



CITY OF DAYTON

City Plan Board

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

Meeting Agenda

Feb 14, 2023 4:30 P.M.

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

Roll Call

Submission of the minutes of the meeting on Dec 13, 2022

1. Case # PLN2023-00011 - 1833 Wayne AVE

Case Type: Subdivision Record Plan

Esther Price Candies Plat No. 2: A reconfiguration of (15) City lots into two (2) City lots. The southern lot will require a variance to allow a 0' front setback where a 10' minimum setback is required; otherwise the lots meet the minimum requirements of the T Transitional and EGC Eclectic General Commercial Districts.

Applicant: EAM GeoData Solutions
c/o Eric Moody
40 Pulaski St DAYTON, OH 45402

Owner: ESTHER PRICE CANDIES CORP
1709 WAYNE AVE
Dayton, Ohio 45410

Priority Land Use Board: Southeast Land Use Board

Planning District: Walnut Hills

Historic District: N/A

Staff Contact: Jennifer Hanauer

2. Case # PLN2023-00013 - 526 Grafton AVE

Case Type: Subdivision Record Plan

O'Neill Rice Plat: A lot split and consolidation three (3) City lots into two (2) City lots. The lots meet the minimum requirements of the MR-5 Mature Single-Family Residential District

Applicant: EAM GeoData Solutions
c/o Eric Moody
40 Pulaski St
DAYTON, OH 45402

Owners: ONEILL KEVIN C DONNA J
526 GRAFTON AVE
Dayton, Ohio 45406
and
RICE JAMES W AND LINDA I
518 Grafton Ave
Dayton, Ohio 45406

Priority Land Use Board: North Central Land Use Board

Planning District: Five Oaks

Historic District: N/A

Staff Contact: Susan Vincent

3. Case # PLN2022-00485 - 40 W 4th ST

Case Type: Subdivision Record Plan

40 West 4th - Dayton Plat: A reconfiguration of five (5) City lots into one (1) City lot. The lot meets the minimum requirements of the CBD Central Business District.

Applicant: Windsor Tower LLC
40 W. 4th Street
DAYTON, OH 45402

Owner: Windsor Tower LLC
40 W. 4th Street
DAYTON, OH 45402

Priority Land Use Board: Downtown Land Use Board

Planning District: Downtown

Historic District: N/A

Staff Contact: Susan Vincent

4. Case # PLN2023-00005 - Bainbridge St between E. Fourth Street and Bacon Street

Case Type: Other - Permanent Street Name Change

Request to permanently change the name of Bainbridge Street from E. Fourth Street to Bacon Street to "Engagement Lane."

Applicant: Michael Eloff
811 E. 4th Street
DAYTON, OH 45402

Priority Land Use Board: Downtown Land Use Board

Planning District: Oregon

Historic District: N/A

Staff Contact: Susan Vincent

5. Case # PLN2023-00004 - 25 Indianola Ave

Case Type: Zoning Map Amendment

A Zoning Map Amendment application for 25 Indianola Street, from Mature Neighborhood Commercial (MNC) to Mature Single-Family Residential (MR-5). The property owner (City of Dayton) is seeking to sell the property and proposes to change the zoning to a more neighborhood-compatible zoning designation.

Applicant: City of Dayton c/o Todd Kinskey
101 West Third Street
DAYTON, OH 45402

Owner: City of Dayton
101 West Third Street
Dayton, OH 45402

Priority Land Use Board: North Central Land Use Board

Planning District: North Riverdale

Historic District: N/A

Staff Contact: Tony Kroeger

6. Case # PLN2023-00010 -

Case Type: Planned Development

A zoning map amendment to remove a portion of Planned Development-81 and replace it with a new Planned Development for 74.578 acres 1308 ft east of the intersection of Bellefontaine Road and Fishburg Road within the Pheasant Hill Planning District. The Planned Development would allow for the construction of 197 detached Single Family homes.

Applicant: Maronda Homes
6900 Wilcox Place
Dublin, OH 43016

Owner: COLONIAL VENTURES
DEVELOPMENT LLC
P O BOX 42861
Cincinnati, Ohio 45242

Priority Land Use Board: Northeast Land Use Board

Planning District: Pheasant Hill

Historic District: N/A

Staff Contact: Jeff Green

7. Case # PLN2023-00012 - Dartmouth Dr and W Salem Ave

Case Type: Other - Work Session

Work session for a proposed residential development on Salem Avenue at Dartmouth Dr. and Salem Ave. Phase 1 is proposed to include an approximately 60' tall, 139,000 square foot, four-story senior living building with 115 units and 115 parking spaces; Phase 2 would include a 60' tall, 65,000 square foot, four-story senior living building with 68 units and 45 parking spaces. The proposal includes the vacation of Dartmouth Drive; a concept included in the North West Neighborhood Vision Plan.

Applicant: pH7 Architects
448 W. Nationwide Blvd, Loft 100
Columbus, OH 43215

Owner: National Church Residences Land
Holding Inc.
2335 N. Bank Dr.
Columbus, Ohio 43220

Priority Land Use Board: North Central Land Use Board

Planning District: University Row

Historic District: N/A

Staff Contact: Tony Kroeger

8. Case # PLN2022-00488 - City wide

Case Type: Zoning Code Text Amendments

Thirteen (13) zoning code text amendments including regular updates to ensure our zoning code stays current and meets the changing needs of our community.

Applicant: City of Dayton c/o Todd Kinskey
101 W. 3rd Street Dayton,
Ohio 45402

Priority Land Use Board:

Planning District:

Historic District:

Staff Contact: Susan Vincent

Comments and Reports

Susan Vincent
Secretary,
City Plan Board