Meeting Agenda
Sep 14, 2021  4:30 P.M.
Planning Resource Room, Mezzanine Level
City Hall, 101 W. Third Street, Dayton, OH

Roll Call
Submission of the minutes of the meeting on Aug 10, 2021

1. Case # PLN2021-00395 - S Orchard AVE
Case Type: Honorary Street Designation
An Honorary Designation request for South Orchard Avenue from West Third Street to Home Avenue to be honorarily designated as "John McClendon, Jr. Way." South Orchard Ave. is adjacent to the McClendon Institute for Learning.
Applicant: Renee McClendon
2100 West Third Street
DAYTON, OH 45417
Owner: public right-of-way
Priority Land Use Board: West Land Use Board
Planning District: Roosevelt
Historic District: N/A
Staff Contact: Tony Kroeger

2. Case # PLN2021-00393 - 4400 OLD TROY PIKE
Case Type: Subdivision Record Plan
A request to subdivide one (1) City lot into two (2) City lots. The lots meet the requirements of the SR-1 Suburban single-family residential district.
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: Kittyhawk
Historic District: N/A
Staff Contact: Abigail Free
### 3. Case # PLN2021-00394 - 2727 Inland AVE

**Case Type:** Subdivision Record Plan  
A request to subdivide one (1) City lot into four (4) City lots. The lots meet the requirements of the MX Mixed Use district.

**Applicant:** EAM Geodata Solutions  
40 Pulaski 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:** Arlington Heights  
**Historic District:** N/A  

**Staff Contact:** Abigail Free

### 4. Case # PLN2021-00338 - 102 Lawnview AVE

**Case Type:** Plan Review & Approval  
General Development Plan submittal for a new multi-family housing development proposed for the University Park planning district located at 410 Kiefaber Street within the Campus Institutional (CI) Zoning District. Approval of the General Development Plan will prompt a follow-up application to the Board of Zoning Appeals for approval of variances required to allow the development as designed.

**Applicant:** Kevin Nels  
PO Box 78  
DAYTON, OH 45409  

**Owner:** 102 LAWNVIEW LLC  
P.O. BOX 78  
DAYTON OH 45409

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

**Staff Contact:** Susan Vincent
### 5. Case # PLN2021-00357 - 2532 E Third ST

**Case Type:** Zoning Map Amendment  
A Zoning Map Amendment request by NCI Dayton RA LLC to rezone 1.094 acres for the property located at 2532 E. Third Street, Dayton OH 45403 from T Transitional to MNC Mature Neighborhood Commercial. Per the application submitted, the proposed use of the property would be a retail store.

<table>
<thead>
<tr>
<th><strong>Applicant:</strong></th>
<th>NCI DAYTON RA LLC</th>
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<tbody>
<tr>
<td></td>
<td>875 N. Michigan Ave Suite 3612</td>
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<tr>
<td></td>
<td>Chicago, IL 60611</td>
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<thead>
<tr>
<th><strong>Owner:</strong></th>
<th>RX Dayton Investors LLC</th>
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<tbody>
<tr>
<td></td>
<td>P.O. BOX 3165</td>
</tr>
<tr>
<td></td>
<td>HARRISBURG, PA 17105</td>
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**Priority Land Use Board:** Northeast Land Use Board  
**Planning District:** Burkhardt  
**Historic District:** N/A  
**Staff Contact:** Jeff Green

### 6. Case # PLN2021-00400 -

**Case Type:**  
A Work Session to review the the Southeast Dayton Neighborhoods Vision document.

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<tr>
<th><strong>Applicant:</strong></th>
<th>Todd Kinskey, City of Dayton</th>
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<tr>
<td></td>
<td>101 W. Third St.</td>
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<td>DAYTON, OH 45402</td>
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**Priority Land Use Board:** Southeast Land Use Board  
**Planning District:**  
**Historic District:**  
**Staff Contact:** Tony Kroeger

### Comments and Reports

Tony Kroeger  
Secretary,  
City Plan Board