

MEMORANDUM

TO: Cody Sisk, Planning & Zoning

FROM: Clyde Cuffy, P.E. – Regulatory Division Director, Public Works

DATE: April 15, 2024

SUBJECT: LTC Ranch West POD 7 (P23-235)
Traffic Generation, Stacking & Circulation Approval

This application and site plan prepared by Lucido & Associates submitted April 8, 2023 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

This site proposes to construct 264 single family detached homes and will generate 2, 465 daily, 195 AM peak hour and 256 PM peak hour trips. An emergency access will be constructed on E/W 5 along with approximately 560 feet of E/W 5 roadway, east of Wylder Parkway. Concurrent with the construction of POD 9, that was approved as a preliminary plat at the 3/25/24 City Council meeting, the master developer is extending Wylder Parkway north to Midway Road as a 2 lane road. Wylder Parkway at Midway Road will consist of one eastbound thru lane on Midway Road, one westbound left turn lane and one westbound thru lane on Midway Road, one left turn and one right turn lane northbound on Wylder Parkway. These construction plans are currently under review and a mass grading permit has already been issued for the extension of this roadway.