



Engineers, Surveyors, Planners, Scientists

July 23, 2021

Subject: Dayton Freight – 4001 Ralph Avenue – Parking Study

We request a parking waiver to allow more than the maximum number of required parking spaces to keep the existing Dayton Freight truck transfer terminal located at 4001 Ralph Avenue operating as it has in the past as well as allow for future growth.

The minimum and maximum parking spaces required have been revised in the Land Development Code since the site has been developed. The previous code established minimums and maximums for an industrial site based on the number of employees, but the revised code establishes them by the size of the buildings. This has a detrimental impact on the operations at this particular site.

The business model for Dayton Freight’s 60+ truck transfer terminals differs from the typical warehouse building. They do have employees that work within the office area as well as dock workers that are in the enclosed terminal area which are accounted for within the current zoning parking code. However, they also require employee parking spaces for their truck drivers that drive company trucks that are kept within the fenced area of the site. These employees will arrive on site in their personal vehicles, park, check in at the office, and then immediately depart in a company truck. With a total of 68 semi-tractor spaces, this means this terminal requires at least 68 additional employee parking spaces above and beyond the spaces required based on the square footage of the building. These employees will return at the end of their shift, check in at the office, and immediately depart in their personal vehicles. Basing the maximum number of required parking spaces on the size of the building doesn’t fit with this business model. As noted in the table below, the most recent approved Revised District Development Plan dated August 4, 2017 was approved with a calculated maximum number of parking spaces of 172.

In the table below, the calculations for the allowable parking spaces is presented as per the Approved Revised District Development Plan dated August 4, 2017:

	Minimum	Maximum
Office	(4,320 S.F. / 350 S.F.) 13 Spaces	(4,320 S.F. / 200 S.F.) 22 Spaces
Warehouse	(150 Employees / 1.5) 100 Spaces	(150 Employees / 1.0) 150 Spaces
Total Required	113 Spaces	172 Spaces
Total Provided	131 Spaces	

In the table below, the calculations for the allowable parking spaces is presented as per Table 9.1.3B of the current Land Development Code and the proposed Revised District Development Plan:

	Minimum	Maximum
Office	(4,837 S.F. / 400 S.F.) 12 Spaces	(4,837 S.F. / 200 S.F.) 24 Spaces
Warehouse	(39,892 S.F. / 2,000 S.F.) 20 Spaces	(39,892 S.F. / 500 S.F.) 80 Spaces
Total Required	32 Spaces	107 Spaces
Total Provided	135 Spaces	

Based on the information provided above, we formally request a waiver to increase the maximum number of parking spaces on the project site to 68 above the current maximum parking spaces to allow up to 175 spaces on the subject site. The requested number of spaces for this proposed improvement falls in line both with what Dayton Freight expected to be allowed per the previously approved Revised District Development Plan and based on how they operate their other terminals of this size.