



# CITY OF DAYTON

## City Plan Board

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

## Meeting Agenda

Sep 12, 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 Aug 08, 2023

#### 1. Case # PLN2023-00289 - 309 Burns AVE

**Case Type:** Subdivision Record Plan

A record plan to reconfigure nine (9) City lots (1724-1727, 3278-3276, 3294, and 3295) into three (3) City lots. Two of the three proposed lots meet the minimum requirements of the MR-5 Mature Single-family Residential district. The third lot, which would contain the existing residential structure, would require variances for minimum lot size, minimum lot width, and maximum lot coverage.

**Applicant:** EAM GeoData Solutions  
40 Pulaski St  
DAYTON, OH 45402

**Owner:** NAZARENE CENTRAL CH OF  
610 BROWN ST  
DAYTON OH 45402 2812

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

**Staff Contact:** Jennifer Hanauer

#### 2. Case # PLN2023-00280 - HoM Flats @ Forest

**Case Type:** Subdivision Record Plan

A record plan to consolidate three (3) City parcels (R72 067 08 0022, 0023, and 0024) into one (1) City parcel. The lot meets the minimum requirements of the MMF Mature Multi-Family Residential district/PD-188.

**Applicant:** The Kleingers Group  
6219 Centre Park Dr.  
DAYTON, OH 45069

**Owner:** Naymark & Associates  
9378 Mason-Montgomery Rd Suite 418  
Mason, OH 45040

**Priority Land Use Board:** North Central Land Use Board  
**Planning District:** Five Oaks  
**Historic District:**

**Staff Contact:** Elizabeth Dakin

### 3. Case # PLN2023-00298 - 1001 Saint Adalbert AVE

**Case Type:** Vacation of Right of Way

A public right of way vacation request to vacate approximately 80 feet of alley between 1001 and 1015 Saint Adalbert Avenue.

**Applicant:** Pentacostal House of Refuge  
1001 Saint Adalbert Ave  
Dayton, OH 45404

**Owner:** PENTACOSTAL HOUSE OF REF  
7807 MANNING RD  
MIAMISBURG OH 45342

**Priority Land Use Board:** Northeast Land Use Board  
**Planning District:** Old North Dayton  
**Historic District:**

**Staff Contact:** Jeff Green

### 4. Case # PLN2023-00299 - 200 Valleycrest Dr

**Case Type:** Vacation of Right of Way

A request to vacate approximately 1121-ft long by 50-ft wide street (Valleycrest Drive) north of the intersection of Valley Street and Valleycrest Drive. The proposed section of street to be vacated is bounded by 150 Valleycrest Drive to the south and 404 Valleycrest Drive to the North.

**Applicant:** Valleycrest Landfill Site Group  
101 Southmoor Circle  
Dayton, OH 45429

**Owner:** KEYSTONE GRAVEL CO  
PO BOX 1082  
DAYTON OH 45401 1082

**Priority Land Use Board:** Northeast Land Use Board  
**Planning District:** Old North Dayton  
**Historic District:**

**Staff Contact:** Jeff Green

### 5. Case # PLN2023-00288 - HoM Flats @ Forest

**Case Type:** Major Site Design Review

A major site design review application for the HoM Flats planned development located at 701A Forest Ave within the Mature Multi-Family (MMF) Zoning District and PD overlay. The subject property is within the Five Oaks Planning District and identified by the following parcel numbers: R72 06708 0022, R72 06708 0023, R72 06708 0024.

**Applicant:** Magnus Capital Partners LLC  
220 Lyons St. NW Suite 500  
Grand Rapids, MI 49503

**Owner:** Naymark & Associates LLC  
9378 Mason-Montgomery Rd Suite 418  
Mason, OH 45040

**Priority Land Use Board:** North Central Land Use Board  
**Planning District:** Five Oaks  
**Historic District:**

**Staff Contact:** Elizabeth Dakin

### Comments and Reports

Jennifer Hanauer  
Secretary,  
City Plan Board