

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: LGI Homes, Inc. DATE OF REQUEST: 04 / 19 / 16 ZONE ATLAS PAGE(S): N-9

**CURRENT:**

ZONING R-LT

**LEGAL DESCRIPTION:**

LOT OR TRACT # Tract A-1-A and A-1-B

BLOCK # \_\_\_\_\_

PARCEL SIZE (AC/SQ. FT.) 41.8264 Sq. ft.

SUBDIVISION NAME Desert Sands

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ]

ZONE CHANGE [ ]: From \_\_\_\_\_ To \_\_\_\_\_

SECTOR, AREA, FAC, COMP PLAN [ ]

AMENDMENT (Map/Text) [ ]

**SITE DEVELOPMENT PLAN:**

SUBDIVISION\* [ X ] AMENDMENT [ ]

BUILDING PERMIT [ ] ACCESS PERMIT [ ]

BUILDING PURPOSES [ ] OTHER [ ]

\*includes platting actions

**PROPOSED DEVELOPMENT:**

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [ X ]

EXPANSION OF EXISTING DEVELOPMENT [ ]

**GENERAL DESCRIPTION OF ACTION:**

# OF UNITS: 247

BUILDING SIZE: \_\_\_\_\_ (sq. ft.)

**Note:** changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE *James D. Hughes*

DATE 4/19/16

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [  ] NO [ ] BORDERLINE [ ]

THRESHOLDS MET? YES [  ] NO [ ] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes:  
*THE NUMBER OF PROPOSED UNITS EXCEEDS THE CoA THRESHOLD OF 150.*

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

*John B. Gumb*  
TRAFFIC ENGINEER

4.29.16  
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED    /   /     
-FINALIZED    /   /   

TRAFFIC ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

100<sup>+</sup> PEAK HOUR TRIPS (AM OR PM)  
 ENTERING OR EXITING THE SITE  
 REQUIRES A TIS.

### TRAFFIC IMPACT STUDY THRESHOLDS

The following development thresholds may be used as a general guide to determine the need for a Traffic Impact Study (TIS) on any given development proposal. The purpose of TIS is to determine the anticipated traffic impacts of a development on the major street network that serves the proposed development. Contact the Transportation Development Section of the Development and Building Services Center for confirmation.

For bulk parcels of land which are currently zoned but do not have a specific development proposal a TIS is most likely required.

- Commercial zoning ... larger than 1.5 acres, or
- Industrially zoning ... larger than 6.5 acres, or
- Office use zoning ... larger than 3.5 acres

LAND USE TYPE	UNITS	THRESHOLD
Apartments / Condominiums	Units	300
Bank	Square Feet	10,000
Bank w/ drive thru windows	Windows	4
Building Material Store	Square Feet	60,000
Convenience Market w/fueling station	Stations	7
Convenience Market	Square Feet	3,100
Discount Store/Club	Square Feet	56,000
Drugstore (Walgreen's Type)	Square Feet	9,500
Hotel / Motel	Rooms	250
Industrial	Square Feet	116,000
Manufacturing	Square Feet	160,000
Medical/Dental Office	Square Feet	37,000
Office	Square Feet	51,000
Manufactured Home Park	Units	300
Residential (single family detached)	Units	150
Residential (non- single family detached)	Units	300
Restaurant "High Turn Over Sit Down"	Square Feet	11,000
Restaurant "Fast Food"	Square Feet	3,000
Restaurant "Quality"	Square Feet	19,000
Retail	Square Feet	15,000
Service Station w/ convenience mart	Pumps	13
Service station w/ fast food	Square Feet	2,000
Supermarket	Square Feet	19,000
Theater	Seats	1,000
Warehousing	Square Feet	160,000

**DEVELOPMENTS THAT GENERATE 500 OR MORE VEHICLE TRIPS IN THE AM OR PM PEAK HOUR MAY REQUIRE AN EXPANDED ANALYSIS.**

**Land uses that do not independently require a TIS:**

- Church...Garden Center...Mini Storage Warehouse...Tire Store...Apparel Store...Nursing Home...  
 Nursery...Wholesale...Car Sales (new and used)...Car Wash (self-service)...Furniture Store...  
 Schools

**For sites that have a combination of land use types, or for land uses that are not listed above, please contact Transportation Development at 924-3994.**