



CITY OF DAYTON

City Plan Board

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

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.

Applicant: NCI DAYTON RA LLC
875 N. Michigan Ave Suite 3612
Chicago, IL 60611

Owner: RX Dayton Investors LLC
P.O. BOX 3165
HARRISBURG, PA 17105

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.

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

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