



# CITY OF DAYTON

## City Plan Board

101 W. Third Street  
Dayton, Ohio 45402  
Phone: (937) 333-3670  
www.daytonohio.gov

## Meeting Agenda

Feb 11, 2020 4:30 P.M.

Training Room, Sixth Floor, City Hall  
101 W. Third Street, Dayton, OH

### Roll Call

### Submission of the minutes of the meeting on Jan 14, 2020

#### 1. Case # PLN2020-00015 - 418 E FIRST ST

**Case Type:** Subdivision Record Plan

A replat to consolidate many City lots and a vacated Madison Street into two (2) City lots and a dedication of right-of-way (Madison Street). The lots meet the requirements of the UBD Urban Business District.

**Applicant:** Brent Crawford, Manager  
6640 Riverside Drive, Suite 500  
Dublin, OH 43017

**Owner:** MENDELSON REALTY LTD  
340 E FIRST ST  
DAYTON OH 45402 1257

**Priority Land Use Board:** Downtown Land Use Board

**Planning District:** Webster Station

**Historic District:** N/A

**Staff Contact:** Abigail Free

## 2. Case # PLN2019-00527 - Cathcart LN

**Case Type:** Vacation of Right of Way

A request to vacate Cathcart Lane between S Jefferson and S St. Clair Streets. The vacation is being initiated in conjunction with the redevelopment of buildings along third Street (Fire Blocks District). The block is zoned CBD Central Business District.

\*Note: This case was postponed at the October 8, 2019 Plan Board Hearing. The Applicant has submitted a proposed parking plan for review in conjunction with the vacation request.

**Applicant:** The Windsor Companies c/o David  
Neal  
6660 Doubletree Avenue, Suite 8  
Columbus, OH 43229

**Owner:** 124 EAST 3RD LLC  
7587 LONDON LN  
BOCA RATON FL 33433

**Priority Land Use Board:** Downtown Land Use Board

**Planning District:** Downtown

**Historic District:** N/A

**Staff Contact:** Abigail Free

## 3. Case # PLN2020-00005 - Midway AVE

**Case Type:** Honorary Street Designation

Two-Year designation of a portion of Midway Ave between Malden and Whitmore Avenues for Lucinda Willams Adams.

**Applicant:** Susan Hesselgesser  
127 North Ludlow  
DAYTON, OH 45402

**Priority Land Use Board:** West Land Use Board

**Planning District:** Residence Park

**Historic District:**

**Staff Contact:** Ken Marcellus

#### 4. Case # PLN2019-00631 - 633 W Grand AVE

**Case Type:** Planned Development

A Planned Development to re-establish a multi-family apartment complex in existing structures within a MR-5 zoning district. The buildings that would comprise the proposed Planned Development are 633 and 645 West Grand Avenue, a property that includes vacant lots that face North Avenue as well as a structure at 702-704 North Avenue.

**Applicant:** David Lemberg  
304 Franklin St  
Middletown, OH 45042

**Owner:** Mountain Lion LLC  
304 Franklin St  
Middletown, OH 45042

**Priority Land Use Board:** North Central Land Use Board

**Planning District:** Grafton Hill

**Historic District:** Grafton Hill

**Staff Contact:** Jennifer Lumpkin

#### 5. Case # PLN2020-00016 - 405 W Grand AVE

**Case Type:** Other - General Development Plan 2020

An update to the General Development Plan for Grandview Medical Center. The area is zoned CI Campus Institutional and requires an up-to-date and approved General Development Plan. The submitted plans include current and future redevelopment of Grandview Medical Center. See the submitted summary for detailed development plans.

**Applicant:** Michael Taylor, Pinnacle Architects  
480 Vantage Point, Suite 201  
Miamisburg, OH 45342

**Owner:** DAYTON OSTEOPATHIC HOSPITAL  
1 PRESTIGE PL  
MIAMISBURG OH 45342

**Priority Land Use Board:** North Central Land Use Board

**Planning District:** Five Oaks

**Historic District:** N/A

**Staff Contact:** Abigail Free

**6. Case # PLN2019-00647 - Shaw AVE**

**Case Type:** Vacation of Right of Way

A request to vacate Shaw Avenue from Great Miami Blvd to the east property line of City lot #13986. The area is zoned CI Campus Institutional.

**Applicant:** Ray Theis, Grandview Medical Center  
405 W Grand Avenue  
DAYTON, OH 45405

**Owner:** DAYTON OSTEOPATHIC  
1 PRESTIGE PL  
MIAMISBURG OH 45342

**Priority Land Use Board:** North Central Land Use Board

**Planning District:** Riverdale

**Historic District:** N/A

**Staff Contact:** Abigail Free

**7. Case # PLN2020-00019 -**

**Case Type:** Other - Work Session

Work session on the draft Northwest Dayton Neighborhoods Vision Plan

**Applicant:** Todd Kinsky Director  
101 W Third St  
DAYTON, OH 45402

**Priority Land Use Board:** North Central Land Use Board

**Planning District:**

**Historic District:**

**Staff Contact:** Tony Kroeger

**Comments and Reports**

Ann Schenking  
Secretary,  
City Plan Board