



CITY OF DAYTON

City Plan Board

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

Meeting Agenda

Aug 10, 2021 4:30 P.M.

Planning and Resource Room (Mezzanine Level)
City Hall
101 W. Third Street, Dayton, OH, 45402

Roll Call

Submission of the minutes of the meeting on Jul 13, 2021

1. Case # PLN2021-00344 - 203 N Broadway ST

Case Type: Subdivision Record Plan

A replat to consolidate many residential city lots within the Wolf Creek Planning District to twelve (12) City lots and a private alley for construction of new single-family dwellings. The consolidation meets the requirements of the MR-5 Mature Single-family district.

Applicant: County Corp
3445 Newmark Drive
Miamisburg, OH 45342

Owner: HOBSON WALDINE
539 OXFORD AVE
DAYTON OH 45407 1819

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

Staff Contact: Abigail Free

2. Case # PLN2021-00345 - 4400 OLD TROY PIKE

Case Type: Subdivision Record Plan

A replat to subdivide one (1) City lot into forty-five (45) City lots and two (2) public roads for construction of new single-family dwellings known as Willow Hills. The lots meet the requirements of the SR-1 Suburban Single-family district and Planned Development Overlay (PD-175).

Applicant: Willow Hills Developers
3445 Newmark Drive
Miamisburg, OH 45342

Owner: HARRISON PARKS INC
P.O. BOX 13574
DAYTON OH 45413 0574

Priority Land Use Board: Northeast Land Use Board
Planning District:
Historic District: N/A

Staff Contact: Abigail Free

3. Case # PLN2021-00346 - 1351 N Keowee ST

Case Type: Subdivision Record Plan

A replat to subdivide one (1) City lot into two (2) City lots. The lots meet the requirements of the EGC Electric General Commercial district.

Applicant: Haley-Dusa Group
270 Regency Ridge Drive, Suite 203
DAYTON, OH 45459

Owner: DBCHASE LLC
1345 AVE OF THE AMERICAS FL
NEW YORK NY 10105

Priority Land Use Board: Northeast Land Use Board

Planning District: McCook Field

Historic District: N/A

Staff Contact: Abigail Free

4. Case # PLN2021-00307 -

Case Type: Planned Development

A zoning map amendment to apply a Planned Development (PD) Overlay for 10.18 acres at the southwest corner of Webster Street and Derrick Street (Deeds Point Park). The Planned Development would allow for the construction of an Elementary/Secondary School, turf sports field, basketball court, play surface (play ground), and accessory parking lot. The parcels are identified as R72058040002 and R72058040001 per the Montgomery County Auditor.

Applicant: Ryan Ernst, Greater Dayton School
10510 Springboro Pike
Miamisburg OH 45342

Owner: City of Dayton
101 W Third Street
DAYTON, OH 45404

Priority Land Use Board: Northeast Land Use Board

Planning District: McCook Field

Historic District:

Staff Contact: Jeff Green

Comments and Reports

Tony Kroeger
Secretary,
City Plan Board