



CITY OF DAYTON

City Plan Board

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

Meeting Agenda

Sep 08, 2020 4:30 P.M.

Training Room, Sixth Floor, City Hall
101 W. Third Street, Dayton, OH

Roll Call

Submission of the minutes of the meeting on Aug 11, 2020

1. Case # PLN2020-00382 - 2016 TROY ST

Case Type: Subdivision Record Plan

A replat to consolidate three (3) City lots into one (1) City lot and a dedication to public right-of-way along Troy Street. The lot meets the requirements of the I-1 Light Industrial district.

Applicant: Mukahmmed Ismailov
2016 Troy Street
DAYTON, OH 45404

Owner: Three Brothers Express Inc
2016 TROY ST

Priority Land Use Board: Northeast Land Use Board

Planning District: Old North Dayton

Historic District: N/A

Staff Contact: Abigail Free

2. Case # PLN2020-00357 - 4400 OLD TROY PIKE

Case Type: Zoning Map Amendment

A Zoning Map Amendment request to eliminate PD-78 which allowed for 300 manufactured homes and replace it with SR-1 Suburban Single-family underlying zoning and a new Planned Development. The zoning amendment will allow for the development of 256 Single-family dwellings on a 100.657-acre site. Note: This PD was previously approved on February 12, 2019. The approval expired, thus needs re-approval.

Applicant: Oberer Land Developers
3445 Newmark Drive, Suite 100
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: Kittyhawk

Historic District: N/A

Staff Contact: Abigail Free

3. Case # PLN2020-00339 - W Third ST

Case Type: Planned Development

Request to review and approve an underlying zoning change from General Industry (I2) to Mixed Use (MX) and a Planned Development (PD) overlay for approximately 34 acres located at the south east corner of the intersection of Abbey Avenue and W. Third Street. This request supports the comprehensive redevelopment of the site, previously home to the Wright Company's original airplane factory. Proposed PD would include review and approval of Dayton Metro Library's West Library Branch plans.

Applicant: Todd Kinskey, City of Dayton
101 W. Third St
DAYTON, OH 45402

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

Priority Land Use Board: West Land Use Board
Planning District: Arlington Heights
Historic District: N/A

Staff Contact: Susan Vincent

4. Case # PLN2020-00346 - 600 Warren ST

Case Type: Planned Development

Request to modify existing Planned Development 174 (PD-174) adopted in 2018 to reflect the revised site plan and use as follows: change use from condos to apartments, change number of units from 27 to 51, and change the number of parking spaces from 64 to 70 located on the 600 block of Warren Street.

Applicant: Greater Dayton Construction LTD
4197 Research Blvd
Beavercreek, OH 45430

Owner: Greater Dayton Construction LTD
4197 Research Blvd
Beavercreek, OH 45430

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

Staff Contact: Susan Vincent

5. 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

Tony Kroeger
Secretary,
City Plan Board