



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Stripes Burrito Co.

Building Permit #: BP-2021-05285 Hydrology File #: _____

Zone Atlas Page: J-18 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LT P Tract 16 MILE-HI ADDITION

Development Street Address: 6121 Lomas Blvd NE

Applicant: Garcia/Kraemer & Associates Contact: Jonathan Turner

Address: 600 1st St NW- Suite 211

Phone#: 505-440-1524 Fax#: _____

E-mail: jct473@gmail.com

Development Information

Build out/Implementation Year: 2021 Current/Proposed Zoning: MX-M

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

Change of Zoning: ()

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

Describe development and Uses:
Tenant Improvement & change of use from Car Wash to Drive-thru Restaurant

Days and Hours of Operation (if known): M-F 5:30AM to 8:00PM Sunday 6:00AM to 4:00PM

Facility

Building Size (sq. ft.): Restaurant- 855 SF + 1 unheated storage building-1160 SF

Number of Residential Units: N/A

Number of Commercial Units: 1

Traffic Considerations

ITE Trip Generation Land Use Code 935

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

Expected Number of Employees (if known):* 4

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

Trip Generations during PM/AM Peak Hour (if known):* 36.42 / 36.42

Driveway(s) Located on: Street Name 1 driveway on Lomas Blvd and 1 driveway on San Pedro (2 total driveways)

Adjacent Roadway(s) Posted Speed: Street Name Lomas Blvd NE Posted Speed 40 mph
Street Name San Pedro Dr NE Posted Speed 35 mph

** 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- Regional Pricipal Arterial / San Pedro- Major Collector
(arterial, collecdtor, local, main street)

Comprehensive Plan Center Designation: Activity Center- State Fair
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: Lomas- 25,000 San Pedro- 17,600 Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): Lomas Blvd and San Pedro Ave Nearest Transit Stop(s): Abutting property Lomas #11 & 65ft. San Pedro #34

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: None existing, none proposed
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing, none proposed

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.

9/8/2021

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.