design standard.
11 Sit-down dining along 114	§14(a); permitted uses	• No food or beverage drive-thrus. Remove "Restaurant or Cafeteria (with drive-through service)" from the added permitted uses. Takeout and curbside are still welcome. • Bank and pharmacy drive-thrus only with their own Specific Use Permit.
12 No standalone automotive uses	§1(c)–(d)	• Prohibit standalone automotive businesses. The warehouse club's own fuel and car wash remain allowed as part of its operation.
13 A real retail mix	§§1, 5	• At least 50 acres of retail. • A minimum amount of smaller storefront space, set in square feet, alongside the larger stores.
14 Retail built on the developer's schedule	§5(c)	• Put the developer's own targets (retail pads fall 2027, retail buildings summer 2028) in a binding exhibit. • Major changes to that schedule come back to Council.
15 A place to gather	§9(b); §5(c)	• Change "may" to "shall": a shaded, walkable shopping street or promenade, a gathering green or plaza with seating, a fountain or water feature, outdoor dining, and trail connections. • Show them in a binding exhibit, built with the retail they serve.
16 Keep the protections binding	§5(c)–(d)	• Strike §5(d). • Make the screening, setback, truck routing, design, lighting, signage, schedule and gathering-space exhibits mandatory, so they can't be removed through administrative site plan changes.