



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

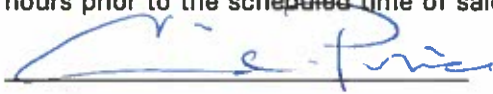
JANUARY 23, 2017

FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS

.....
AN AGENDA INFORMATION PACKET IS AVAILABLE FOR PUBLIC INSPECTION
ONLINE AT www.flower-mound.com/AgendaCenter
.....

- A. CALL TO ORDER: 6:30 P.M. *(or after the conclusion of the SMARTGrowth Commission meeting)*
- B. INVOCATION AND PLEDGE OF ALLEGIANCE
- C. CITIZEN'S COMMENTS
The purpose of this item is to allow citizens an opportunity to address the Commission on issues that are not the subject of a public hearing. Items requiring a public hearing are clearly marked as such on the agenda, and citizens and visitors will be allowed to speak on those items during the public hearing.
- D. REGULAR ITEMS
1. *Minutes of January 9, 2017*
Consider approval of the minutes of the January 9, 2017, Planning and Zoning Commission Regular Session.
 2. *MISC17-0002 – Victory Retail Parking Deviation*
Consider approval of a request for a deviation to the required parking spaces in excess of 20 percent as outlined in Section 82-73, Computing parking and loading requirements, of the Code of Ordinances. The property is generally located north of Flower Mound Road and east of Morriss Road.
- E. ADJOURNMENT

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: Jan. 19, 2017, at 4:20pm, at least 72 hours prior to the scheduled time of said meeting.



Cindi Price, Executive Assistant

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at (972) 874-6350.
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THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 9TH DAY OF JANUARY, 2017, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

The Planning & Zoning Commission met in a regular session with the following members present:

Claudio Forest	Chair
Perfecto Solis	Vice Chair
Laile Neal	Commissioner, Place 2
Mike McCall	Commissioner, Place 3
Al Linley	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Heth Kendrick	Commissioner, Place 8
David Johnson	Commissioner, Place 9

Constituting a quorum with the following members absent:

Brad Ruthrauff	Commissioner, Place 1
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Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Srinarasi	Senior Planner
Cindi Price	Executive Assistant

- A. CALL TO ORDER: 6:30 P.M.**
- B. INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. CITIZENS/VISITORS COMMENTS**

There were none.
- D. DIRECTOR'S REPORT**

- a. Presentation and discussion regarding development activity over the past year (application statistics, major project approvals, and regulation amendments), with particular focus on activity during the past three months.

Presenter

Chuck Russell, Town Planner

E. REGULAR ITEMS

1. Consider approval of the minutes of the December 12, 2016, Planning and Zoning Commission Regular Session and Work Session.

Commission Deliberation

Commissioner McCall moved to approve the December 12, 2016, minutes as presented. Vice Chair Solis seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Linley, Solis, McCall, Neal, Johnson

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 6-0.

2. Consider a request for a Site Plan (SP16-0001 – River Walk Farmers Market and Splash Pad) to develop a farmers market and splash pad. The property is generally located south of Royal Crescent Drive North and east of River Walk Drive.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Jameson Pinson, G & A Consultants
Bobby Dollak, G & A Consultants

Commission Deliberation

Vice Chair Solis moved to approve SP16-0001 – River Walk Farmers Market and Splash Pad. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Johnson, Neal, McCall, Solis, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 6-0.

F. ADJOURNMENT: 7:27 P.M.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: January 23, 2017

FROM: Chuck Russell, Town Planner

ITEM: Consider a request (MISC17-0002 - Victory Retail Parking Deviation) for a deviation to the required parking spaces in excess of 20 percent as outlined in Section 82-73, Computing parking and loading requirements, of the Code of Ordinances. The property is generally located north of Flower Mound Road and east of Morriss Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and, aside from the requested deviation, has been found to be in conformance with all applicable Town regulations.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to request a deviation to required parking on the subject property in accordance with Section 82-73 of the Town's Code of Ordinances. Section 82-73, entitled "Computing parking and loading requirements," states in part:

- Deviation of required spaces. The amount of parking can be reduced or increased by 20 percent. **Deviations in excess of 20 percent must be accompanied by a parking study and approved by the town council.** Any approved parking in excess of 20 percent must be mitigated. Mitigation can be achieved by the use of pervious paving, increased landscaping, increased stormwater treatment, or other method to reduce the impact of the increased parking.

On December 15, 2014, the Town Council approved a site plan for the subject property (SP14-0023) to develop a building containing 37,600 square feet of retail and restaurant uses. The building is complete and is in the tenant finish out phase. According to the approved site plan, the tenant mix was intended to be 77.7 percent retail uses (29,370 square feet) and 22.3 percent restaurant uses (8,236 square feet).

The Town Code requires one space per 250 square feet of retail floor area and one space per 75 square feet of restaurant floor area or 229 total parking spaces based on the approved ratio. The approved site plan contains 183 parking spaces that have now been constructed, which is a 20 percent reduction in the amount of required spaces and within the 20 percent deviation allowed (see above).

The applicant is now requesting a 6.3 percent (2,550 square feet) increase in the ratio of restaurant uses to 28.6 percent (10,786 square feet) with a corresponding reduction in retail space. The total amount of required parking per the Town Code is 252 parking spaces with this increase. The request would exceed the allowable 20 percent parking deviation by 7.4 percent or 23 parking spaces. In other words, the applicant's proposed number of parking spaces would be 27.4 percent below what is required by the Town Code.

According to the applicant, the attached parking study (Attachment B(2)) concluded that 29,370 square feet retail and 8,236 square feet of restaurant uses only required 157 total parking spaces (Based on Institute of Transportation Engineers 9th Edition (ITE)). Therefore, it is the applicant's position that the Town Code requires 25 more parking spaces than what their study states is actually needed and the 23 spaces that exceed the 20 percent deviation are warranted. The applicant also stated in their Letter of Intent (Attachment A(2)) that "the impervious area has already been mitigated for this site with the original site plan and corresponding civil construction documents".

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

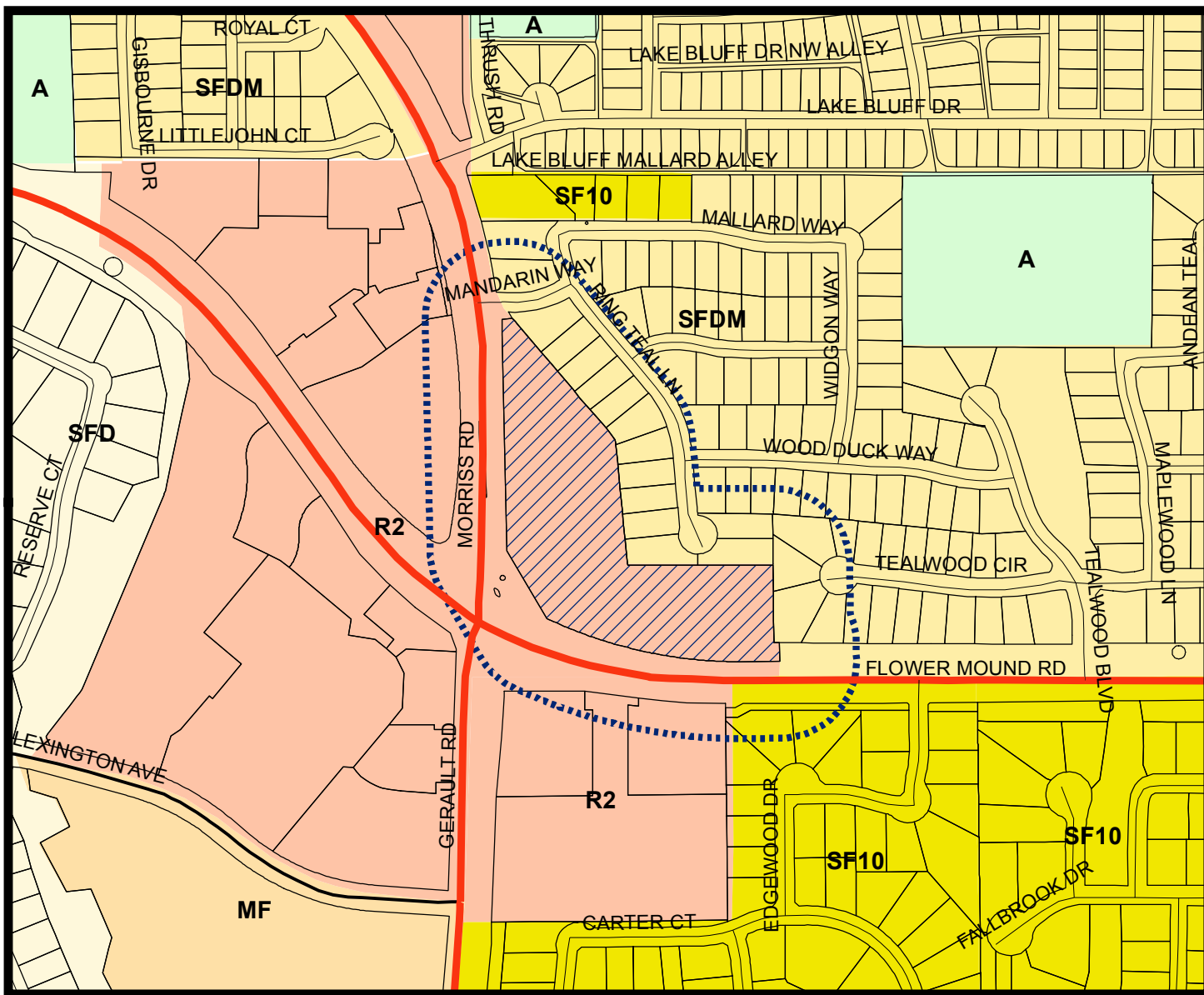
B. Application Details

1. Approved Site Plan
2. Parking Study

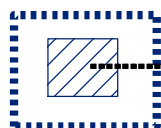


Vicinity Map

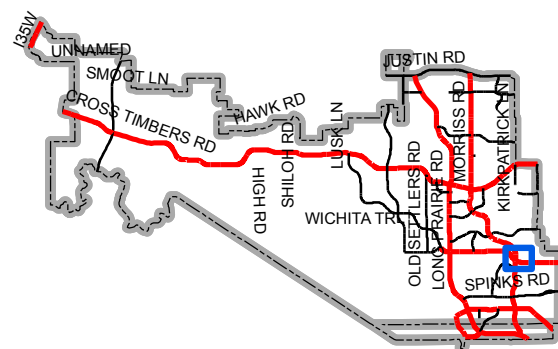
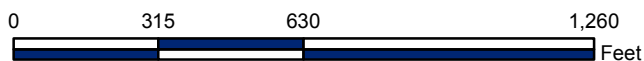
Reference Project: MISC17-0002



LEGEND



Subject Property



Map Location

January 17, 2017

Planning Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: Victory @ FM 3040 Parking Analysis Waiver
Lot 2, Block 1, Victory Retail at FM 3040 & Morriss Addition**

Dear Ms. Srinarasi:

On behalf of the owner and developer of 0.87 acres along FM 3040 in Flower Mound, Texas, I would like to submit a parking analysis and a formal request for parking waiver. The parking has already been constructed for this site. The waiver request would simply be based on the specific uses within the building and how they are calculated. A parking study has been performed and uses the Urban Land Institute of Traffic Engineers standards. The impervious area has already been mitigated for this site with the original site plan and corresponding civil construction documents.

Please don't hesitate to contact me at 817-488-4960 if you have any questions.

Sincerely,

Patrick Filson, P.E.

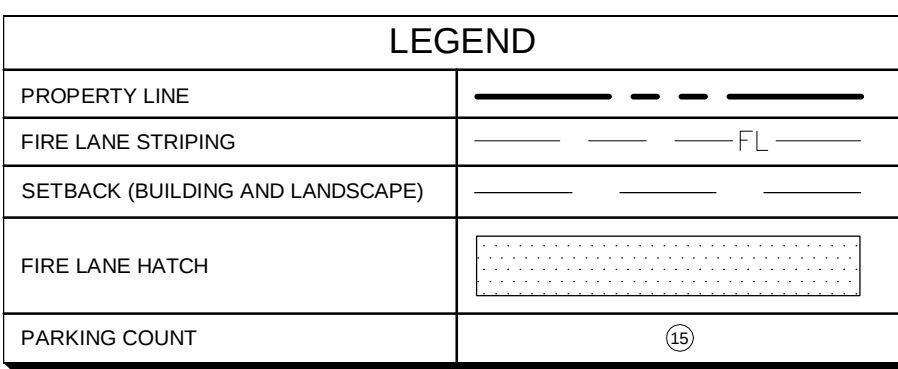
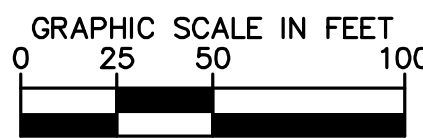


CAUTION!!

CONTRACTOR IS TO VERIFY
PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.

NOTES

1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHEREVER INDICATED ON THESE PLANS OR NOT.
2. ALL PROPER EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
3. A TxDOT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE TxDOT ROW. NO WORK SHOULD BEGIN UNTIL AN APPROVED TxDOT PERMIT HAS BEEN ISSUED.
4. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
5. ALL GROUND BASED HYVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
6. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
7. DUMPSITE SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
8. DUMPSITE SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
9. SIGNAGE REPRESENTED ON THE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND WILL REQUIRE A SEPARATE PERMIT.



VICTORY @ FM 3040, LLC
825 WEST ROYAL LANE
SUITE 250
IRVING, TX 75039
CONTACT: KRIS RAMJI, MANAGER
PHONE: 972-707-9555

KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DR
SUITE 1000
DALLAS, TX 750251
CONTACT: JOSEPH HELMBERGER, P.E.
PHONE: 972-770-1329

**Town of Flower Mound
Engineering Services Division**

Kimley»Horn

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer **JOSEPH E. HELMBERGER**
P.E. No. **66040** Date **12/03/2014**

KHA PROJECT 064475200
DATE DEC 03, 2014
SCALE AS SHOWN
DESIGNED BY JEI
DRAWN BY BAG
CHECKED BY JEI

SITE PLAN

PROPOSED MIXED USE
DEVELOPMENT
FOR
VICTORY RETAIL @ FM 3040 & MORRIS

SHEET NUMBER
C-01

Parking Study

for

Victory Retail

Prepared

Kirkman Engineering

November 21, 2016

By



INTERIM REVIEW ONLY

This document is not for permit or construction.

Name: Cameron L. Williams, P.E.

License: 110416

Date: 11/21/16

TBPE Firm Registration No. 257

Cameron L. Williams, P.E., PTOE, PTP

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INTRODUCTION

At the request of Kirkman Engineer, Binkley & Barfield, Inc. (BBI) has completed a parking study for the proposed development called Victory Retail which is located at the northeast corner of FM 3040 and Morriss Road in the Town of Flower Mound. This report documents the results of that study including: study area conditions, analyses, and recommendations. Provided in the Appendix is a proposed site plan.

STUDY AREA CONDITIONS

The proposed development is bounded by FM 3040 on the south, Morriss Road on the west, and a residential development called Tealwood Oaks on the north. There is a small are retail centers on each of the other three quadrants of the FM 3040 and Morriss Road intersection. The remaining surrounding area is largely single-family residential. The proposed development consists of restaurant and retail land uses. Provided below is a summary of the proposed development.

LOT 1

Lot 1 is 4.54 acres and has a total building area of 37,606 square feet which consists of 29,370 square feet of retail, 5,236 square feet of restaurant (sit-down), and 3,000 square feet of fast food restaurant which includes a drive-thru lane. This land use data is summarized in **Table 1**.

Table 1. Land Use Data

Land Use	Development Segment	ITE Code	Units	Quantity
Lot 1	Retail (Shopping Center)	820	SF	29,370
	High Turnover (Sit-Down) Restaurant	932	SF	5,236
	Fast-Food Restaurant with Drive-Thru	934	SF	3,000

There are two additional lots, Lot 2 and Lot 3, which are undeveloped and adjacent to the proposed development. Both Lot 2 and Lot 3 are 0.87 acres in size. The required parking for these lots are not included in the analyses of this report as their land uses are unknown at this time.

TRIP GENERATION

Estimated vehicle trip ends to and from the study area were calculated utilizing trip generation rates and characteristics collected and compiled by the Institute of Transportation Engineers (ITE) in the ninth edition of their trip generation manual. **Table 2** has been prepared to summarize the associated trip generation data and the calculated trips that are anticipated to be generated by the proposed land uses.

Table 2. Trip Generation Data

Land Use (ITE Code)	Daily (vpd)	AM Peak (vph)			PM Peak (vph)		
		Total	Enter	Exit	Total	Enter	Exit
Shopping Center (820)	1,254	28	17	11	109	52	57
High Turnover Restaurant (932)	666	57	31	26	52	31	21
Fast-Food Restaurant with Drive-Thru (934)	1,488	136	69	67	98	51	47
Totals:	3,408	221	117	104	259	134	125

Utilizing NCHRP Internal Trip Capture Rates, an internal trip capture analysis was completed for the proposed development. **Table 3** and **Table 4** summarize the development's internal and external trips for the AM and PM Peak Hours respectively.

Table 3. AM Peak Hour – Internal and External Trips

Land Use	Enter			Exit		
	Internal	External	Total	Internal	External	Total
Retail	1	16	17	1	10	11
Restaurant/Drive-Thru	1	99	100	1	92	93
Total	2	115	117	2	102	104

Table 4. PM Peak Hour – Internal and External Trips

Land Use	Enter			Exit		
	Internal	External	Total	Internal	External	Total
Retail	26	26	52	17	40	57
Restaurant/Drive-Thru	17	65	82	26	42	68
Total	43	91	134	43	82	125

Based on the information in **Table 3** and **Table 4**, the internal trip capture for the site is 1.8% and 33% in the AM and PM Peak Hours respectively.

TOWN OF FLOWER MOUND PARKING REQUIREMENTS

The Town of Flower Mound “Off-Street Parking and Loading Requirements” states the following regarding retail and restaurant parking:

- Restaurant: 1 space per 75 square feet.
- Retail: 1 space per 250 square feet

Based on this information, **Table 5** summarizes what is understood to be the required parking spaces per the “Off-Street Parking and Loading Requirements”.

Table 5. Victory Retail – Required Parking

Area	Parameter	Retail	Restaurant	Drive-Thru	Totals	Equivalent Rate
Lot 1	SF	29,370	5,236	3,000	37,606	6.06
	Parking	118	70	40	228	per 1,000 SF

PROVIDED PARKING REQUIREMENTS

The proposed development is requesting a variance from the Town of Flower Mound’s parking requirements. **Table 6** summarizes the parking being proposed by the development.

Table 6. Victory Retail – Proposed Parking

Area	Parameter	Retail	Restaurant	Drive-Thru	Totals	Equivalent Rate
Lot 1	SF	29,470	5,236	3,000	37,706	4.83
	Parking	-	-	-	182	per 1,000 SF

The proposed parking in **Table 6** represents a 20% reduction in the required parking per the Town of Flower Mound code.

SHARED PARKING ANALYSIS

The Urban Land Institute (ULI) provides a rates and methodologies for calculating shared parking for multi-use developments. Some broad assumptions which included the following:

- Visitors require 90% of the gross leasable space
- Employees require 10% of the gross leasable space
- Weekend parking ratios
- Noon time of day adjustments
- December monthly adjustments
- Non-captive ratio of 90%

The 90/10 split on the visitor/employee usage of space is felt to be conservative. Also, the day of the week, time of the day, and ratios and adjustments selected represent what are expected to be the busiest times of the week, day, and month. Per the ULI Shared Parking manual, “Non-captive ratio is an estimate of the percentage of parkers at a land use in a mixed-use development or district who are not already counted as being parked at another of the land uses.”

Table 7 represents the full development of Lot 1. As can be seen, based on these assumptions, which should represent the busiest time of the week, day, and month, the proposed parking is adequate.

Table 7. Shared Parking Analysis

Land Use	Person	SF	Parking Ratio	Base Parking Need	Monthly Adj.	Time of Day Adj.	Non-Captive	Adjusted Need
Family Restaurant	Visitor	4,712	12.75	61	100%	100%	90%	55
	Employee	524	2.25	2	100%	100%	90%	2
Fast Food	Visitor	2,700	12	33	100%	100%	90%	30
	Employee	300	2	1	100%	100%	90%	1
Retail	Visitor	26,433	3.2	85	100%	85%	90%	66
	Employee	2,937	0.8	3	100%	100%	90%	3
Total:				185	Total:		Total:	157

CONCLUSIONS AND RECOMMENDATIONS

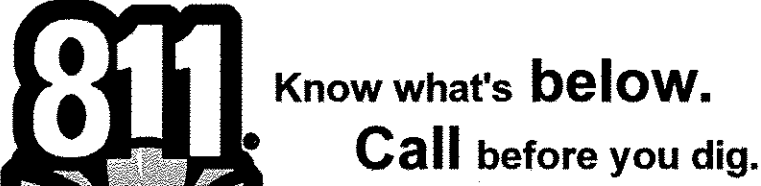
The proposed land uses should create a mixed-used development and as such, the land uses will benefit from internal trip capture as well as shared used parking. This internal trip capture aspect of the site, should reduce the parking demand. This reduced demand is expected to range between 1% and 33% depending on the day of the week and time of day.

The shared used parking guidelines from ULI indicated the proposed development provides adequate parking for even the anticipated busiest times of the day, week, and year. This analysis indicated that 157 spaces would be adequate which is less than the proposed 182 spaces. The 157 spaces is approximately 31% of the 228 required by ordinance which is similar the 33% internal trip capture stated above.

In summary, based on the proposed land uses and assumptions stated in the report the proposed 182 spaces should be adequate. Furthermore, per calculations from the ULI shared used parking guidelines the parking could be reduced to 157 spaces or the square footage of the land uses could be increased and the parking would still be adequate.

APPENDIX

CONCEPT/SITE PLAN	1 PAGE
ITE TRIP GENERATION SHEETS.....	1 PAGE
ITE INTERNAL CAPTURE CALCULATION SHEET	1 PAGE



CONTRACTOR IS TO VERIFY
PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.



LEGEND	
PROPERTY LINE	
FIRE LANE STRIPING	 FL 
SETBACK (BUILDING AND LANDSCAPE)	
FIRE LANE HATCH	
PARKING COUNT	

VICTORY @ FM 3040, LLC
825 WEST ROYAL LANE
SUITE 250
IRVING, TX 75039
CONTACT: KRIS RAMJI, MANAGER
PHONE: 972-707-9555

KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DR
SUITE 1000
DALLAS, TX 750251
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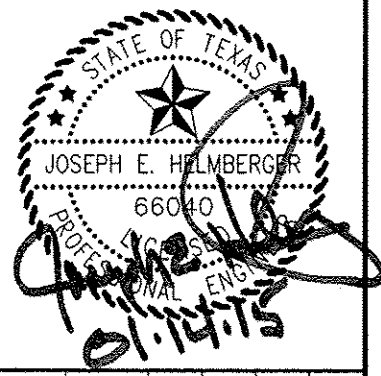
REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date 1/22/15


Town of Flower Mound
Engineering Services Division

REVIEWED
Town of Flower Mound
Planning Services

Kimley»Horn

HERIT DRIVE, SUITE 1000, DALLAS, TX 75251
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928



KHA PROJECT	DATE		
064475900	DEC 23, 2014		
SCALE	AS SHOWN	DESIGNED BY	JEH
DRAWN BY	BAG	CHECKED BY	JEH

SITE PLAN

PROPOSED MIXED USE
DEVELOPMENT
FOR
VICTORY RETAIL @ FM 3040 & MORRISS

SHEET NUMBER
C-01

NEC OF MORRISS RD AND FM 3040, FLOWER MOUND, TEXAS

No.

REVISIONS

DATE	BY
------	----

Trip Generation Summary

Alternative: Alternative 1

Phase:

Open Date: 11/15/2016

Project: Flower Mound Parking Study

Analysis Date: 11/15/2016

		Weekday Average Daily Trips				Weekday AM Peak Hour of Adjacent Street Traffic				Weekday PM Peak Hour of Adjacent Street Traffic			
ITE	Land Use	★	Enter	Exit	Total	★	Enter	Exit	Total	★	Enter	Exit	Total
820	CENTERSHOPPING 1		627	627	1254		17	11	28		52	57	109
	29.37 Gross Leasable Area 1000 SF												
932	RESTAURANTHT 1		333	333	666		31	26	57		31	21	52
	5.24 Gross Floor Area 1000 SF												
934	FASTFOODDT 1		744	744	1488		69	67	136		51	47	98
	3 Gross Floor Area 1000 SF												
Unadjusted Volume			1704	1704	3408		117	104	221		134	125	259
Internal Capture Trips			0	0	0		2	2	4		43	43	86
Pass-By Trips			0	0	0		33	33	66		36	36	72
Volume Added to Adjacent Streets			1704	1704	3408		82	69	151		55	46	101

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 2 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 33 Percent

★ - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 9th Edition, 2012

TRIP GENERATION 2014, TRAFFICWARE, LLC

P. 1

Internal Capture Report - Alternative 1

AM & PM Peak Hour

Project: Flower Mound Parking Study

Open Date: 11/15/2016

Analysis Date: 11/15/2016

AM	Entering Trips				Exiting Trips			
Category	Internal	External	Total	Percent	Internal	External	Total	Percent
Cinema	0	0	0	0%	0	0	0	0%
Hotel	0	0	0	0%	0	0	0	0%
Office	0	0	0	0%	0	0	0	0%
Residential	0	0	0	0%	0	0	0	0%
Restaurant	1	99	100	1%	1	92	93	1%
Retail	1	16	17	6%	1	10	11	9%
All Other Land Uses	0	0	0	0%	0	0	0	0%
Totals	2	115	117	2%	2	102	104	2%

PM	Entering Trips				Exiting Trips			
Category	Internal	External	Total	Percent	Internal	External	Total	Percent
Cinema	0	0	0	0%	0	0	0	0%
Hotel	0	0	0	0%	0	0	0	0%
Office	0	0	0	0%	0	0	0	0%
Residential	0	0	0	0%	0	0	0	0%
Restaurant	17	65	82	21%	26	42	68	38%
Retail	26	26	52	50%	17	40	57	30%
All Other Land Uses	0	0	0	0%	0	0	0	0%
Totals	43	91	134	32%	43	82	125	34%