

## MEMORANDUM

TO: Cody Sisk, Planning & Zoning

FROM: Diana Spriggs, P.E. – Assistant Director, Public Works

DATE: March 31, 2025

SUBJECT: P24-154 LTC Ranch POD 2 Phase 1 & 2 Final Plat  
Traffic Generation, Stacking & Circulation Approval

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This application and Traffic Report prepared by O'Rourke Engineering and Planning dated February 21, 2024 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 proposed 520 single family dwelling development is included in the overall LTC Ranch West development. This application is for a portion of the previously approved Preliminary Plat for the entire POD 2 development approved as part of Consent on City Council meeting of July 8, 2024. The overall development approved as part of the Development of Regional Impact Amendment through Resolution 23-R97 anticipates generating 3,615 PM Peak hour trips for the west side of I-95. This developer is conducting the design for the traffic signal and intersection improvements at Wylder Parkway and Glades Cut Off Road. Also, with the development of the adjacent POD 5 parcel, the developer is 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.