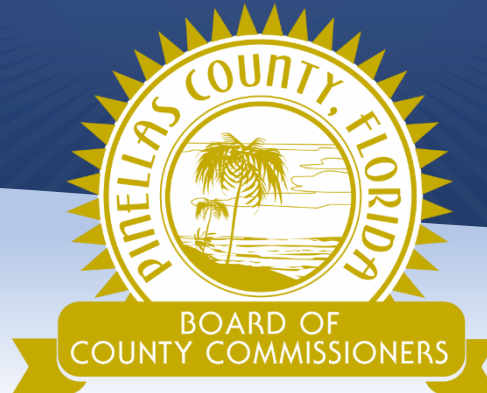


Board of County Commissioners

Case #ZLU-20-12

February 23, 2021



Our Vision:
To Be the Standard for
Public Service in America.

Request

Subject Property

**Approximately 2.18 acres at 1736 Winchester Road in unincorporated Largo
Vacant except for a barn and sheds**

Future Land Use Amendment

**From: Residential Suburban (RS) – 2.5 units per acre
To: Residential Low (RL) – 5 units per acre**

Zoning Atlas Amendment

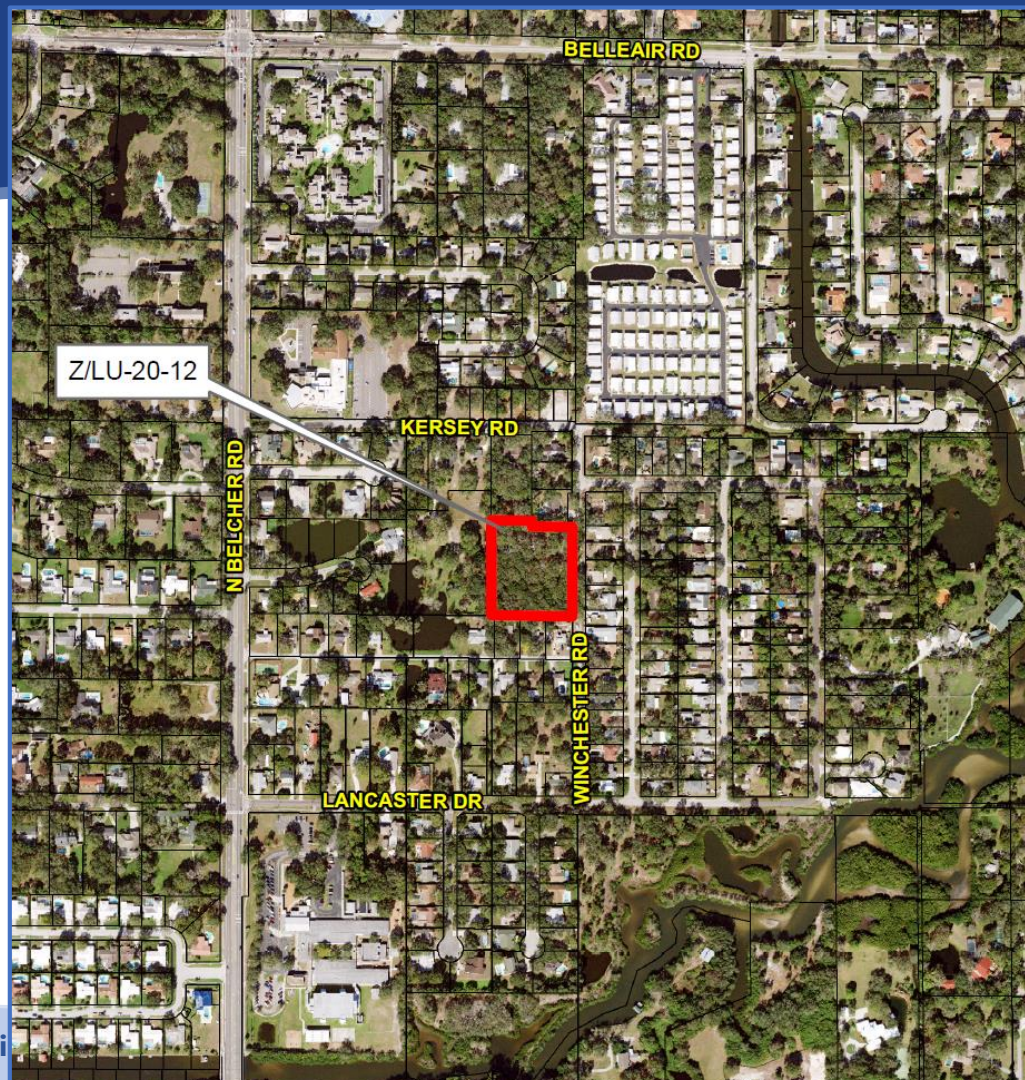
**From: R-R (Rural Residential) – 16,000 sf minimum lots
To: R-3 (Single Family Residential) – 6,000 sf minimum lots**

Proposed Use

Single family subdivision – maximum 11 units based on acreage



Location

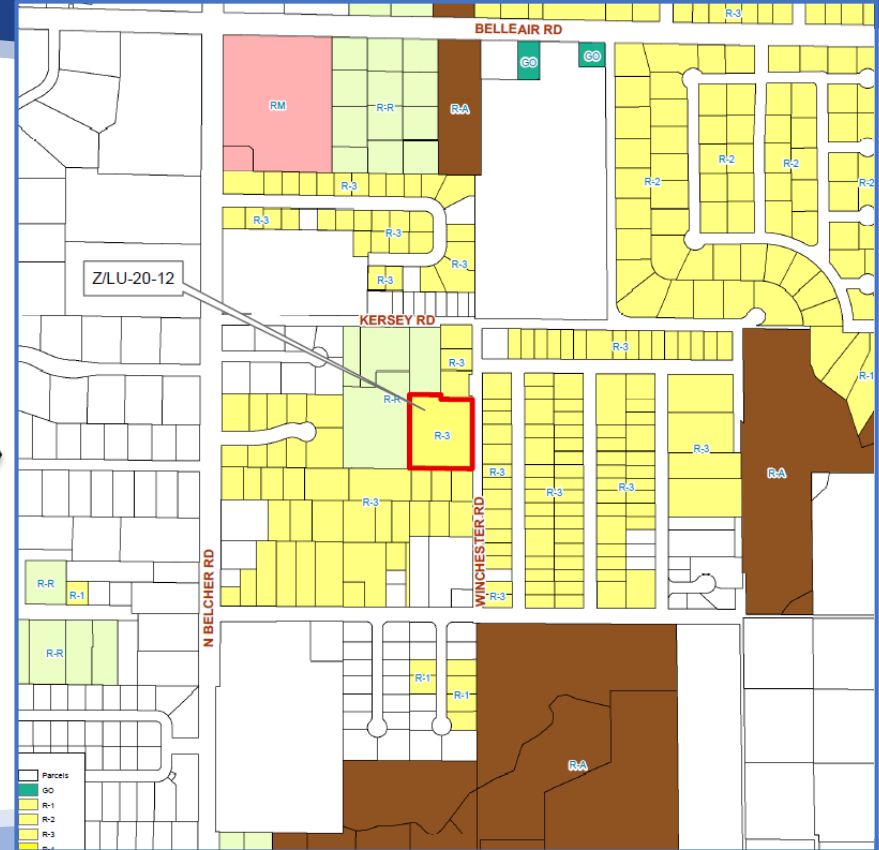
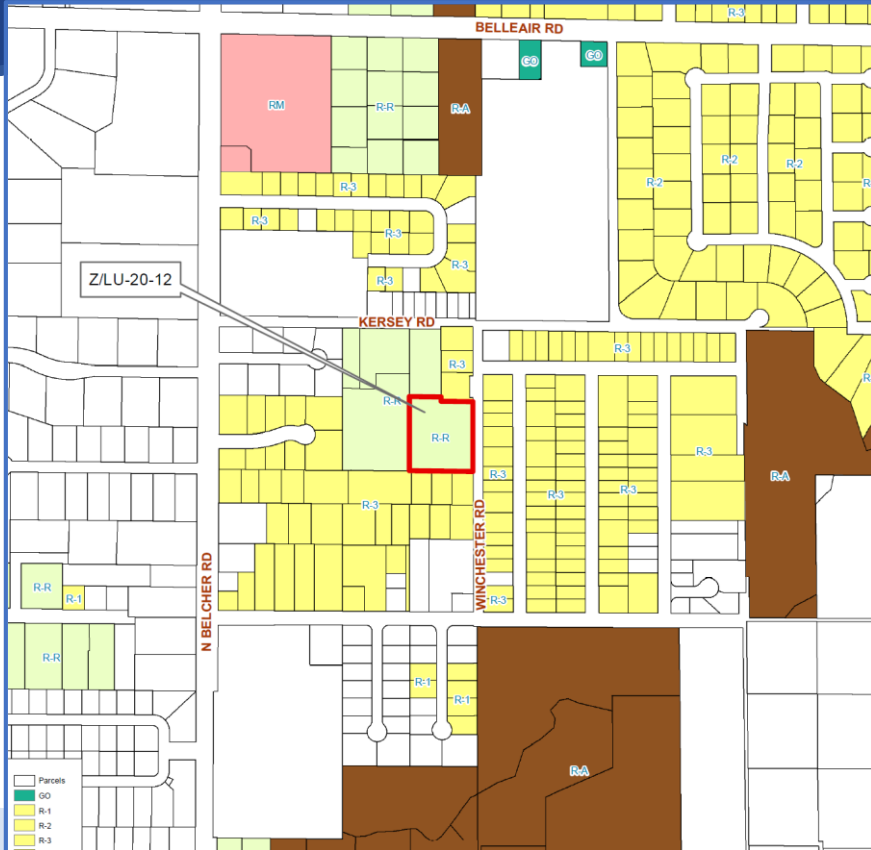


Surrounding property owners within 400 feet were notified by mail.

Future Land Use



Zoning



Site Photos



Site Photos



**Looking at subject property
from Winchester Road**

Site Photos



Looking north and south down Winchester Road

Additional Information

Intended Use

Single-family detached subdivision

11 units maximum based on acreage

Final number of units subject to site plan review (drainage, etc.)

Potential Traffic Impacts

Approval could generate up to 58 additional daily trips

Will not change the Level of Service on surrounding roadways

- **Belcher Road closest roadway regulated for level of service**

Winchester Road will need improvements – developer responsible

Recommendation

Proposed Land Use and Zoning amendments

- **Surrounding area is a mix of RS and RL land use categories**
- **R-3 zoning contiguous on three sides of the subject property**
- **Consistent with the Comprehensive Plan**
- **Consistent with the Countywide Plan Map – would not require changes**

Staff recommends Approval

Local Planning Agency – Recommended Approval (4-2 vote)

