



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

Project Title: 5400 Menaul Oil Change Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

Zone Atlas Page: H-18-Z DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: TR A PLAT OF TR A BLK 106 BEL-AIR SUBD BEING A REPLAT OF LTS 8, 9 & 10 BLK 106 CONT 14,475 SF M/L

City Address: 5400 MENAUL BLVD NE ALBUQUERQUE NM 87110

Applicant: Tierra West LLC Contact: Luis Noriega

Address: 5571 Midway Park PI NE, Albuquerque, NM 87109

Phone#: 505.858.3100 Fax#: \_\_\_\_\_ E-mail: lnoriega@tierrawestllc.com

### Development Information

Build out/Implementation Year: 2022 Current/Proposed Zoning: MX-M

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

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

Describe development and Uses:

New commercial development - Drive Thru Oil Change Facility

Days and Hours of Operation (if known): 8 am to 6 pm, Monday - Saturday

### Facility

Building Size (sq. ft.): 1,412 SF

Number of Residential Units: N/A

Number of Commercial Units: 1

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* 98

Expected Number of Employees (if known):\* 5

Expected Number of Delivery Trucks/Buses per Day (if known):\* 1

Trip Generations during PM/AM Peak Hour (if known):\* AM In: 6, AM Out: 2, PM In: 5, PM Out: 7.

Driveway(s) Located on: Street Name Menaul Blvd NE & La Veta Dr NE.

Adjacent Roadway(s) Posted Speed: Street Name Menaul Blvd NE Posted Speed 35 MPH

Street Name La Veta Dr NE. Posted Speed 25 MPH

## Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Urban Principal Arterial  
(arterial, collector, local, main street)

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

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

Adjacent Roadway(s) Traffic Volume: 29,269 ADT Volume-to-Capacity Ratio: \_\_\_\_\_  
(if applicable)

Adjacent Transit Service(s): Bus Stop Nearest Transit Stop(s): 150' East

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

Current/Proposed Bicycle Infrastructure: N/A, La Veta Dr is a local road.  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Remove and replace existing sidewalk.

## 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:



8/25/2021

TRAFFIC ENGINEER

DATE

## **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.