



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: LEXUS OF ALBUQUERQUE
Building Permit #: _____ Hydrology File #: _____
Zone Atlas Page: F17 DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 3, BLOCK O TRACT C OF TRACTS A, B & C LLD Subd. Cont 3.91 AC
Development Street Address: 4821 PAN AMERICAN FREEWAY NE
Applicant: AYER DESIGN GROUP, LLC Contact: BIRKIE AYER
Address: 215 JOHNSTON STREET, ROCK HILL, SC 29730
Phone#: 803-328-5858 Fax#: N/A
E-mail: Birk@Ayerdesigngroup.com

Development Information

Build out/Implementation Year: 2022/2023 Current/Proposed Zoning: NR-LM / NR-LM
Project Type: New: () Change of Use: () Same Use/Unchanged: () Same Use/Increased Activity: (✓)
Change of Zoning: ()
Proposed Use (mark all that apply): Residential: () Office: (✓) Retail: (✓) Mixed-Use: ()
Describe development and Uses:
PROPOSED 15,536 SF EXPANSION TO AN EXISTING LEXUS AUTOMOBILE SALES &
SERVICE DEALERSHIP. THE SHOP & SHOWROOM ARE BEING ENLARGED.
Days and Hours of Operation (if known): M-F 7AM TO 6PM, SAT 8AM TO 5PM, SUN CLOSED

Facility

Building Size (sq. ft.): 38,336 SF PROPOSED = 15,635 SALES & OFFICE + 19,400 SERVICE
EXISTING BLDG = 22,800 SF
Number of Residential Units: NONE
Number of Commercial Units: _____

Traffic Considerations

ITE Trip Generation Land Use Code 840 CAR DEALERSHIP/AUTO SALES NEW
Expected Number of Daily Visitors/Patrons (if known):* UNKNOWN
Expected Number of Employees (if known):* ± 50
Expected Number of Delivery Trucks/Buses per Day (if known):* 1
Trip Generations during PM/AM Peak Hour (if known):* 2/1X 2.43(39) = 95
Driveway(s) Located on: Street Name PAN AMERICAN FREEWAY NE (SERVICE ROAD)

ITE Land Use #840 Automobile Sales (New) 35k SQ FT AM peak 58 trips PM peak 91 trips
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Adjacent Roadway(s) Posted Speed: Street Name PAN AMERICAN HWY NE Posted Speed 45 MPH
Street Name _____ Posted 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/Functional Classification: TRANSIT CORRIDOR / REGIONAL PRINCIPAL
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: ~~URBAN CENTER~~ Not in a Center
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: 11,876 Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): BUS ROUTE 93, 251 Nearest Transit Stop(s): OFFICE BLVD.

Is site within 660 feet of Premium Transit?: NO

Current/Proposed Bicycle Infrastructure: NONE
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: SPORADIC EX. SIDEWALK / NONE OR AS REQ'D BY EPC

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:

M.P. P.E.

7/27/2022

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.