



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 #: N/A

Zone Atlas Page: J-21-Z DRB#: N/A EPC#: N/A Work Order#: TBD
Legal Description: TR B-1 BLK 11 OF TRS B-1 & B-2 BLK 11 UNIT #4 DALE J BELLAMAH'S EASTRIDGE (BEING A REPL OF TR A-3-2) CONT 0.8737 AC

Development Street Address: 1520 JUAN TABO BLVD NE ALBUQUERQUE NM 87112

Applicant: VIA Real Estate, LLC. Contact: Derrick Merchant

Address: 13105 Dover Ave., Lubbock, TX 79424

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

E-mail: derrick@7bdev.com

Development Information

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

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:

Automated car wash with vacuum stalls.

Days and Hours of Operation (if known): 8 am - 8 pm

Facility

Building Size (sq. ft.): ~ 2,896 sq-ft (subject to change)

Number of Residential Units: 0

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):* Unknown

Trip Generations during PM/AM Peak Hour (if known):* 41 Trips (PM)

Driveway(s) Located on: Street Name Juan Tabo Blvd NW and Princess Jeanne Ave NW

Adjacent Roadway(s) Posted Speed:	Street Name	Juan Tabo Blvd NW	Posted Speed	40 M.P.H.
	Street Name	Princess Jeanne Ave NW	Posted Speed	not listed

** 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)

JUAN TABO BLVD NE - urban principal
arterial
PRINCESS JEANNE AV NE - local urban
streets

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

Comprehensive Plan Center Designation: None
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: Juan Tabo 26,900 Volume-to-Capacity Ratio (v/c): Juan Tabo 0.5 - 0.5
(if applicable)

Adjacent Transit Service(s): Bus 1 Nearest Transit Stop(s): Route 1

Is site within 660 feet of Premium Transit?: No

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

Current/Proposed Sidewalk Infrastructure: Existing sidewalk along Juan Tabo Blvd NW and Princess Jeanne Ave NW

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 (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.

10/12/2021

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 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.