ROBERT REEVES
& Associates, Inc.
PLANNING AND ZONING CONSULTANTS

September 11, 2018

Sarah May, Senior Planner
Department of Sustainable Development and Construction
City of Dallas
1500 Marilla Street, Room 5BN
Dallas, Texas 75201

RE: Z178-282 (SM), 5000 Maple Avenue

Dear Ms. May:

Enclosed is a check for $1,000.00 for the additional parking reduction request. Please schedule this case for 10/18/18.

As noted in our revised PD conditions, we are requesting that the parking ratio for a restaurant without drive-thru or drive-in windows be reduced from one space/100 square feet to one space/110 square feet. Based on our proposed 4,000 square foot limitation for a restaurant use, our parking requirement would be reduced by three spaces requiring 37 parking spaces.

We believe this is justified for the following reasons:

a) Originally, we had proposed two egress/ingress points off Amelia Street and provided 40 parking spaces. However, the neighbors living along Amelia Street requested that we eliminate the driveway closest to Maple Avenue. This driveway is directly across the street from the new CVS store and the neighbors felt it would cause congestion. By closing this driveway, three parking spaces are eliminated caused by internal circulation modifications leaving 37 parking spaces.

b) My client's goal is to create a small neighborhood café fashioned after what you find in Europe. The neighbors felt this neighborhood café would attract a lot of pedestrian and bicycle traffic and agreed to support a three-space parking reduction. We have also provided six bicycle racks.

c) Parking along Amelia Street will not be an issue, since there are no parking signs along Amelia Street.

d) There are hundreds of apartment units and single-family homes within easy walking distance of our proposed café.

e) There is also a DART station located within a block and one-half of the site and bus stops along Maple Avenue.

We respectfully ask that staff support this small parking reduction.

Respectfully:

Robert Reeves