



CITY OF DAYTON

City Plan Board

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

Meeting Agenda

Nov 09, 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 Oct 12, 2021

1. Case # PLN2021-00461 - 2145 N Gettysburg Ave

Case Type: Subdivision Record Plan

A request to reconfigure two (2) City lots into two (2) City lots. The lots meet the requirements of the SGC Suburban General Commercial district.

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

Owner: Wright Lease Group LLC
102 McKnight Dr., #1
Laguna Beach, CA 92651

Priority Land Use Board: North Central Land Use Board

Planning District: Greenwich Village

Historic District: N/A

Staff Contact: Jennifer Hanauer

2. Case # PLN2021-00466 - 4 E Stewart St

Case Type: Subdivision Record Plan

A request to consolidate many City lots, two vacated alleys and half of vacated K and Rubicon Streets into one (1) City lot totaling 4.906-acres for the construction of a Performing Arts Center for the University of Dayton. The lot meets the requirements of the CI Campus Institutional district with a Planned Development overlay.

Applicant: Matt Habedank
6219 Centre Park Drive
West Chester, OH 45069

Owner: EAST AQUA DEVELOPMENT LLC
300 COLLEGE PARK DR

Priority Land Use Board: Downtown Land Use Board

Planning District: University Park

Historic District: N/A

Staff Contact: Abigail Free

3. Case # PLN2021-00450 - 807 S Gettysburg Ave

Case Type: Plan Review & Approval

General Development Plan review for approval of the proposed Homefull multi-use/ retail market building and site located at 807 S Gettysburg Avenue within a CI Campus Institutional District. At the July 13, 2021 Plan Board hearing, the Board approved two proposed uses - A Housing, Food & Jobs building (open market, retail grocery, food hub, clinic, pharmacy, offices) and multi-family housing. At the October 12, 2021 Plan Board hearing a work session was held to review recent changes to the proposed site plan.

Applicant: John Fabelo, LWC, Inc
434 E First Street
DAYTON, OH 45402

Owner: Homefull
829 S. Gettysburg Ave.
Dayton, OH 45419

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

Staff Contact: Abigail Free

4. Case # PLN2021-00459 -

Case Type: Other - Work Session - Subdivision

Work Session - A zoning map amendment request by Lance Oakes to rezone 46.2 acres for the property located 970 feet northeast of the intersection of Old Troy Pike and Needmore Road. The applicant is proposing to rezone the property from I-1 (light Industrial) to SR-2 (Suburban Residential) and establish a new Planned Development for a 189 single family dwellings on the site. The property is identified via Montgomery County parcels: R72217708 0003, R72217708 0004, R72217708 0005, R72217708 0006, and R72217708 0007.

Applicant: Oakes Tree Dev. c/o Lance Oakes
8534 Yankee Street
Dayton, OH 45458

Owner: Wehr Properties Inc
2600 Thunderhawk Ct
Dayton, OH 45414

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

Staff Contact: Jeff Green

5. Case # PLN2021-00480 -

Case Type: Zoning Code Text Amendments

Request for Plan Board review and approval of the proposed 2021 Zoning Code Text Amendments.

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

Priority Land Use Board: N/A

Planning District:

Historic District:

Staff Contact: Tony Kroeger

Comments and Reports

Tony Kroeger
Secretary,
City Plan Board