

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 (20.429 acres) is proposed to be zoned R-5. The R-5 zoning would allow for single family attached development, resulting in a greater number of residential units than the current R-2 zoning.

The current zoning of R-2 for the 20.429 acres would allow for single family residential development, resulting in a maximum peak hour traffic volume of 74 trips. With R-5 zoning, the maximum peak hour traffic volume would be 125 trips, an increase of 51 peak hour trips.

The increase in peak hour trips would have some impact to the transportation system. However, since the amount of the increase is less than 100 (the threshold for requiring Traffic Impact Analysis (TIA)), the impacts to the transportation system would be limited and mitigation efforts could be provided to mitigate the effects of the additional trips. Mitigation measures, such as turn lanes could be constructed by the development to mitigate the effects of the additional traffic.

The proposed development will be required to do a detailed TIA during future steps of the development process. The TIA will identify the required mitigation improvements the development needs to construct to mitigate the effects of all their traffic, and not just the 51 peak hour trips. Staff also noted that the proposed development is not planning on developing the maximum number of residential units allowed by R-5 zoning. They are proposing to develop a lesser number of units (220 vs. 245).

While the proposed zone change will increase traffic on the transportation system, the effects of the traffic increase can be mitigated.