

MEMORANDUM

TO: Anne Cox – Assistant Director, Planning & Zoning

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

FROM: Melissa Perry – Project Coordinator, Public Works

DATE: March 18, 2024

SUBJECT: P23-153 LTC Ranch POD 9, Phase 1 – Final Plat
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by MacKenzie Engineering & Planning, LLC. dated December 11, 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.

Based on the ITE Trip Generation Manual, this entire POD anticipates 756 PM Peak Hour driveway trips. Based on the proposed turn movements and directions of traffic flow anticipated, a left and right turn lane are proposed at both the main entrance along Wylder Parkway and at the intersection of E/W 5 and Wylder Parkway. The secondary entrance for POD 9 is along E/W 5.

Concurrent with the construction of POD 9, the 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 thru lane on Midway Road, and 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.

Public Works would like to recommend a condition of approval to include:

1. No residential building permits are to be issued within LTC Ranch Pod 9 until the Temporary Drainage Easement has been executed or a final plat to include the Easement location has been recorded.