



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

Project Title: Fiiz Drink Building Permit #: \_\_\_\_\_ Hydrology File #: A14D049

Zone Atlas Page: B 14 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Tract MM-1-A of Seven-Bar Ranch, Town of Alameda Grant

City Address: 10100 Cottonwood Drive NW, Albuquerque, NM 8714

Applicant: JCII Group, LLC Contact: Joseph Casares

Address: 8105 Sand Springs Cr. NW, Abq. NM 87114

Phone#: 505-264-6918 Fax#: \_\_\_\_\_ E-mail: JCIIGroup@gmail.com

### Development Information

Build out/Implementation Year: 2024/2025 Current/Proposed Zoning C-2

Project Type: New: (X) Change of Use: ( ) Same Use/Unchanged: (X) Same Use/Increased Activity:

( ) Proposed Use (mark all that apply): Residential: ( ) Office: ( ) Retail: ( ) Mixed-Use: ( )

Describe development and Uses:

Drive-thru specialty drinks and snacks.

Days and Hours of Operation (if known): 9am-9pm

### Facility

Building Size (sq. ft.): 1,200 sqft.

Number of Residential Units: \_\_\_\_\_

Number of Commercial Units: \_\_\_\_\_

### 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 (if known):\* \_\_\_\_\_

Driveway(s) Located on: Street Name Old Airport Road and Cottonwood Loop

Adjacent Roadway(s) Posted Speed: Street Name Old Airport Road Posted Speed 30MPH

Street Name Cottonwood Loop Posted Speed 35MPH

## Roadway Information (adjacent to site)

Old Airport Road -Local Road

Comprehensive Plan Corridor Designation/Functional Classification: Cottonwood Loop - Local Road  
(arterial, collector, local, main street)

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

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

Adjacent Roadway(s) Traffic Volume: Old Airport - ADT 2500 Volume-to-Capacity Ratio: n/a  
Cottonwood - ADT 2500 (if applicable)

Adjacent Transit Service(s): none Nearest Transit Stop(s): none

Is site within 660 feet of Premium Transit?: no

Current/Proposed Bicycle Infrastructure: No bike lanes exist on Old Airport nor Cottonwood  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: build new 6' wide sidewalk around site and adjacent to lot lines. Add one new  
driveway on Cottonwood Loop and one on Old Airport Road.

## 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](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 ☐ Borderline ☐

Thresholds Met? Yes ☐ No ☐

Mitigating Reasons for Not Requiring TIS: Previously Studied: ☐

Notes: TSF States will not open until 9 AM

*Curtis A Cherne*

TRAFFIC ENGINEER

5-29-24

DATE

ITE 937 Coffee/Donut Shop with Drive  
Thru: swapping AM and PM  
AM 0 trips as will not be open  
PM 120 trips

## **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](mailto: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.