



CITY OF DAYTON

City Plan Board

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

Meeting Agenda

Mar 10, 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 Feb 11, 2020

1. Case # PLN2019-00527 - Cathcart LN

Case Type: Vacation of Right of Way

A request to vacate Carthcart 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. 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

2. Case # PLN2020-00042 - 1661 Nicholas RD

Case Type: Subdivision Record Plan

A replat to consolidate six (6) City lots into four (4) City lots and a dedication of right-of-way (Danner Avenue). The lots meet the requirements of the I-1 Light Industrial District.

Applicant: Keith Klein, City of Dayton
DAYTON, OH 45402

Owner: DAYTON CITY OF
MUNICIPAL BG
DAYTON OH 45402

Priority Land Use Board: West Land Use Board

Planning District: Miami Chapel

Historic District: N/A

Staff Contact: Abigail Free

3. Case # PLN2020-00043 - 1600 S Broadway ST

Case Type: Subdivision Record Plan

A replat to consolidate two (2) City lots into one (1) City lot. The lot meets the requirements of the I-2 General Industrial District.

Applicant: DeQuan Heard
243 Kenwood Drive
DAYTON, OH 45405

Owner: DeQuan Heard
4029 Caprice Road
DAYTON, OH 45322

Priority Land Use Board: West Land Use Board

Planning District: Edgemont

Historic District: N/A

Staff Contact: Abigail Free

4. Case # PLN2020-00044 - 1816 HARVARD BLVD

Case Type:

A replat to subdivide one (1) City lot into three (3) City Lots and to extinguish a water utility easement. The lots meet the requirements of the ER-4 Eclectic Single-family Residential District with a Planned Development overlay.

Applicant: Charles Halsey
14 W First Street
DAYTON, OH 45402

Owner: OMEGA BAPTIST CHURCH
1821 EMERSON AVE
DAYTON OH 45406

Priority Land Use Board: North Central Land Use Board

Planning District: Dayton View Triangle

Historic District: N/A

Staff Contact: Abigail Free

5. Case # PLN2020-00045 - 1407 E Third ST

Case Type: Subdivision Record Plan

A replat to consolidate four (4) City lots and a vacated alley into one (1) City lot. An existing structure on the property does not meet minimum setback requirements along E Third or Beckel Streets for the T Transitional District.

Applicant: Rehoboth Assembly of God
1407 E Third Street
DAYTON, OH 45403

Owner: Rehoboth Assembly of God
3801 Strathmoor Drive
DAYTON, OH 45429

Priority Land Use Board: Northeast Land Use Board

Planning District: Springfield

Historic District: N/A

Staff Contact: Abigail Free

6. Case # PLN2020-00011 -

Case Type: Honorary Street Designation

A two-year designation for a portion of Barnett Street as Ronald C. Foster Way. Ronald “Bobo” Foster served 41 years at the Dakota Center in many leadership roles including Youth Counselor, Executive Director, and Program Director.

Applicant: Sharon Mitchell, Dakota Center
33 Barnett Street
DAYTON, OH 45402

Priority Land Use Board: West Land Use Board

Planning District: MacFarlane

Historic District:

Staff Contact: Ken Marcellus

7. Case # PLN2020-00049 -

Case Type: Plans for Approval

Development Plan review for the Hope Center located at 1810 Harvard Boulevard on the Omega Campus. Development Plan review is required for new principal buildings on the campus per the requirements of Planned Development 160 which was approved in 2012 and amended in 2018.

Applicant: Terry Aldridge Pinnacle Architects
480 Vantage Point, Suite 201
Miamisburg, OH 45342

Priority Land Use Board: North Central Land Use Board

Planning District: Dayton View Triangle

Historic District: N/A

Staff Contact: Jeff Green

8. Case # PLN2020-00057 - 721 Miami Chapel RD

Case Type: Other - Work Session

A work session to review the proposed redevelopment of the Whittier School site for Five Rivers Health Centers at 721 Miami Chapel Street (Parcel R72 10211 0043) within the Edgemont Planning District. A Planned Development is proposed, which will change the zoning from MR-5 Mature Single-family Residential to T Transitional with a PD overlay. The PD will be presented at the April Plan Board hearing.

Applicant: Kim Patton
555 Carr Street
Cincinnati, OH 45203

Owner: Five Rivers Health Centers
2261 Philadelphia Drive, Suite 200
DAYTON, OH 45406

Priority Land Use Board: West Land Use Board
Planning District: Edgemont
Historic District: N/A

Staff Contact: Abigail Free

9. Case # PLN2020-00019 -

Case Type: Other - Work Session

Work session on the draft Northwest Dayton Neighborhoods Vision Plan

Applicant: Todd Kinskey 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

10. Case # PLN2020-00021 -

Case Type: Other - Work Session

Work session on the draft Downtown Streetscape Guidelines and Corridor Plan

Applicant: Todd Kinskey, Director
101 W. 3rd Street
DAYTON, OH 45401

Priority Land Use Board: Downtown Land Use Board
Planning District: Downtown
Historic District:

Staff Contact: Susan Vincent

Comments and Reports

Ann Schenking
Secretary,
City Plan Board