



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

A11D017A

Project Title: Proposed Retail

Zone Atlas Page: A11 DFT/DHO #: BP #:

Development Street Address:

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: Z J Group Inc. **Contact:** Amin Habib

Address: 1 South 376 Summit Ave. Court A Ste 2B, Oakbrook Terrace, IL 60181

Phone#: (630) 461-4712 E-mail: ahabib@zjgroup.net

Development Information

Build out/Implementation Year: 2025

Existing Use: Open Space

Describe Proposed Development and Uses:

A single tenant building with a drive-thru and a three tenant building with a drive-thru and two retail tenants.

Days and Hours of Operation (if known):

Facility

Building Size (sq. ft.): Single tenant bldg.: 2,500 sf, three tenant bldg.: 4,160 sf

Number of Residential Units: 0

Number of Commercial Units: 4

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):*

Expected Number of Employees (if known):*

Expected Number of Delivery Trucks/Buses per Day (if known):*

Trip Generations during PM/AM Peak Hour and ITE # (if known):*

Driveway(s) Located on: Street Name Unnamed internal road adjacent to Unser Blvd NW

Adjacent Roadway(s) Posted Speed: Street Name Unser Boulevard Speed 40 mph

Street Name Speed

* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation (e.g. Main Street, Major Transit, N/A): N/A
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): N/A
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Street Functional Classification (e.g. Principal Arterial, Collector): Principal Arterial
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Jurisdiction of roadway (NMDOT, City, County): City of Albuquerque

Adjacent Roadway(s):

Name: Unser Boulevard Traffic Volume: 1158 Volume-to-Capacity Ratio (v/c): 0.477

Name: _____ Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti> and <https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App>

Adjacent Transit Service(s): Bus Rte 155 Nearest Transit Stop(s): McMahon & Unser
<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: No
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure: Existing bike path in Unser Blvd ROW

Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: Existing 10' bike path, 5'-6' landscape buffer, 1.5'-3' bike buffer
Sidewalk and buffer width: DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: ccherne@cabq.gov. Email or call 505-924-3986 for information.

For City Personnel Use:

TIS Determination

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

Traffic Impact Study (TIS) Required: Yes [] No [X]

Thresholds Met? Yes [X] No []

Mitigating Reasons for Not Requiring TIS and/or Notes:

There is an approved Traffic Study for this commercial subdivision: A11D017. Accumulated Trips in subdivision are below Traffic Study total trips.

Fast Food with Drive Through
ITE 934, High-Turnover
Restaurant 934

AM Trips 213
PM Trips 192

Curtis A Cherne

TRAFFIC ENGINEER

12-18-24

DATE