



# CITY OF DAYTON

## City Plan Board

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

### Meeting Agenda

Feb 13, 2024 4:30 P.M.

Planning and Resource Room - Mezzanine Level, City Hall  
101 W. Third Street, Dayton, OH

#### Roll Call

#### Submission of the minutes of the meeting on Jan 09, 2024

#### 1. Case # PLN2024-00020 - 220 W SIEBENTHALER AVE

**Case Type:** Subdivision Record Plan

A record plan to subdivide one (1) City lot into two (2) City lots at 22 W. Siebenthaler Ave. (parcel ID R72 11103 0048). The lots meet the requirements of the ER-4 Eclectic Single-family zoning district. The owner's adjacent property in Harrison Township is going through a concurrent record plan process in that jurisdiction.

**Applicant:** Archbishop of Cincinnati  
220 W. Siebenthaler Ave.  
DAYTON, OH 45405

**Owner:** Archbishop of Cincinnati  
220 W. Siebenthaler Ave.  
DAYTON, OH 45405

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

**Planning District:** Hillcrest

**Historic District:**

**Staff Contact:** Jennifer Hanauer

#### 2. Case # PLN2024-00021 - 735 Wayne AVE

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

A request to vacate unimproved right of way on the southern portion of Buckeye Street at Wayne Avenue.

**Applicant:** Trent Fisher  
1166 Dayton-Yellow Springs Road  
Fairborn, OH 45324

**Owner:** Trent Fisher  
1166 Dayton-Yellow Springs Road  
Fairborn, OH 45324

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

**Planning District:** South Park

**Historic District:** South Park

**Staff Contact:** Elizabeth Sizer

### 3. Case # PLN2024-00018 - 1060 Salem AVE

**Case Type:** Plan Review & Approval

Final Plan review for the first phase of PD-187. It differs from PD-187 as it changes the phasing of the project to move the previous phase two ahead of the previous phase one. "Phase 1" of the senior independent living community that National Church Residences proposes to develop on the Property will include a three-story building, containing approximately 62,000 square feet with a proposed lot coverage of 52% and with 75 proposed units. It also changes setbacks, building height, bulk, area, and intensity of land use for phase one.

**Applicant:** National Church Residences  
2245 North Bank Drive  
Columbus, OH 43220

**Owner:** The Church Foundation of the Diocese  
412 Sycamore Street  
Cincinnati, Ohio 45202

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

**Planning District:** College Hill

**Historic District:**

**Staff Contact:** Elizabeth Dakin

### 4. Case # PLN2024-00019 - 239 Wayne AVE

**Case Type:** Planned Development

A request to establish a Planned Development 0.749 acres for the property located at 239 Wayne Ave. The applicant is proposing to rehabilitate the historic buildings to create a restaurant and event space in the church sanctuary; event space in the upper floor of the parish hall; 27 hotel rooms in the lower two floors of the parish hall; and, 45 hotel rooms in a new construction, 3-story hotel building to be constructed on the adjacent parking lot (total of 72 hotel rooms). The new building will be separated from the church by a pedestrian plaza. The property is located within the historic Oregon District and is within the MGC (Mature General Commercial) Zoning District on parcel R72 00606 0066.

**Applicant:** Weyland Ventures  
815 W Market St, #110  
Louisville, KY 40202

**Owner:** C. William Weyland/ 239 Wayne, LLC  
815 W. Market St. #110  
Louisville, KY 40202

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

**Planning District:** Oregon

**Historic District:** Oregon

**Staff Contact:** Elizabeth Dakin

### Comments and Reports

Jennifer Hanauer  
Secretary,  
City Plan Board