



City of Albuquerque

Planning Department
Development Review Services Division

A12D001B

Traffic Scoping Form (REV 12/2020)

Project Title: Burgerking 4760 McMahon Drive Thru improvements
Building Permit #: BP-2024-30310
Hydrology File #: _____
Zone Atlas Page: G-11 **DRB#:** _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 185A PARADISE NORTH
City Address: 4760 McMAHON BLVD, NW, ALBUQUERQUE, NM 87114
Applicant: SIMONS ARCHITECTURE PC **Contact:** JOE SIMONS
Address: P.O. Box 67408 ALBUQUERQUE NM 87197
Phone#: 505-480-4796 **Fax#:** _____ **E-mail:** joe@simonsarchitecture.com

Development Information

Build out/Implementation Year: 2024 **Current/Proposed Zoning:** MX-M
Project Type: New: () Change of Use: () Same Use/Unchanged: (X) Same Use/Increased Activity: ()
Proposed Use (mark all that apply): Residential: () Office: () Retail: (X) Mixed-Use: ()
Describe development and Uses:
FACADE IMPROVEMENTS AND THE ADDITION OF A SECOND DRIVE-THRU LANE (NO INCREASE IN TRAFFIC COUNTS ANTICIPATED WITH THIS IMPROVEMENT SCOPE OVER NORMAL BUSINESS CURRENTLY IN OPERATION - THIS IS A CONVENIENCE UPGRADE ONLY
Days and Hours of Operation (if known): 5:30 a.m. to 12 a.m.

Facility

Building Size (sq. ft.): 3055
Number of Residential Units: NONE
Number of Commercial Units: ONE

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known): * 500 (UNCHANGED WITH THIS SCOPE)
Expected Number of Employees (if known): * 8 (UNCHANGED WITH THIS SCOPE)
Expected Number of Delivery Trucks/Buses per Day (if known): * ONCE PER WEEK (UNCHANGED)
Trip Generations during PM/AM Peak Hour (if known): * UNKNOWN (UNCHANGED WITH THIS SCOPE)
Driveway(s) Located on: Street Name 101 Lomas Blvd., NE and Commercial Street NE
Adjacent Roadway(s) Posted Speed:
Street Name Coors Blvd Posted Speed 45 MPH
Street Name Redlands, NW Posted Speed 25 mph

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: UNKNOWN
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: UNKNOWN
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: UNKNOWN Volume-to-Capacity Ratio: UNKNOWN
(if applicable)

Adjacent Transit Service(s): BUS ROUTES 92 / 155 Nearest Transit Stop(s): McMAHON AND GOLF COURSE

Is site within 660 feet of Premium Transit?: UNKNOWN

Current/Proposed Bicycle Infrastructure: N/A UNCHANGED BY THIS SCOPE
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: UNCHANGED WITH THIS SCOPE - EXCEPT MINOR REPAIR

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

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] Borderline []

Thresholds Met? Yes [] No [X]

Mitigating Reasons for Not Requiring TIS: Previously Studied: []

Notes:

This is an existing building. The facility upgrade may generate more trips, but not enough to warrant a Traffic Study.

Curtis A Cherne

TRAFFIC ENGINEER

8-26-24

DATE

Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
4. Location of nearby multi-use trails, if applicable ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.