



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: GARCIA CADILLAC

Building Permit #: _____ Hydrology File #: F16/D003I

Zone Atlas Page: F-16-Z DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Renaissance Center II, Tract 14-A-1

Development Street Address: 1220 S Renaissance Blvd NE

Applicant: Wooten Engineering Contact: Jeffrey T. Wooten, P.E.

Address: P.O. Box 15814, Rio Rancho, NM 87174

Phone#: 505-980-3560 Fax#: _____

E-mail: jeffwooten.pe@gmail.com

Development Information

Build out/Implementation Year: 2021 Current/Proposed Zoning: NR-GM

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

Change of Zoning: ()

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

Describe development and Uses: The proposed development consists of an addition to the existing Car Dealership located at 1220 S Renaissance Blvd NE. The existing car/motorcycle dealership will be changed to Garcia Cadillac and requires an expansion to the building. The existing building area is +/-23,528 SF and the proposed building area is +/-25,446 SF. The total additional area is +/-1,918 SF.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 9am-7pm M-F, 9am-7pm Sat, Closed Sundays

Number of Residential Units: N/A

Number of Commercial Units: 1

Traffic Considerations

ITE Trip Generation Land Use Code 841 – New Car Sales ITE Land Use Code #840

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):* Existing = 62 Trips; Proposed = 67 Trips (per ITE Code 841)

Driveway(s) Located on: Shared Driveways Located on S Renaissance and Montbel, One additional Driveway on Montbel. All three driveways are existing

Adjacent Roadway(s) Posted Speed: S Renaissance Blvd NE 35 mph

Montbel Loop NE No sign is posted

** 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: Collector
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Employment Center
(urban center, employment center, activity center, etc.)

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

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

Adjacent Transit Service(s): Montano Blvd Nearest Transit Stop(s): Montano Blvd just west of Renaissance

Is site within 660 feet of Premium Transit?: Yes

Current/Proposed Bicycle Infrastructure: No bike lanes are existing or proposed to my knowledge (bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalks are existing along both adjacent streets.

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 [X]

Thresholds Met? Yes [] No [X]

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

Notes:

M. P. ... P.E.

5/3/2021

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and 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 volume to capacity (v/c) ratio on this form.