

MEMORANDUM

TO: Cody Sisk, Planner III, Planning & Zoning

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

FROM: Evan Delgado, Project Coordinator, Public Works ^{EJD}

DATE: June 4, 2025

SUBJECT: LTC Ranch West POD 6A – Phase 2 (P24-173)
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated December 16, 2021 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 the LTC Ranch DRI, Chapter 156 of City Code, and Public Works Policy 19-01pwd.

This proposed plat is included in the overall LTC Ranch West development. The proposed subdivision that will be created by this plat is anticipated to generate 1,679 daily, 152 AM Peak Hour and 188 PM Peak Hour net new trips. This developer is conducting the design for the traffic signal and intersection improvements at Wylder Parkway and Glades Cut Off Road. They have committed to have this traffic signal complete by the end of 2025. Also, the developer is currently extending Wylder Parkway from the current terminus north to connect to Midway Road. There will be improvements to the intersection of Wylder Parkway and Midway Road as part of the road extension to accommodate the lane geometry that is needed.