



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Seven Clover TCL #: G14D062 Hydrology File #: N/A
Zone Atlas Page: F-15-Z DRB#: N/A EPC#: N/A Work Order#: N/A
Legal Description: 101406004321730415
City Address: 3641 12TH ST NW ALBUQUERQUE NM 87107
Applicant: Penny Design, LLC Contact: Penny Dudley
Address: 302 Sandia Rd NW
Phone#: 505.280.5439 Fax#: _____ E-mail: penny@pennydesign.net

Development Information

Build out/Implementation Year: 2023 Current/Proposed Zoning: MX-M
Project Type: New: () Change of Use: (x) Same Use/Unchanged: () Same Use/Increased Activity: ()
Proposed Use (mark all that apply): Residential: () Office: () Retail: (M) Mixed-Use: ()
Describe development and Uses:
Cannabis Dispensary

Days and Hours of Operation (if known): 10 am - 7 pm - Dispensary

Facility

Building Size (sq. ft.): 1,0
Number of Residential Units: 0
Number of Commercial Units: 0

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* 25
Expected Number of Employees (if known):* 5
Expected Number of Delivery Trucks/Buses per Day (if known):* 1 - 2 a week
Trip Generations during PM/AM Peak Hour (if known):* _____
Driveway(s) Located on: Street Name Candalaria and 12th Street
Adjacent Roadway(s) Posted Speed: Street Name Candalaria Street Posted Speed _____
Street Name 12th Street Posted Speed _____

ITE Land Use # 882,
Marijuana Dispensary,
1,500 Sq Ft
AM peak -Not open
PM peak 26 trips

* 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~~ Minor Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: ~~Urban~~ Activity Center
(urban center, employment center, activity center)

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

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

12th St V/C
AM SB 0.61, NB 0.72
PM SB 0.68, NB 0.77

Candelaria Rd V/C
PM WB 0.86

Adjacent Transit Service(s): Bus Route 36 and 37 Nearest Transit Stop(s): 12th and Candelaria

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Bike Lane on Candelaria a portion of the street designated lane for bikes
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing Sidewalks on 12th street and Candelaria

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> (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/taga/>

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 ☒ Borderline []

Thresholds Met? Yes [] No ☒

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

Notes:

M. P. E.

12/26/2023

TRAFFIC ENGINEER

DATE