

ANIMAS CIVIL ENGINEERING

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OKLAHOMA ENGINEERING FIRM REG. NO. CA-9445

Jose Jimenez Rubio
Community Development
City of Broken Arrow
220 S. First Street
Broken Arrow, OK 74012



RE: TFCU – Lot 3
5608 S. Aspen Drive
Variance Request

Mr. Rubio:

Please accept this letter on behalf of the current owner, Peak Broken Arrow, LLC, and the developer, Tinker Federal Credit Union, as our formal request for Variances to the subdivision code.

1. The property is located within the Highway Overlay Design District and requires the building orientation to face Creek Turnpike. Our request is to grant a variance to allow the building to face Aspen Avenue as there is significant topography between Creek Turnpike and the building location. The building is more visible from Aspen Avenue and has been designed to feature the primary façade along Aspen Avenue.
2. The maximum allowable parking is 125% of the code minimum requirements. A bank is required to park at 1 space per 300 square feet. The proposed bank is 4,531 square feet which requires 16 parking spaces and only allows 20 parking spaces based on code. Our request is to grant a variance to allow the site to provide additional parking as shown on the attached Site Plan (currently 38 spaces shown). TFCU expects a high volume of customers at this location similar to their other facilities throughout Oklahoma.

Should you have any additional comments or questions, please give me a call to discuss.

Sincerely,

Michael Doggett, P.E.
President
Animas Civil Engineering