



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Panda Express 2040 Gibson Blvd. SE Building Permit #: N/A Hydrology File #: _____

Zone Atlas Page: _____ DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lot lettered "C-2" of Plat of Lots C-1 and C-2, LOVELACE HEIGHTS ADDITION, (Being a Replat of Tract C, Lovelace Heights Addition), Within Section 33, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 18, 2023 in Plat Book 2023C, Page 37.

City Address: 2040 Gibson Blvd. SE Albuquerque, NM 87106

Applicant: Lee Pennington Contact: Lee Pennington

Address: 7705 Spicer Farm Lane Fairview, TN 37062

Phone#: 615-624-3294 Fax#: N/A E-mail: Lee@civilengineeringservices.net

Development Information

Build out/Implementation Year: 2024 Current/Proposed Zoning: NR-C

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

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

Describe development and Uses:

Panda Express Restraint with drive thru

Days and Hours of Operation (if known): 11:00 AM to 9:00 PM

Facility

Building Size (sq. ft.): 2,621 SF

Number of Residential Units: N/A

Number of Commercial Units: One

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* 232 vehicles per day

Expected Number of Employees (if known):* N/A

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

Trip Generations during PM/AM Peak Hour (if known):* 127 vehicles trips

Driveway(s) Located on: Gibson boulevard SE and Miles Road

Adjacent Roadway(s) Posted Speed:	Gibson Blvd SE	45 mph
	Miles RD	N/A

* 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: Regional Principal Arterial

(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Urban Center

(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: 1430 (PM Peak Hour) Volume-to-Capacity Ratio: 0.39199999
(if applicable)

Adjacent Transit Service(s): Bus Nearest Transit Stop(s): 400 feet on Gibson

Is site within 660 feet of Premium Transit?: Yes

Current/Proposed Bicycle Infrastructure: yes

(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: yes

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: Site within HT#M15D012 Gibson Yale Commercial TIS approved 3/15/2022.

M. P. E.

TRAFFIC ENGINEER

2/12/2024

DATE