



MEMORANDUM

TO: Cody Sisk, Planning & Zoning

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

DATE: February 20, 2025

SUBJECT: P24-063 LTC Ranch Wylder POD 5 Phase 1
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated January 11, 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 310 multifamily development anticipates generating 165 PM Peak hour trips based on the ITE Trip Generation Manual, 11th edition. 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 this POD 5 parcel, the developer is extending the current 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.