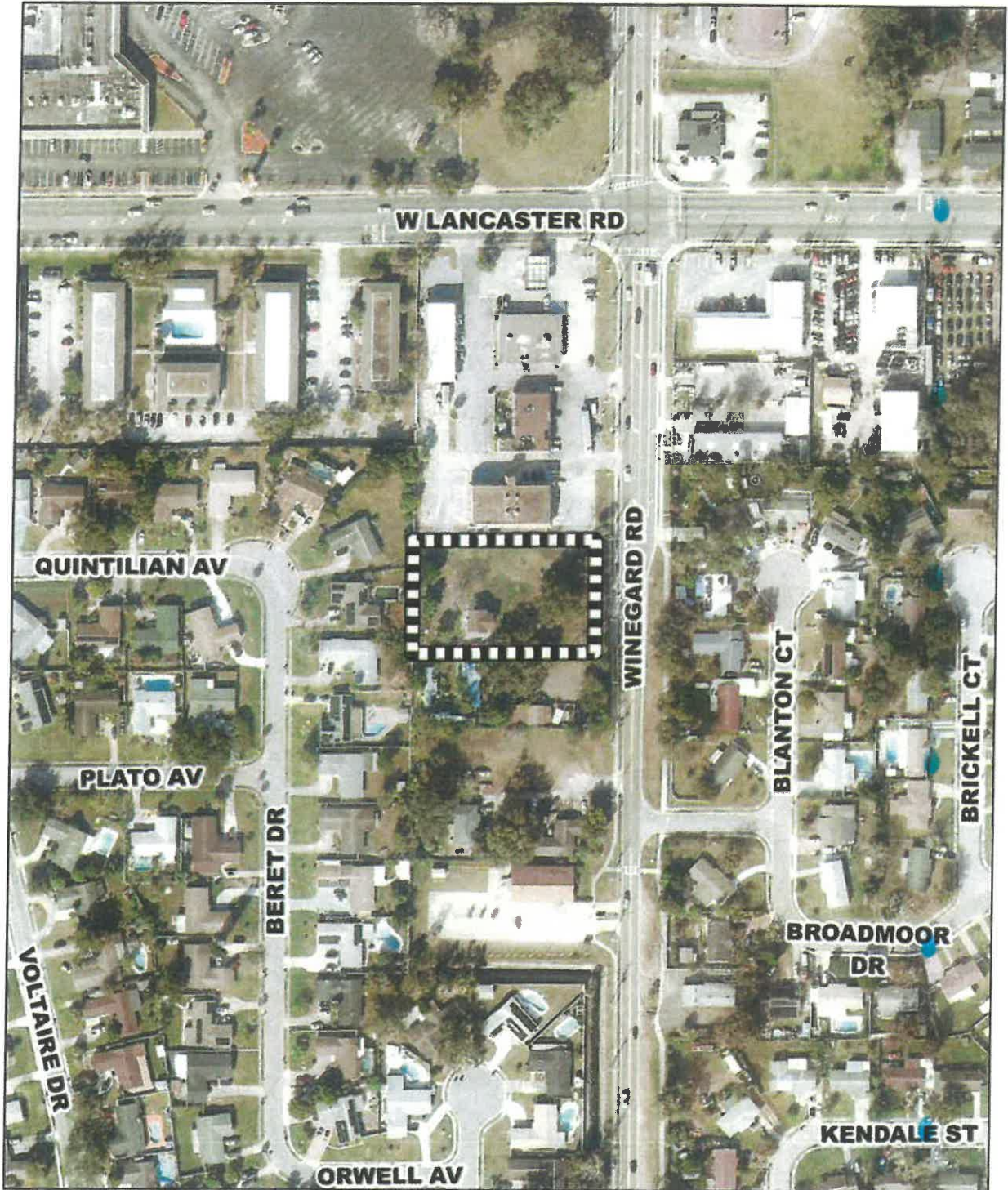


SS-26-02-039



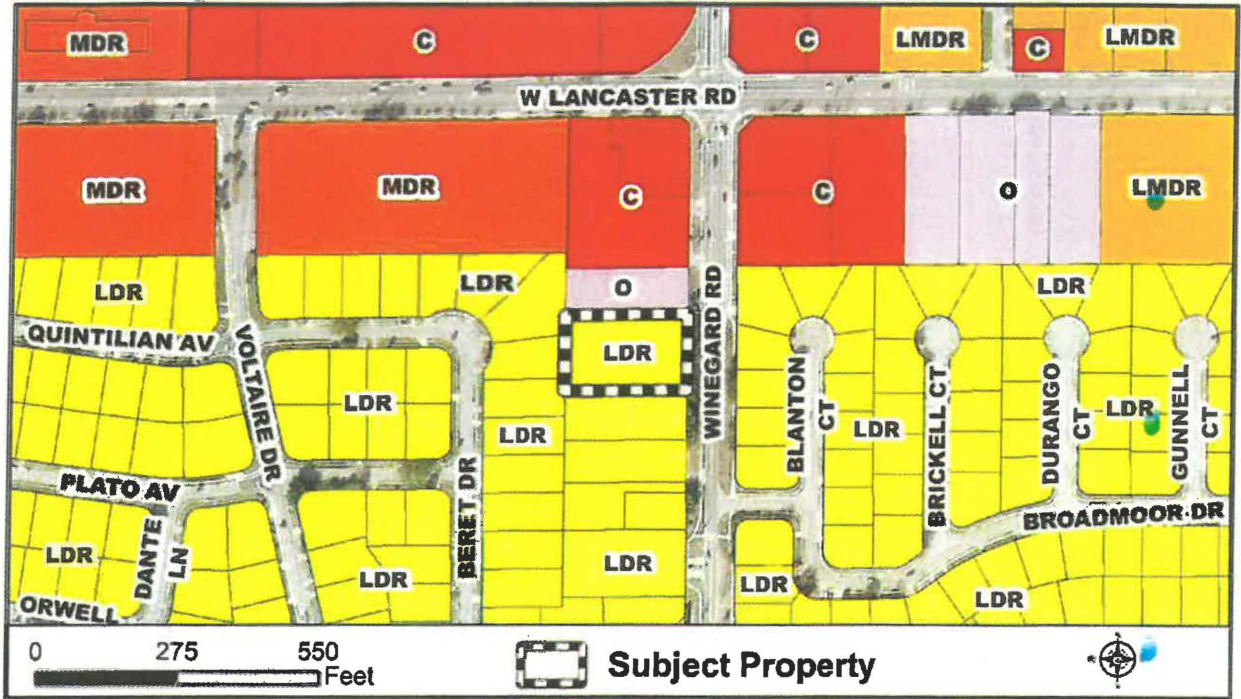
 Subject Property



0 150 300 Feet



**FUTURE LAND USE – CURRENT**  
Low Density Residential (LDR)



**FUTURE LAND USE – PROPOSED**  
Low-Medium Density Residential (LMDR)





# Transportation Planning Staff Report (Small Scale)

## AMENDMENT SS-26-02-039 / (RZ-26-02-039) - 6606 Winegard Road

Project Specifics	
Parcel ID	26-23-29-0000-00-086
Location	6606 Winegard Road
Acreage	0.83
Request FLUM	Low Density Residential (LDR) to Low-Medium Density Residential (LMDR)
Request Zoning	R-2 (Residential District) to R-3 (Multiple-Family Dwelling District)
Existing Development	Single-Family Residential
Development Permitted Under Current FLUM	Up to 3 Single-Family Detached (4 DU/net acre)
Proposed Density/Intensity	Up To 8 Single-Family attached DUs (10 DU/net acre)

Trip Generation (ITE 11 <sup>th</sup> Edition)			
Land Use Scenario	PM Peak Hour Trips	% New Trips	New PM Peak Hour Trips
Existing Use: Single-Family Residential	1	100%	1
Proposed Use: 8 Single-Family attached DUs	10	100%	10
Net New Trips (Proposed Development less Allowable Development)	9		9

Future Roadway Network	
Road Agreements	No road agreements are associated with this parcel.
Planned and Programmed Roadway Improvements	No projects are associated with this parcel.
Right of Way Requirements	No right-of-way needs are associated with this parcel.

Summary
<p>The Applicant is requesting to change ~0.83 acres from Low Density Residential (LDR) to Low-Medium Density Residential (LMDR).</p> <p>The subject property is located at 6606 Winegard Road. Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed development will result in an increase of 9 pm peak trip and therefore will impact the area roadways. The subject property is located on Winegard Road. Based on the Concurrency Management System (CMS) database dated 12/10/2025, all roadway segments within the project impact area currently operate at an acceptable Level of Service and capacity is available to be encumbered. This information is dated and is subject to change.</p> <p><b>Roadway Capacity Analysis</b></p> <p>A Traffic Study was not submitted with the case for review and comment.</p> <p>Final permitting of any development on this site will be subject to review and approval under capacity constraints of the County's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment to mitigate any transportation deficiencies. Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Policy Plan.</p>