



# CITY OF DAYTON

## City Plan Board

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

### Meeting Agenda

Mar 10, 2026 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 Feb 10, 2026

##### 1. Case # PLN2026-00015 - 636 N. Irwin St.

**Case Type:** Subdivision Record Plan

A record plan to subdivide one (1) City lot (parcel ID R72 04903 0017) into two (2) City lots at 636 N. Irwin St. The lots meet the minimum requirements of the I-2 General Industrial zoning district. The northern lot that is proposed would be landlocked and require an egress or ingress to the public ROW.

**Applicant:** Haley-Dusa  
270 Regency Ridge Dr., Suite 203  
Dayton, OH 45459

**Owner:** KIKINADZE ZAKHODIN  
BAKHODIROVICH AND  
7566 Stone Ridge Dr  
Springboro OH 45066

**Priority Land Use Board:** Northeast Land Use Board

**Planning District:** Springfield

**Historic District:** N/A

**Staff Contact:** Jennifer Hanauer

##### 2. Case # PLN2026-00031 - 307 Xenia AVE

**Case Type:** Subdivision Record Plan

A record plan request to reconfigure three (3) city lots (Parcel ID R72 02004 0026-28) into three (3) city lots at 307 Xenia. The lots do not meet the minimum requirements within the Transitional zoning district.

**Applicant:** Luis Riancho & Assoc. Inc.  
140 W Wenger Rd  
Englewood, OH 45322

**Owner:** Hearth Holdings 2, LLC  
PO Box 1677  
Post Falls, ID 83877

**Priority Land Use Board:** Southeast Land Use Board

**Planning District:** Twin Towers

**Historic District:** N/A

**Staff Contact:** Jeff Green

### 3. Case # PLN2026-00037 - Text Amendments

**Case Type:** Zoning Code Text Amendments

A request to amend the zoning code regarding vehicle fueling stations, car washes, and data centers.

**Applicant:** City of Dayton  
101 W Third Street  
Dayton, OH 45402

**Owner:** City of Dayton  
101 W Third Street  
Dayton OH 45402

**Priority Land Use Board:** N/A

**Planning District:** N/A

**Historic District:** N/A

**Staff Contact:** Jeff Green

### 4. Case # PLN2026-00038 - SE Corner Edwin C. Moses & W. Third

**Case Type:** Other - Work Session

A work session regarding potential future development at the southeast corner of Edwin C. Moses Blvd. and West Third Street.

**Applicant:** Tony Kroeger  
101 W Third Street  
DAYTON, OH 45402

**Owner:** City of Dayton  
101 W. Third Street  
Dayton, OH 45402

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

**Planning District:** Wright-Dunbar

**Historic District:** Wright-Dunbar

**Staff Contact:** Tony Kroeger

### Comments and Reports

Jeff Green  
Secretary,  
City Plan Board