



CITY OF DAYTON

City Plan Board

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

Meeting Agenda

Apr 11, 2023 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 Mar 14, 2023

1. Case # PLN2023-00087 - 718 Watervliet AVE

Case Type: Subdivision Record Plan

A record plan to consolidate three (3) City lots (parcel IDs R72 14605 0029, R72 14604 0001, R72 14604 0002) into one (1) City lot. The lot meets the minimum requirements of the MNC Mature Neighborhood Commercial district.

Applicant: ADMIRAL ENGINEERING &
SURVEYING
14 W FIRST ST
DAYTON, OH 45402

Owner: ARGEROPLOS SOTERIOS
8160 LARK BROWN RD
ELKRIDGE MD 21075

Priority Land Use Board: Southeast Land Use Board

Planning District: Belmont

Historic District:

Staff Contact: Jennifer Hanauer

2. Case # PLN2023-00089 - 9 Parnell AVE

Case Type: Subdivision Record Plan

Parnell Avenue Plat: A record plan to consolidate three (3) City lots (16088, 16089, and 16090) into one (1) City lot. The lot meets the minimum requirements of the ER-4 Eclectic Residential district.

Applicant: DLZ Ohio, Inc.
6121 Huntley Rd
Columbus, OH 43229

Owner: DAYTON METROPOLITAN
400 WAYNE AVE
DAYTON OH 45410 1118

Priority Land Use Board: Northeast Land Use Board

Planning District: Burkhardt

Historic District: N/A

Staff Contact: Susan Vincent

3. Case # PLN2023-00080 - 2138 W third ST

Case Type: Subdivision Record Plan

2130 West Third Plat: A record plan to consolidate four (4) City lots into one (1) City lot. The lot meets the requirements of the T Transitional Zoning District. A minimum 5' front setback variance is required due to existing structures on site within a district that requires a minimum front setback of 10'. The applicant proposes to connect the two structures for use as one building; prior to recording the lot consolidation, the construction must be initiated to connect the structures.

Applicant: ADMIRAL ENGINEERING &
SURVEYING
14 W. 1st Street
DAYTON, OH 45402

Owner: TRAMMELL ANNE
1505 OLMSTEAD PL
DAYTON OH 45406

Priority Land Use Board: West Land Use Board

Planning District: Roosevelt

Historic District: N/A

Staff Contact: Susan Vincent

4. Case # PLN2023-00074 - 1710 E Third ST

Case Type: Subdivision Record Plan

Steeley's Ditch: A record plan to consolidate two (2) City lots into one (1) City lot. The lot meets the requirements of the MNC Mature Neighborhood Commercial Zoning District.

Applicant: EAM GeoData Solutions
40 Pulaski Street
Dayton, OH 45402

Owner: SMITH ALEX D
24 KRATOCHWILL ST
DAYTON OH 45410

Priority Land Use Board: N/A

Planning District: Historic Inner East

Historic District:

Staff Contact: Jeff Green

5. Case # PLN2023-00073 - 52 Brandt

Case Type: Vacation of Right of Way

A request to vacate approximately 137-ft long by 16-ft wide alley south of the intersection of Brandt Street and Stanley Street. The subject alley is bounded by parcel R72 05110 0038 to the north.

Applicant: Champlin Architecture
10 S Patterson Blvd
Dayton, OH 45402

Priority Land Use Board: N/A

Planning District:

Historic District:

Staff Contact: Jeff Green

6. Case # PLN2023-00072 - 3620 N Main St Upper

Case Type: Planned Development

A request to amend the Permitted Uses in PD-143 from the current "Adult Care Facility/Adult Family Home (3-5 persons)" to "A residential facility for five (5) or fewer persons" in order to establish a children's group home for five (5) or fewer persons in each unit of the two-family dwelling to accommodate not more than ten (10) persons total at 3620-3622 N. Main St. (parcel ID: R72 11007 0027) in the North Riverdale planning district.

Applicant: Michelle Waymire
3620-3622 N MAIN ST
DAYTON, OH 45405

Owner: WAYMIRE NED D
156 POPLAR ST
DAYTON OH 45415

Priority Land Use Board: North Central Land Use Board

Planning District: North Riverdale

Historic District:

Staff Contact: Jennifer Hanauer

7. Case # PLN2023-00069 - 1030 Salem AVE

Case Type: Planned Development

An application for a Planned Development zoning overlay and to change the underlying zoning from Eclectic Single-Family Residential (ER-4) to Eclectic Multi-Family (EMF) for property between Princeton Dr. and Harvard Blvd. on the west side of Salem Avenue (approx. addresses 1000-1060 Salem Ave.) allowing for a two-phased multi-family residential development of approximately 170 units for seniors.

Applicant: National Church Residences c/o Kevin Brown
2245 North Bank Drive
Columbus, OH 43220

Owner: Multiple, see report

DAYTON, OH

Priority Land Use Board: North Central Land Use Board

Planning District: University Park

Historic District:

Staff Contact: Tony Kroeger

8. Case # PLN2023-00075 - Dartmouth DR

Case Type: Vacation of Right of Way

A request to vacate Dartmouth Drive from the alley west of Salem Avenue to Salem Avenue.

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

Priority Land Use Board: North Central Land Use Board

Planning District: University Row

Historic District:

Staff Contact: Tony Kroeger

9. Case # PLN2023-00070 - 325 Homewood AVE

Case Type: Other - Work Session

A work session regarding a proposed Planned Development zoning overlay and to change the underlying zoning from Mature Single-Family Residential (MR-5) to Mature Multi-Family (MMF) for 12.78 acres at the northeast corner of Homewood Ave and Old Orchard Ave, including property along the west side of Forest Ave. allowing for the construction of 260 multi-family residential units and 5,000 square feet of commercial space.

Applicant: Magnus Capital Partners
PO BOX 9363
Wyoming, MI 49509

Owner: Naymark & Associates
9378 Mason-Montgomery Rd, Suite
Mason, OH 45040

Priority Land Use Board: North Central Land Use Board

Planning District: Five Oaks

Historic District:

Staff Contact: Tony Kroeger

Comments and Reports

2023 Miami Valley Cycling Summit - Registration is now open

The 2023 Miami Valley Cycling Summit is hosted by Bike Miami Valley and the City of Dayton. This regional event will be held at the Downtown Dayton branch of the Dayton Metro Library on May 19th from 9:00 AM to 5:00 PM. The event welcomes elected officials, government staff, local leaders and cycling advocates to participate. This year's event will coincide with the annual Bike to Work Day Pancake Breakfast celebration (7-9am), which is organized by Five Rivers MetroParks at RiverScape MetroPark every third Friday in May.

Register for free at <https://www.bikemiamivalley.org/cycling-summit-2023/>.

Susan Vincent
Secretary,
City Plan Board