



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Popeyes - 840 Juan Tabo Blvd. NE **Building Permit #:** N/A **Hydrology File #:** N/A
Zone Atlas Page: **DRB#:** N/A **EPC#:** N/A **Work Order#:** N/A
Legal Description: TR C1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" AND "B" OF PRINCESS JEANNE PARK ADDN CONT
City Address: 840 Juan Tabo Blvd. NE

Applicant: Souder, Miller & Associates **Contact:** Michael Johnson, PE
Address: 3500 Sedona Hills Parkway, Las Cruces, NM 88011
Phone#: (575) 647-0799 **Fax#:** N/A **E-mail:** michael.johnson@soudermiller.com

Development Information

Build out/Implementation Year: 2024 **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 Development: Popeyes Fast Food Restaurant with drive through. Existing Development: Old Village Inn Restaurant with no drive through.

Note: existing building and site is being demolished for new development.

Days and Hours of Operation (if known): Approx: 10am - 11pm Thursday-Saturday & 10am-10pm Sunday-Wednesday

Facility

Building Size (sq. ft.): 2550 sf

Number of Residential Units: 0

Number of Commercial Units: 1

Traffic Considerations

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

Expected Number of Employees (if known):* 21 Total Employees (not per shift)

Expected Number of Delivery Trucks/Buses per Day (if known):* 2 Delivery Trucks / Week

Trip Generations during PM/AM Peak Hour (if known):* ITE LAND USE CODE 934 (2,550 GFA): AM Peak - Closed during AM Peak. PM Peak - 84 (44 In, 40 Out)

Driveway(s) Located on: Street Name Juan Tabo Blvd. NE

Adjacent Roadway(s) Posted Speed: Street Name Juan Tabo Blvd. NE Posted Speed 40 mph

Street Name Posted Speed

* 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: Community Principal Arterial / Multi-Modal Corridor
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: None. Located in the middle of 3 neighborhood centers.
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: Northbound: 17,426/day - Southbound: 12,218/day Volume-to-Capacity Ratio: Northbound: 0.5289 - Southbound: 0.3230
(if applicable)

Adjacent Transit Service(s): Park & Ride - Regular Routes: Local All Day Service Nearest Transit Stop(s): #2077 Juan Tabo @ Lomas - 319' to the NW of existing driveway

Is site within 660 feet of Premium Transit?: Yes. 319' to NW and 531' to SW

Current/Proposed Bicycle Infrastructure: No existing or proposed bike lane, trail, or route on either side of Juan Tabo Blvd. NE.
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Unaltered existing sidewalk along both sides of Juan Tabo Blvd. NE.

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 ☒ Borderline ☐

Thresholds Met? Yes ☐ No ☒

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

Notes:

M. P. E.

3/4/2024

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 . 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.