



CITY OF DAYTON

City Plan Board

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

Meeting Agenda

Nov 12, 2019 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 Oct 08, 2019

1. Case # PLN2019-00535 -

Case Type: Zoning Map Amendment

Establish a HD-2 Historic District designation for the Jane Reece House at 834 Riverview Terrace which is located in the Jane Reece neighborhood. The property's underlying zoning of MMF Mature Multi-Family will not change. Reece was Dayton's most important artistic photographer. In 1924 Reece transformed this former fire house into her home, studio and salon; she lived there until her death in 1961.

Applicant: Donald C. Hageman
834 Riverview Terrace
DAYTON, OH 45402

Owner: Donald C. Hageman
834 Riverview Terrace
DAYTON, OH 45402

Priority Land Use Board: North Central Land Use Board
Planning District: Old Dayton View
Historic District: N/A

Staff Contact: Ann Schenking

2. Case # PLN2019-00592 - 15 N Sperling AVE

Case Type: Vacation of Right of Way

A request to vacate the first alley north of E Third Street, west of N Sperling Avenue. The area is zoned MR-5 Mature Single-family Residential to the north and MNC Mature Neighborhood Commercial to the south.

Applicant: Jerry Fletcher
15 N Sperling Avenue
DAYTON, OH 45403

Owner: FLETCHER JERRY R
15 N SPERLING AVE
DAYTON OH 45403 1709

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

Staff Contact: Abigail Free

3. Case # PLN2019-00598 - N Conover ST

Case Type: Vacation of Right of Way

A request to vacate the alley north of W Second Street, west of N Conover Street. The area is zoned MR-5 Mature Single-family Residential.

Applicant: John Cummiskey, GDRTA
4 S Main Street
DAYTON, OH 45402

Owner: Greater Dayton RTA
4 S MAIN ST
DAYTON OH 45402

Priority Land Use Board: West Land Use Board

Planning District: Wolf Creek

Historic District: N/A

Staff Contact: Abigail Free

4. Case # PLN2019-00563 - 804 E Monument AVE

Case Type: Subdivision Record Plan

A replat to combine five (5) City lots into one (1) City Lot. The lot meets the requirements of the UBD Urban Business District.

Applicant: Charles Halsey
14 W First Street
DAYTON, OH 45402

Owner: WESTWARD SUCCESS LLC
P O BOX 41490
DAYTON OH 45441

Priority Land Use Board: Downtown Land Use Board

Planning District: Webster Station

Historic District: N/A

Staff Contact: Abigail Free

5. Case # PLN2019-00604 - 1120 S Broadway ST

Case Type: Subdivision Record Plan

A replat to consolidate two (2) City Lots into one (1) City lot and dedicate three (3) lots and part lot as public right-of-way. The lot meets the requirements of the I-2 General Industrial District.

Applicant: RDA Group Architects
7945 Washington Woods Drive
DAYTON, OH 45459

Owner: DAYTON CITY OF
101 W 3RD ST
DAYTON OH 45402 1814

Priority Land Use Board: West Land Use Board

Planning District: Edgemont

Historic District: N/A

Staff Contact: Abigail Free

6. Case # PLN2019-00605 - 511 E Siebenthaler DR

Case Type: Subdivision Record Plan

A replat to subdivide one (1) City lot into two (2) City lots. The lots meet the requirements of the ER-4 Eclectic Single-family Residential District.

Applicant: Brad Judge
1201 E David Road
Kettering, OH 45429

Owner: Khalid Nelson
3941 Windsor Place
DAYTON, OH 45430

Priority Land Use Board: North Central Land Use Board

Planning District: North Riverdale

Historic District: N/A

Staff Contact: Abigail Free

7. Case # PLN2019-00583 -

Case Type: Other - Neighborhood Planning District Name Change

Change the name of the Five Points Neighborhood Planning District (NPD) to the Wright Dunbar Neighborhood Planning District. The geographic boundaries of the NPD will not change. The major and only neighborhood association within this NPD is Wright Dunbar.

Applicant: Tony Kroeger, Planning Division Mgr
101 W Third Street
DAYTON, OH 45402

Priority Land Use Board: West Land Use Board

Planning District: Five Points

Historic District: N/A

Staff Contact: Ann Schenking

8. Case # PLN2019-00584 -

Case Type: Other - General Development Plan

A request to approve a partial update to the University of Dayton's General Development Plan (RC-006-2008) to reflect the construction of a new, 1-story Center for the Arts in a Campus Institutional Zoning District at the intersection of S. Main Street and E. Stewart Street.

Applicant: David Marshall, The Kleingers Group
3040 Presidential Dr., Suite 202
Fairborn, OH 45324

Priority Land Use Board: Downtown Land Use Board

Planning District: University Park

Historic District:

Staff Contact: Susan Vincent

9. Case # PLN2019-00586 - 900 N Gettysburg AVE

Case Type: Planned Development

A Planned Development for reuse of the abandoned Kroger by Sugar Creek, primarily as warehouse/storage, located at 900 N Gettysburg Avenue (Parcels R72 12405 0016 & 0007) within the EGC Eclectic General Commercial District with a Planned Development Overlay. This Planned Development will replace PD-53.

Applicant: Alex Hauck
12021 Sheraton Lane
Cincinnati, OH 45246

Owner: Sugar Creek Packing Co
495 Old Chillicothe Rd SE
Washington Courthouse, OH 43610

Priority Land Use Board: West Land Use Board

Planning District: Westwood

Historic District: N/A

Staff Contact: Abigail Free

10. Case # PLN2019-00460 - 258 Wyoming ST

Case Type: Other - General Development Plan

A General Development Plan for 218 residential units, over two phases, at 258 Wyoming Street (former Patterson-Kennedy School site).

Applicant: Robert Fiorita, Architects and Assoc.
4242 Tuller Road
Dublin, OH 43017

Owner: RE NVC DAYTON II LLC
4242 Tuller Rd.
Dublin, OH 43017

Priority Land Use Board: Downtown Land Use Board

Planning District: University Park

Historic District: N/A

Staff Contact: Tony Kroeger

11. Case # PLN2019-00582 -

Case Type: Urban Renewal Plans

Rubicon Urban Renewal Plan Expiration -- The plan expired October 10, 2019. This is for information only; no action to be taken. Property that was within the Urban Renewal Plan's boundaries will continue to be subject to applicable Zoning Code and Zoning Map regulations.

Applicant: Ann Schenking, Plan Board Secretary
101 W. Third St
DAYTON, OH 45402

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

Staff Contact: Ann Schenking

Comments and Reports

Ann Schenking
Secretary,
City Plan Board