

## **ZONING MEMORANDUM RE PARKING COMPLIANCE**

December 11, 2020

To Whom It May Concern:

This Memorandum serves as confirmation that the following phased developments in Madisonville by Ackermann Group are compliant with the parking standards required by Title XVII – Land Development Code of the City of Cincinnati.

**Phase 1** - 5801 Madison Road (Parcel 036-0002-0188)

**Phase 2** - 5912 Madison Road (Parcel 035-0003-0218)

**Phase 3** – 4930 Whetsel Avenue and 5921 Madison Road (Consolidated Parcels 036-0002-0071, -0072, -0073, -0074, -0075, -0076, -0078, -0079, -0080, -0081, -0082, -0083, -0138, -0139, -0143, -0147, -0173, -0180, -0182).

The Land Development Code utilizes a type of zoning called Form-Based Code, which allows for specific forms of buildings and land uses in respective districts, known as transects. Phase 1 is located in T5MS (Main Street) and T4N.MF-O transects, Phase 2 is located in T5MS and T5MS-O transects, and Phase 3 is located in T5MS-O and T4N.SF transects.

Zoning Staff previously issued Certificates of Zoning Compliance for Phase 1 (2020P02719) and Phase 2 (2020P02720). Those separate documents have been provided and are fully self-explanatory as to Phases 1 & 2.

The remainder of this Memorandum confirms parking compliance for Phase 3 in an identical methodology.

### **Form-Based Code Parking Regulations**

Per Section 1703-2.80(F), Residential Use requires a minimum of 1 parking space per 1500 square feet, Service or Retail Use requires a minimum of 2 parking spaces per 1000 square feet after an initial exemption of 5,000 square feet, and Community Facilities or Assembly Uses (without fixed seats) require a minimum of 1 parking space per 300 square feet.

Per Section 1703-5.50(E)(1) [On-Street Parking], on-street parking spaces adjacent to the lot may count towards the required non-residential use parking standards.

### **Parking Calculations**

The property will contain 67,020 square feet of gross residential use, including related amenities.  $67,020/1,500 = 45$  required residential parking spaces. The accessory parking lot provides 87 residential parking spaces, thus resulting in a surplus of 42 on-site residential parking spaces.

The property will contain 7,928 square feet of gross commercial use.  $7,928 - 5,000$  [exemption] = 2,928 square feet.  $2,928/1,000 = 3 \times 2$  per = 6 required commercial parking spaces. There are 47 adjacent on-street parking spaces, thus resulting in a surplus of 41 on-street parking spaces.

The property will contain 8,762 square feet of public/assembly use for a library branch.  $8,762 /300 = 29$  required parking spaces. The accessory parking lot provides 8 on-site spaces behind the library, accessed off Prentice Street and separated by a gated entry for the aforementioned residential parking. The net difference is 21 required parking spaces. There are 41 remaining adjacent on-street parking spaces, thus resulting in a total surplus of 20 on-street parking spaces.

### **Finding**

The proposed parking is compliant with the City of Cincinnati Land Development Code.

Respectfully Submitted,

Tre Sheldon  
Zoning Plan Examiner