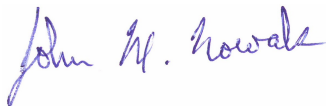


Memo

To: Planning and Zoning Commission via Daisy Marquez, Senior Planner
From: John Nowak, P.E., Engineer 
Date: September 4, 2026
Re: Traffic Impact Summary for Proposed Zone Change at 189 Maske Road

The 28.329-acre property at 189 Maske Road is currently zoned R-2. A portion of the property (7.9 acres) is proposed to be zoned PDD. The proposed PDD will keep the property as natural, open space.

The current zoning of R-2 for the 7.9 acres would allow for single family residential development, resulting in a maximum peak hour traffic volume of 28 trips. Under the PDD, with the area being open space, the peak hour trips would be essentially zero.

Therefore, there would not be any adverse impact to the transportation system by the proposed zone change to PDD.