



# CITY OF DAYTON

## City Plan Board

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

### Meeting Agenda

Apr 13, 2021 4:30 P.M.

Zoom, Remote Teleconference, City Hall  
101 W. Third Street, Dayton, OH

#### Roll Call

#### Submission of the minutes of the meeting on Mar 09, 2021

#### 1. Case # PLN2021-00099 - 4400 OLD TROY PIKE

**Case Type:** Subdivision Record Plan

A replat to consolidate eight (8) City lots into two (2) City lots and a dedication of right-of-way along Old Troy Pike. The lots meet the requirements of the SR-1 Single-family residential district. Willow Hills Section 1 - Subdivision in residential sized lots to be approved at the same hearing.

**Applicant:** Greg Smith  
3445 Newmark Drive  
Miamisburg, OH 45342

**Owner:** Liberty-Bravo III, LLC  
7543 Whitehall Circle West  
West Chester, OH 45063

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

**Planning District:** Kittyhawk

**Historic District:** N/A

**Staff Contact:** Abigail Free

#### 2. Case # PLN2021-00100 - 4400 OLD TROY PIKE

**Case Type:** Subdivision Record Plan

A replat to subdivide one (1) City lot into fifty-six (56) City lots and a dedication of right-of-way to create three new residential streets Willow Hills Drive (60' ROW), Bulrush Court (50' ROW), and Purple Astor Court (50' ROW). New waste and storm sewer will be installed within the new ROWs as well as widening of Old Troy Pike. The lots meet the requirements of PD-???? (SR-1 underlying zoning).

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West Chester, OH 45063

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**Planning District:** Kittyhawk

**Historic District:** N/A

**Staff Contact:** Abigail Free

### 3. Case # PLN2021-00107 - Larkwood DR

**Case Type:** Subdivision Record Plan

A replat to consolidate three (3) City lots into two (2) City lots. The one lot does not meet the requirements of the ER-3 Eclectic Single-family residential district.

**Applicant:** Thomas Dusa  
270 Regency Ridge Drive, Suite 203  
DAYTON, OH 45459

**Owner:** Donald E. Jones  
3107 Haney Road  
Dayton, OH 45405

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

**Planning District:** Little Richmond

**Historic District:** N/A

**Staff Contact:** Abigail Free

### 4. Case # PLN2021-00108 - 334 Norwood AVE

**Case Type:** Subdivision Record Plan

A replat to consolidate many City lots, vacated Pease Avenue, and vacated alleys into one (1) City lot and a dedication of public right-of-way for Germantown Street at the intersection of Norwood Avenue. The lot meets the requirements of the OS Open Space district.

**Applicant:** Chatan Robinson  
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:** N/A

**Staff Contact:** Abigail Free

### Comments and Reports

Abigail Free  
Secretary,  
City Plan Board