



CITY of MEDINA

Community Development Department

MEMORANDUM

TO: Planning Commission

From: Jonathan Mendel, Community Development Director 

Date: March 14, 2019

Subject: Expand Downtown Medina Parking District Number 1

With the redevelopment of the Farmers Exchange property and the expansion of Main Street Medina's direct sphere of influence to the southern area of downtown Medina, it is important to critically evaluate the potential regulatory obstacles that could hamper the redevelopment and reimagining of the area recently dubbed "South Town".

One specific regulatory obstacle for the redevelopment and reimagining is the parking requirements in Section 1145.04 of the Planning and Zoning Code. This section outlines the minimum parking requirement for a variety of specific land uses and thereby mandating the construction or acquisition of parking spaces. These regulations often result in more land area used for vehicle storage than active buildings or land uses as the average parking space requires a minimum of 279 sqft of land (space and access aisle).

For the South Town area, exempting it from compliance with the schedule of minimum parking in Section 1145.04 would permit greater flexibility for reuse and/or redevelopment of properties in this area. This would leave it purely to the developer/owner to determine the market demand for private parking. This regulatory exemption currently exists over a large area of central Medina designated in Section 1145.04(d) as Parking District #1.

The existing Parking District #1 has been active since 1978 and has been part of the continued success of central Medina. Expanding the Parking District into the South Town area (attached Exhibit A) would be consistent with the policy and regulation of the existing Parking District area and would have the same positive effects as we've experienced over the past 40 years.

The process for expanding Parking District #1 is simply City Council legislative process to amend Ordinance 26-78. Section 1145.04(d) states:

Uses within the Downtown Parking District Number 1, as established in Ordinance 26-78 or such other subsequent legislation, shall be exempt from the requirements of this section (see appendix).

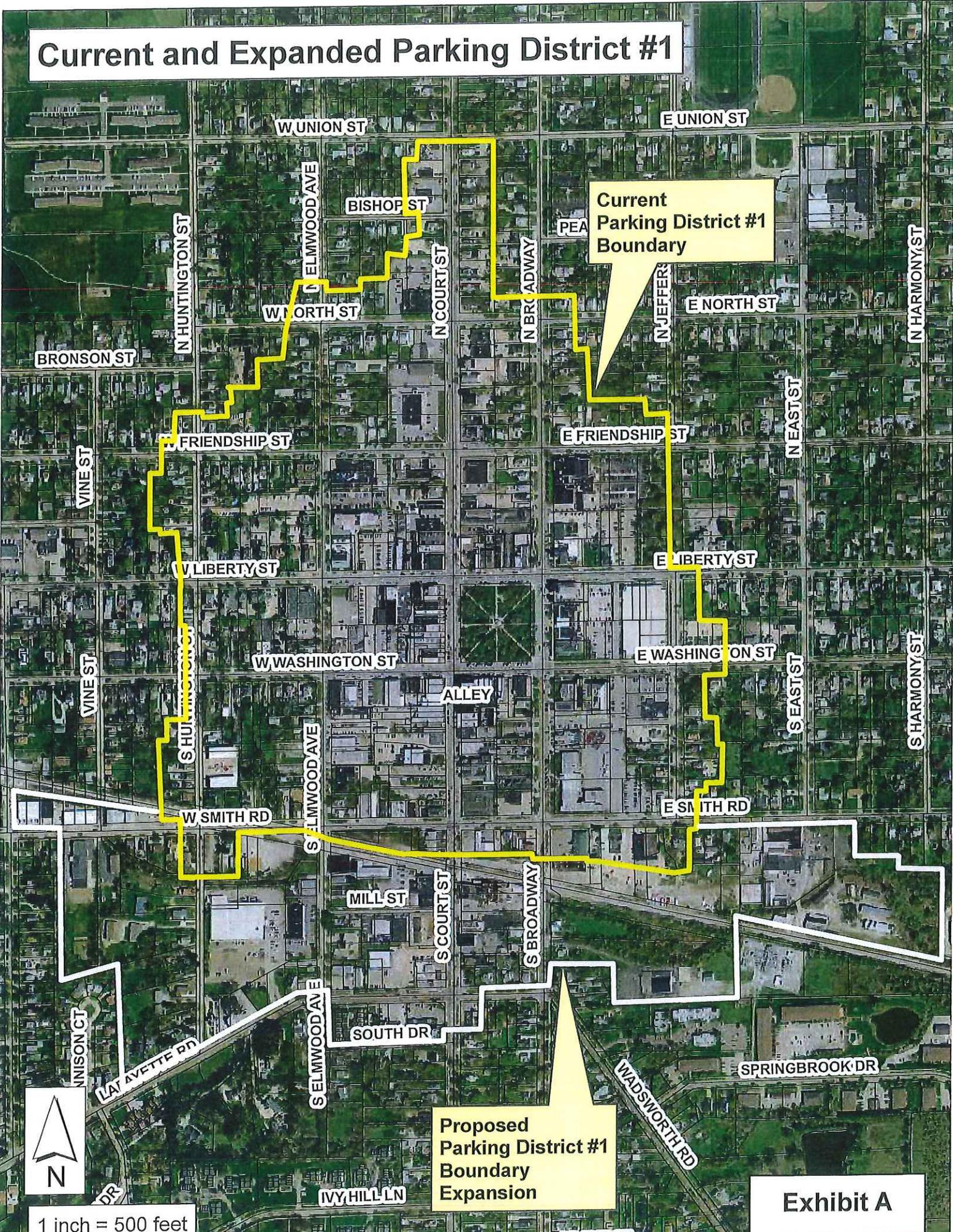
Amending Parking District #1 will not require a text amendment to the zoning code as amending Ord. 23-78 would be considered 'subsequent legislation'.

This is presented to the Planning Commission for discussion and comment. The Commission's comments will be passed along to City Council for their legislative review process.

Attached:

- Section 1145.04 (Scheduling of Parking Requirements)
- Ordinance 26-78 (Enacting Parking District #1)

Current and Expanded Parking District #1



Current
Parking District #1
Boundary

Proposed
Parking District #1
Boundary
Expansion

Exhibit A

1 inch = 500 feet

1145.04 SCHEDULE OF PARKING REQUIREMENTS AND STANDARDS.

(a) Schedule of Parking Requirements. Accessory off-street parking spaces shall be provided not less than as set forth in the following schedule:

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

| Residential Uses | Formula |
|--|---|
| Assisted Living, Nursing, Convalescent Home, Transitional Housing | One (1) space for each two (2) resident rooms + one space for every five (5) resident rooms. |
| Bed and Breakfast | Two (2) spaces for owner + one (1) space for each guest room. |
| Day Care, Child (In-Home) | See Single Family Detached Dwelling. |
| Group Home | One (1) space for two (2) beds + one (1) space for every 400 square feet of gross floor area, excluding resident rooms. |
| Independent Living Facility | One and one-half (1½) spaces for each dwelling unit + one (1) space for every five (5) dwelling units. |
| In-Law Suite | One (1) space in addition to the requirement of the single family dwelling. |
| Mobile Home Dwelling | Two (2) spaces for each unit. |
| Multi-Family Dwelling | Two (2) spaces for each dwelling unit + one (1) space for each five (5) dwelling units for visitor parking. |
| Single Family Attached and Single-Family Detached Dwelling | Two (2) spaces for each dwelling. |
| Two Family Dwelling | Two (2) spaces for each dwelling. |
| Banquet, Conference Center or Meeting Halls | One (1) space for each three (3) seats or one (1) space per 150 square feet of banquet or meeting gross floor area where fixed seating is not available. |
| Bar or Tavern | One (1) space for every three (3) seats or one (1) space for each seventy-five (75) square feet of floor area, whichever is greater. |
| Building Materials, Contractors Equipment Sales Yard | One (1) space for 400 square feet of net floor area. For uses solely utilizing outdoor sales yards, one (1) space per 2,000 square feet of sales yard area. |
| Car Wash, Automated | Three (3) stacking spaces for each automated car wash lane. |
| Car Wash, Self Service | Two (2) stacking spaces for each stall + two (2) drying spaces for each stall. |
| Commercial Entertainment | One (1) space for each three (3) seats or one space for each 100 square feet of floor area, whichever is greater. |
| Commercial Uses | Formula |
| Commercial Recreation | One (1) space for each fifty (50) square feet of pool area including deck. One (1) space for each 500 square feet of outdoor playground area. Four (4) spaces per lane for a bowling alley. Five (5) spaces for each trail head. Six (6) spaces for each tennis, racquet ball or handball court. Ten (10) spaces for each basketball court. Twenty (20) spaces for each baseball, softball or soccer field. |
| Convenience Store | One (1) space for each 300 square feet of net floor area + one (1) space per every two (2) pumps. |
| Day Care Center or Nursery, Child | One (1) space for each 200 square feet of licensed capacity plus sufficient space for child drop-off/loading area. |

| | |
|--|---|
| Distribution Center for Fuel, Food and Goods | One (1) space for each 1,500 square feet of gross floor area + one (1) space per facility vehicle. |
| Drive-In Establishments | One (1) space for each 100 square feet of gross floor area if entirely drive-through. If drive-in facility, one (1) space for each ordering space + one (1) space per 100 square feet of gross floor area |
| Wholesale Establishment | One (1) space for each 500 square feet of gross floor area. |
| Financial Institution | One (1) space for each 200 square feet of floor area + four (4) stacking spaces for each drive-in service window. |
| Funeral Home or Mortuary | One (1) space for each fifty (50) square feet of parlor or chapel space or one (1) per four (4) seats, whichever is greater, but not less than twenty (20) spaces. |
| Hotel or Motel | One (1) space for each room + one space for each 200 square feet of lobby space + one (1) space for each 100 square feet of meeting area and/or restaurant space or bar/cocktail lounge |
| Manufacturing Uses | One (1) space for each 500 square feet of manufacturing floor space + one (1)space for each 200 square feet of related office space. |
| Mixed Uses | The sum of spaces of each use reduced by fifteen percent(15%). |
| Motor Vehicle Filling Station (without Convenience Retail) | Two (2) spaces for each two (2) fuel pumps + one (1) space for each fifty (50) square feet of attendant facility. |
| Motor Vehicle Repair or Service Station | Two (2) spaces for each service bay (excluding the bay) + two (2) spaces for every two (2) fuel pumps. |
| Motor Vehicle, Truck, Trailer and Farm Implement Sales | One (1) space for each 300 square feet of net floor area of the showroom. |
| Office, Professional and Administrative (excluding medical) | One (1) space for each 400 square feet. |
| Office, Medical/Dental Clinic | One (1) space per 200 square feet. |
| Commercial Uses (Cont.) | |
| | Formula |
| Outside Storage | Two (2) spaces for the first 2,000 square feet + one (1) space for each additional 2,000 square feet of outdoor storage area. |
| Personal and Professional Services | One (1) space for each 300 square feet of gross floor area + one (1) space for each service vehicle parked on site |
| Plant Greenhouse (Commercial) | One (1) space for each 800 square feet of indoor/outdoor sales space. |
| Research and Development Laboratory | One (1) space for each 400 square feet of gross floor area |
| Restaurant | One (1) space for each two (2) seats of seating capacity + four (4) stacking spaces for each drive through window. |
| Retail | One (1) space for each 400 square feet of gross floor area. |
| Sexually Oriented Business | One (1) space for each 200 square feet of gross floor area. |
| Truck or Transfer Terminal | One (1) space for each 1,500 square feet of gross floor area + one (1) space per facility vehicle. |
| Veterinary Office or Hospital | Two (2) spaces for each examination room + one (1) space per each 200 square feet of laboratory and office floor area. |

| | |
|--|---|
| Warehousing | One (1) space for each 2,000 square feet of warehouse floor area + one (1) space for each 200 square feet of related office space. |
| Cemetery | One (1) space for each fifty (50) square feet of parlor or chapel space or one (1) per four (4) seats, whichever is greater, but not less than twenty (20) spaces. |
| Public and Semi-Public Uses | Formula |
| Club, Fraternity, Lodge or Similar Organization | One (1) space for each 100 square feet of floor area. |
| Community Center or Recreation Center | One (1) space for each 250 square feet of floor area. |
| Educational Institution for Primary Education (Pre K-8) | Two (2) spaces for each classroom + one (1) space for every eight (8) seats in any auditorium and gymnasium. |
| Educational Institution for Secondary Education (9-12) | Ten (10) spaces for every classroom + one (1) space for every eight (8) seats in any auditorium and gymnasium. |
| Educational Institution for Higher Education (University, College, Technical, Vocational) | Ten (10) spaces for every classroom + one (1) space for every eight (8) seats in any auditorium. |
| Hospital | One (1) space for each bed + one (1) space for each 500 square feet of administrative, office and laboratory space. |
| Library | One (1) space for each 400 square feet of floor area. |
| Passenger Transportation Agency and Terminal | One (1) space for each 400 square feet of floor area + one (1) space for each transit vehicle + sufficient space for pick up and drop-off of passengers. |
| Public Government Facility | One (1) space for each 400 square feet of floor area for administrative use + one (1) space for each government vehicle parked on site. One (1) space for each 800 square feet of indoor maintenance use. |
| Public Recreation or Park Facility | One (1) space for each fifty (50) square feet of pool area including deck. One (1) space for each 500 square feet of outdoor playground area. Four (4) spaces for each acre for unimproved recreation area. Five (5) spaces for each trail head. Six (6) spaces for each tennis, racquet ball or handball court. Ten (10) spaces for each basketball court. Twenty (20) spaces for each baseball, softball or soccer field. Forty (40) spaces for each football field. |
| Religious Place of Worship | One (1) space for each five (5) seats or bench seating in the main assembly area. If an educational institution is part of the church, follow guidelines for respective educational institution requirements. |

6(Ord. 009-17. Passed 1-23-17.)

(b) Requirements for Additional Buildings or Uses. For buildings or uses not scheduled above, the Planning Commission shall apply the unit of measurement set forth in the above schedule which is deemed to be most similar to the proposed building or use.

(c) Parking for Mixed Uses and Joint Uses. Shared or joint use of up to fifty percent (50%) of required parking spaces may be permitted and credited to the individual uses for two (2) or more uses located on the same parcel, or adjacent parcels, provided that the developer or property owner can demonstrate to the Planning Director that the uses will not substantially overlap in hours of operation or in demand for the shared spaces. This shall be guaranteed by a written agreement from the owner or between the owners involved and all future owners or assigns which shall be submitted with the required plan. Shared parking spaces shall be located no more than three hundred feet (300') from the uses they are intended to serve.

Joint use of parking areas is encouraged. The Planning Commission may permit parking to extend to the side or rear property line in the case of a joint parking area.

Whenever a group of adjoining commercial sites have been developed and are owned separately, the Planning Commission may find it to be in the public interest to encourage the coordination of the circulation system by agreements covering shared parking facilities, including coordination and unifying of ingress and egress driveways.

(d) Parking District. Uses within the Downtown Parking District Number 1, as established in Ordinance 26-78 or such other subsequent legislation, shall be exempt from the requirements of this section (see appendix).

(e) Maximum Number of Parking Spaces. In order to prevent excessive lot coverage, the artificial increase in air temperature, and surface water run-off, no minimum off-street parking space requirement in Section 1145.04, Schedule of Parking Requirements and Standards, shall be exceeded by more than twenty percent (20%) unless good cause can be shown by the applicant and approved by the Planning Commission. Single Family Dwellings and Two Family Dwellings are exempt from this provision.

(f) Handicapped Parking Spaces. Parking spaces for handicapped individuals shall be provided in accordance with the provisions of the Ohio Basic Building Code and the Ohio Revised Code.

(g) Parking in Front Yard. In all commercial, industrial and public facilities district areas, open off-street parking may be located in a required front yard provided a minimum ten (10) foot wide landscaped strip is located between the parking area and the street right-of-way line. In all districts, off-street parking facilities may occupy the required side and rear yard.

(h) Pedestrian Connection. Where a sidewalk exists in a public right-of-way adjacent to a site, or when a sidewalk is required to be constructed as part of development approval, a pedestrian connection shall be constructed from the building to the sidewalk.

(Ord. 109-14. Passed 6-23-14.)

ORDINANCE NO. 26-78

AN ORDINANCE CREATING MEDINA PARKING
DISTRICT NO. 1 FOR OFF-STREET PARKING
IN THE CITY OF MEDINA, OHIO, AND
DECLARING AN EMERGENCY.

WHEREAS: Council has determined that it is in the interest of the inhabitants of the City of Medina to create a parking district for off-street parking; and

WHEREAS: Council hereby determines to create Medina parking district number 1 for off-street parking within the City and establishing the boundaries thereof;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. I: That Council hereby creates Medina parking district number 1 for off-street parking within the City of Medina, Ohio, bounded and described as follows:

Intersection of S. Huntington Street and West Smith Road, East on West Smith Road to Intersection of East Smith Road and South Jefferson; North on South Jefferson to East Friendship St.; West on East Friendship Street to North Broadway; North on North Broadway to East North; West on East North to North Court to East Union (this section to include only North Court Street between East North and Union Streets); West on West North to North Elmwood; South on North Elmwood to West Friendship; West on West Friendship to North Huntington, South on North Huntington to intersection of South Huntington and West Smith Road.

SEC. II: That a schematic drawing of the said Medina parking district number 1 is marked Exhibit A, attached hereto and made a part hereof.

SEC. III: That a legal description of said Medina parking district number 1 is marked Exhibit B, attached hereto and made a part hereof.

SEC. IV: That this Ordinance shall be considered to be an emergency measure necessary for the immediate preservation of the public peace, health, and safety, and for the further reason that off-street parking is needed within the City, and shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: Feb. 27, 1978

SIGNED: Arnold W. Simpson
President of Council

ATTEST: Helen H. Wyman
Clerk of Council

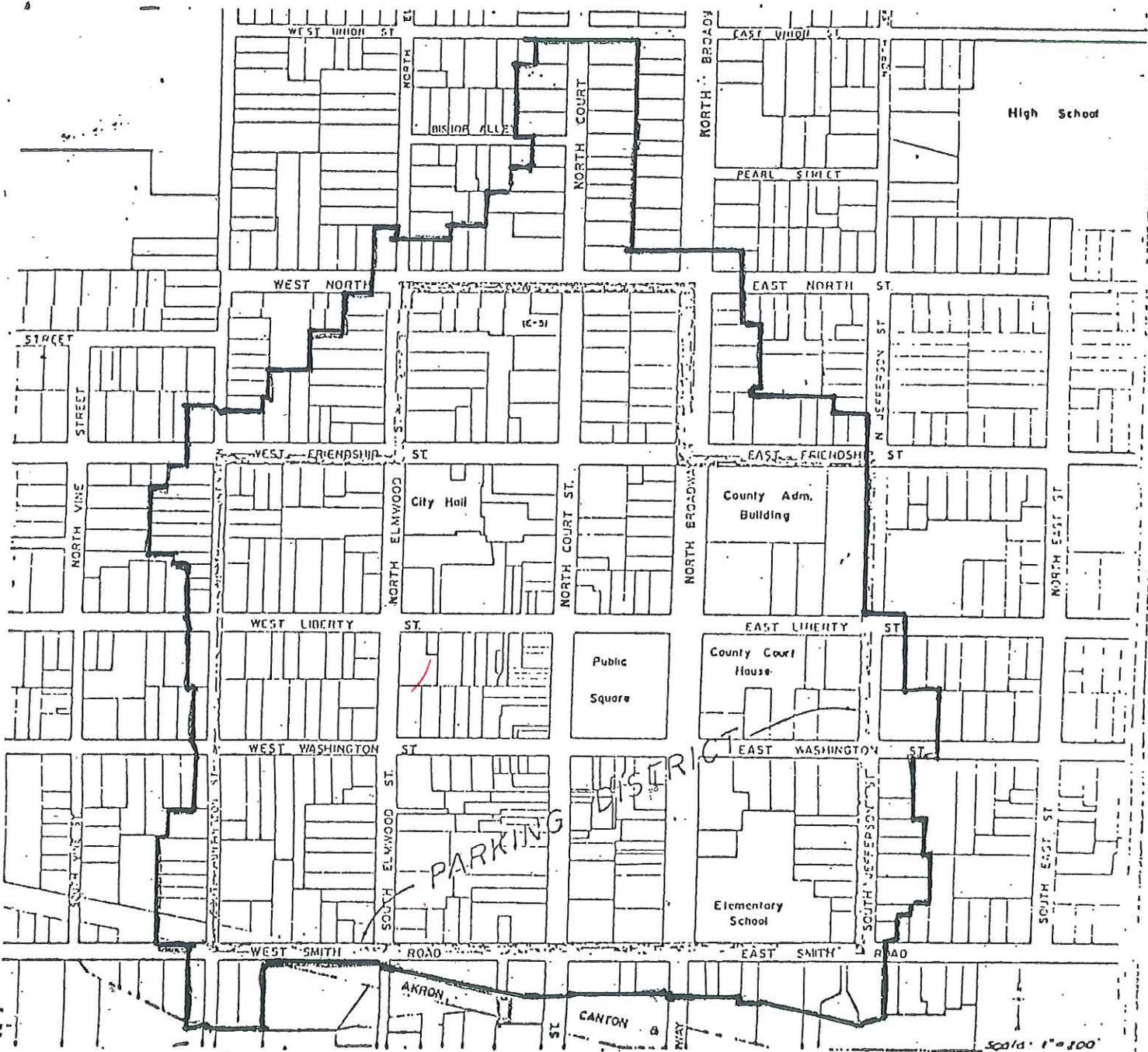
APPROVED: March 1, 1978

SIGNED: August E. Eber
Mayor

I hereby certify that the foregoing Ordinance No. 26-78 was duly published by title only in the Medina County Gazette on the 6th day and the 13th day of March, 1978.

Helen H. Wyman
Clerk of Council

Ord 26-78



DESCRIPTION OF PARKING DISTRICT

Situated in the City of Medina, County of Medina, State of Ohio further bounded and described as follows:

Beginning at the intersection of the East right-of-way line of North Court Street, 66 feet wide, with the South right-of-way line of East Union Street, 33 feet wide; said intersection being the Northwest corner of Medina City Lot 542 being the principal place of beginning of the parcel described herein;

Thence East, along the South right-of-way line of said East Union Street, 148.50 feet to the Northeast corner of City Lot 542;

Thence South about 665.04 feet to the Northwest corner of City Lot 532;

Thence East along the North line of City Lot 532 to the Northeast corner of said Lot 532 in the West right-of-way line of North Broadway, 99 feet wide;

Thence Northeast to the Northwest corner of City Lot 528 in the East right-of-way line of North Broadway;

Thence East, along the North line of City Lot 528, 95.2 feet to a point therein;

Thence South, 72.6 feet to the North right-of-way line of East North Street, 66 feet wide;

Thence Southeast to a point in the South right-of-way line of East North Street;

Thence South 94.6 feet to a point;

Thence East 50 feet to a point;

Thence South 213 feet to a point;

Thence West 10 feet to a point;

Thence South about 19.39 feet to a point;

Thence East about 253.25 feet to a point;

Thence South 50 feet to a point;

Thence East 100 feet to the West right-of-way line of North Jefferson Street, 66 feet wide;

Thence South about 638.9 feet to the North right-of-way line of East Liberty Street, 66 feet wide;

Thence East about 146 feet, along the North right-of-way line of East Liberty Street;

Thence South about 231.02 feet to the North line of City Lot 70;

Thence East about 102.48 feet to a point;

Thence South about 231.01 feet to the South right-of-way line East Washington Street, 66 feet wide;

Thence West about 75.52 feet to a point;

Thence South about 185.8 feet to a point;

Thence East 39 feet to a point;

Thence South 108 feet to the North line of City Lot 57;

Thence East about 23.65 feet to a point;

Thence South about 156.42 feet to a point;

Thence West 60 feet to a point;

Thence South 39 feet to a point;

Thence West 40.81 feet to a point;

Thence South 97.62 feet to the North right-of-way line of East Smith Road, 60 feet wide;

Thence West, along the North right-of-way line of East Smith Road to a point therein;

Thence South about 248.3 feet to a point;

Thence Southwest 65.65 feet to a point;

Thence Northwest to a point in the West line of City Lot 1062;

Thence West about 50 feet to a point;

Thence North about 5.75 feet to a point;

Thence Northwest to the East right-of-way line of South Broadway,
60 feet wide;

Thence Northwest to the Northeast corner of City Lot 1052, said corner
being in the West right-of-way line of South Broadway;

Thence West, along the North line of City Lot 1052 to the Northwest
corner of said Lot in the East right-of-way line of South Court Street,
66 feet wide;

Thence Northwest to the Southeast corner of City Lot 1003 in the
West right-of-way line of South Court Street;

Thence West 57.55 feet to a point;

Thence Northwest 58.95 feet to the Southwest corner of City Lot 1003;

Thence South about 111.53 feet to the Northwest corner of City Lot
1007;

Thence West 15 feet to a point;

Thence North to a point in the South right-of-way line of the Akron
Canton and Youngstown Railroad, Division of Norfolk and Western Railway;

Thence Northwest to the Northeast corner of City Lot 1012;

Thence North about 81.74 feet to the Southeast corner of City Lot 1015;

Thence Northwest, along the North line of the Akron, Canton and Youngs-
town Railraod, to the East right-of-way line of South Elmwood Street, 60
feet wide;

Thence North, about 5.68 feet to the Northwest corner of City Lot 1016
in the South right-of-way line of West Smith Road, 60 feet wide;

Thence West to the Northeast corner of City Lot 1047;

Thence South, 192.06 feet to the Southeast corner of City Lot 1047;

Thence West, along the South line of City Lot 1047 and 1048 to the
East right-of-way line of South Huntington Street, 33 feet wide;

Thence Northwest to the West right-of-way line of South Huntington
Street;

Thence West, about 63.7 feet to a point;

Thence North, about 225 feet to the North right-of-way line of West
Smith Road;

Thence West, to the most Southeasterly corner of City Lot 391;

~~Thence North, about 346.5 feet to a point;~~

Thence East, 24.44 feet to a point;

Thence North, 82.5 feet to a point;

Thence East, about 85.3 feet to a point;

Thence North, 165 feet to the South right-of-way line of West Washington Street, 66 feet wide;

Thence Northeast to the North right-of-way line of West Washington Street;

Thence North, 166.3 feet to the North line of City Lot 345;

Thence West, about 22 feet to a point;

Thence North, about 232.26 feet to the North right-of-way line of West Liberty Street, 66 feet wide;

Thence West, about 13 feet to a point;

Thence North, about 168 feet to a point;

Thence West, 40 feet to a point;

Thence North, about 32.4 feet to a point;

Thence West, 72 feet to the West line of City Lot 241;

Thence North, about 244.83 feet to the Northwest corner of City Lot 243;

Thence East, 55 feet to a point;

Thence North, 60.16 feet to the South right-of-way line of West Friendship Street, 66 feet wide;

Thence East, about 54.25 feet to a point;

Thence North, about 191 feet to a point;

Thence East, about 115.5 feet to the East right-of-way line of North Huntington Street, 33 feet wide;

Thence South, about 18.6 feet to a point;

Thence North, 78.21 feet to the South right-of-way line of West Union
Street, 40 feet wide;

Thence East, about 161 feet to the principal place of beginning.