



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Champion Xpress Car Wash

Building Permit #: N/A Hydrology File #: _____

Zone Atlas Page: J-17-Z DRB#: N/A EPC#: N/A Work Order#: _____

Legal Description: LOT 10-A REPLAT OF LTS 6, 7, 8, 9, 10, 11 AND THE WLY 10' OF LT 5 AND THE VACATED ALLEY IN BLK 2 DOROTHY BROWN'S CONT 30,788 SQ FT
M/L

Development Street Address: 5101 LOMAS ALBUQUERQUE NM 87110

Applicant: VIA Real Estate, LLC Contact: _____

Address: 13105 Dover Avenue, Lubbock, Tx 79424

Phone#: 806-368-7843 Fax#: _____

E-mail: derrick@7bdev.com

Development Information

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

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

Change of Zoning: ()

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

Describe development and Uses:

Automated Car Wash with vacuum stalls

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 3,918 SF

Number of Residential Units: N/A

Number of Commercial Units: 1

Traffic Considerations

ITE Trip Generation Land Use Code 948

Expected Number of Daily Visitors/Patrons (if known):* +/- 200 vehicles

Expected Number of Employees (if known):* 3-4 working per shift

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

Trip Generations during PM/AM Peak Hour (if known):* 64 Trips (PM)

LOMAS BLVD NE
MANZANO ST NE

Driveway(s) Located on: Street Name

Adjacent Roadway(s) Posted Speed: Street Name LOMAS BLVD NE Posted Speed 40 MPH

Street Name MANZANO ST NE Posted Speed Not listed on GIS

** 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: LOMAS BLVD NE- urban principal arterial
MANZANO ST NE- local urban streets
(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: LOMAS BLVD NE - 24200 Volume-to-Capacity Ratio (v/c):
(if applicable)

Adjacent Transit Service(s): Bus Route 11 Nearest Transit Stop(s): Bus Stop 11

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: N/A
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Currents along Lomas and Monzano

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: ~~A Traffic Queuing Analysis is required as part of the DRB approval.~~ MPG, 4/15/2022

M. P. E.

TRAFFIC ENGINEER

4/7/2022

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.