



# CITY OF DAYTON

## City Plan Board

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

### Meeting Agenda

July 14, 2020 4:30 P.M.

Due to public health concerns caused by COVID-19 and authorized by House Bill 197 and Executive Order 2020-01D within which Governor DeWine declared a State of Emergency, this meeting will be held remotely. If you wish to watch, listen to, or speak at this meeting, please contact Tony Kroeger at 937-333-3673 or [tony.kroeger@daytonohio.gov](mailto:tony.kroeger@daytonohio.gov) before 3:00 P.M. on July 14 for information on how to do so.

#### Roll Call

#### Submission of the minutes of the meeting on Jun 09, 2020

#### 1. Case # PLN2020-00238 - Cooper LN

##### Case Type: Vacation of Right of Way

Re-establish conditions to vacate a public right-of-way, known as Cooper Street from Meigs Street to the east property line on City lot #2913. The vacation was approved September 12, 2017 (Case PLN2017-00146). The petition and engineering fee were submitted after the 1-year time allotted to complete the vacation process. An extension cannot be applied due to the length of time since approval.

**Applicant:** Donald Austin  
2333 Schebly Road  
Spring Valley, OH 45370

**Owner:** KIDS REALTY INC  
932 LARRIWOOD AVE  
DAYTON OH 45429 0000

**Priority Land Use Board:** Downtown Land Use Board  
**Planning District:** Webster Station  
**Historic District:** N/A

**Staff Contact:** Abigail Free

#### 2. Case # PLN2020-00236 - 400 E FIRST ST

##### Case Type: Subdivision Record Plan

A replat to consolidate many City lots into three (3) City lots and a dedication to public right-of-way (Madison Street). The lots meet the requirements of the UBD Urban Business District.

**Applicant:** Crawford Hoying  
6640 Riverside Drive, Suite 500  
Dublin, OH 43017

**Owner:** MENDELSON REALTY LTD  
340 E FIRST ST  
DAYTON OH 45402 1257

**Priority Land Use Board:** Downtown Land Use Board  
**Planning District:** Webster Station  
**Historic District:** N/A

**Staff Contact:** Abigail Free

### 3. Case # PLN2020-00237 - 140 E Monument AVE

**Case Type:** Subdivision Record Plan

A replat to consolidate eight (8) City lots into one (1) City lot. The lot meets the requirements of the CBD Central Business District.

**Applicant:** Crawford Hoying  
6640 Riverside Drive, Suite 500  
Dublin, OH 43017

**Owner:** KC Dayton Partners  
444 E Second Street  
DAYTON, OH 45401

**Priority Land Use Board:** Downtown Land Use Board

**Planning District:** Downtown

**Historic District:** N/A

**Staff Contact:** Abigail Free

### 4. Case # PLN2020-00142 - Needmore RD

**Case Type:** Zoning Map Amendment

Rezone 12.531 +/- acres at Old Troy Pike and Needmore Road from SR-2 Suburban Single-Family Residential to SMF Suburban Multi-Family for a future multi-family development. The property has Parcel Identification Numbers of R72217304 0011 and R72217304 0017.

**Applicant:** Greg Smith, Oberer Companies  
3445 Newmark Drive  
DAYTON, OH 45432

**Owner:** Oberer Companies  
3445 Newmark Drive  
Dayton, OH 45432

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

**Planning District:** Kittyhawk

**Historic District:** N/A

**Staff Contact:** Jennifer Lumpkin

### 5. Case # PLN2020-00216 - 633 W Grand AVE

**Case Type:** Planned Development

A Zoning Map Amendment application for a Planned Development overlay at 633 & 645 W. Grand Ave. and 632-634 & 702-704 North Avenue (1.43 acres) that would allow for multi-family dwelling units, with associated regulations.

**Applicant:** David Lemberg  
2443 S. Dixie Drive  
DAYTON, OH 45409

**Owner:** Mountain Lion LLC  
2443 S. Dixie Dr.  
Dayton, OH 45409

**Priority Land Use Board:** North Central Land Use Board

**Planning District:** Grafton Hill

**Historic District:** Grafton Hill

**Staff Contact:** Tony Kroeger

**6. Case # PLN2020-00076 -**

**Case Type:** Plan Review & Approval

Approval of the Downtown Streetscape Guidelines and Corridor Plan. This plan will serve as the in-depth downtown addendum to the Dayton Transportation Plan 2040.

**Applicant:** Todd Kinskey, Director  
101 West Third Street  
DAYTON, OH 45402

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

**Staff Contact:** Susan Vincent

**7. Case # PLN2020-00207 -**

**Case Type:** Plan Review & Approval

Review and approval of the Pineview Neighborhood Plan 2020

**Applicant:** Caitlin Jacob, CityWide Development  
Corp  
8 North Main Street  
DAYTON, OH 45402

**Priority Land Use Board:** West Land Use Board  
**Planning District:** Pineview  
**Historic District:**

**Staff Contact:** Ann Schenking

**8. Case # PLN2020-00181 -**

**Case Type:** Other - Work session

City Plan Board work session to review and provide feedback on the draft Downtown Dayton Wayfinding plan.

**Applicant:** Scott Murphy, Downtown Dayton Partnership  
10 W. Second Street, Suite 611  
DAYTON, OH 45402

**Owner:** NA

**Priority Land Use Board:** Downtown Land Use Board  
**Planning District:** Downtown  
**Historic District:** N/A

**Staff Contact:** Susan Vincent

**Comments and Reports**

  
Ann Schenking  
Secretary,  
City Plan Board