



Attn: Dublin Planning & Zoning Commission and Staff

Project: McCallum Garage

Re: Request for Conditional Use for the McCallum Garage to provide a service area along Mooney Street, in lieu of Lined Retail

The proposed project consists of a 6 story parking structure with a 4 story apartment building to the North and a 5 story Office Building with retail to the South. Along the West Elevation the narrow side of the garage faces Mooney Street and faces Dale Drive to the East. P&Z has identified Dale Drive as the primary development street. In lieu of providing lined frontage for the proposed garage along both Dale and Mooney Drive a conditional use is being requested for the garage and adjacent building services to be located solely along Mooney Street. This provides the following benefits.

- Permits the developer to consolidate and create a more desirable lined use and public area along Dale Drive.
- Consolidates building services for the garage as well as the adjacent Apartment and Office Building, by consolidating the services along a single elevation this eliminates redundant services lining the exterior of both the adjacent properties and allows those buildings to have more pedestrian activity along the 3 sides that adjacent streets.

If you have any questions regarding any of the above statements please don't hesitate to contact me.

Sincerely,

Kurt D. Beres