



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: EAGLE RANCH RETAIL
Building Permit #: BP-2024-06409 Hydrology File #: _____
Zone Atlas Page: B-13 DRB#: 1000771 EPC#: 15 EPC-4007 Work Order#: _____
Legal Description: TRACT C PLAT OF TRACTS A, B, & C COTTONWOOD POINTE
Development Street Address: 9651 EAGLE RANCH RD NW
Applicant: RBA ARCHITECTURE, PC Contact: David
Address: 1104 PARK AVE SW ABQ, NM 87102
Phone#: 505-242-1859 Fax#: _____
E-mail: david@rba81.com

Development Information

Build out/Implementation Year: _____ Current/Proposed Zoning: MX-M

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

Change of Zoning: ()

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

Describe development and Uses:

A 7,200 SF SHELL BUILDING FOR FUTURE RETAIL SPACE AND A RESTAURANT
SPACE W/ DRIVE-THRU. A SIMILAR SECOND BUILDING WILL BE BUILT UNDER A FUTURE PERMIT

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 2 - 7,200 SF BUILDINGS

Number of Residential Units: 0

Number of Commercial Units: 2

Traffic Considerations

ITE Trip Generation Land Use Code FOUNDATION ONLY PERMIT. WE WILL HAVE TO
REVISIT UNDER BUILDING PERMIT

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 PRIVATE DRIVE OFF OF EAGLE RANCH RD NW
(WESTSIDE DR)

Adjacent Roadway(s) Posted Speed: Street Name EAGLE RANCH RD NW Posted Speed 35
Street Name WESTSIDE DR Posted Speed 25

* 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/Functional Classification: LOCAL
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: N/A
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: 0-54584 Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): BUS ROUTE ON EAGLE RANCH Nearest Transit Stop(s): BUS STOP ROUTE 94 - 5

Is site within 660 feet of Premium Transit?: N/A

Current/Proposed Bicycle Infrastructure: PROPOSED BIKE LANE
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: N/A

Relevant Web-sites for Filling out Roadway Information:

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

Comprehensive Plan Corridor/Designation: See GIS map.

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 ☒

Thresholds Met? Yes [] No ☒

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

Notes: When the property is developed with a business the traffic scoping will need to be reevaluated.

M.P. P.E.
TRAFFIC ENGINEER

4/10/2024
DATE

Submittal