



CITY OF DAYTON

City Plan Board

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

Meeting Agenda

Nov 13, 2018 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 09, 2018

1. Case # PLN2018-00653 - Orchard ST

Case Type: Vacation of Right of Way

A request to vacate South Orchard Avenue from Home Avenue to US Route 35 Right of Way. The reason for the request is because the applicant will be purchasing the properties on both sides of the right of way.

Applicant: Darrion Lucas
1266 Graystone Dr
Trotwood, OH 45426

Owner: Darrion Parker Lucas
1266 Graystone Dr
Trotwood, OH 45426

Priority Land Use Board: West Land Use Board
Planning District: Roosevelt
Historic District:

Staff Contact: Chidochashe Moyo

2. Case # PLN2018-00654 - East Alley west of Main St

Case Type: Vacation of Right of Way

A request to vacate Arcade Lane from 165.33 feet west of South Main Street to the Western Terminus. The reason for the request is to use the area as a loading dock for the Arcade buildings.

Applicant: David Williams
15 W Fourth St
DAYTON, OH 45402

Owner: Dayton Arcade Partners LLC
2400 Boston Street
Baltimore, MD 21224

Priority Land Use Board: Downtown Land Use Board
Planning District: Downtown
Historic District:

Staff Contact: Chidochashe Moyo

3. Case # PLN2018-00631 - 15 Bacon ST

Case Type: Subdivision Record Plan

This replat is a consolidation of many City lots, a vacated alley, and vacated Bacon Street into one (1) City lot. The lot meets the requirements of the UBD Urban Business District.

Applicant: Oregon Innovation LLC
815 W Market Street, Suite 110
Louisville, KY 40202

Owner: OREGON INNOVATION DISTRICT
815 W MARKET ST
LOUISVILLE KY 40202

Priority Land Use Board: Downtown Land Use Board

Planning District: Oregon

Historic District:

Staff Contact: Abigail Free

4. Case # PLN2018-00633 - 131 Jackson ST

Case Type: Subdivision Record Plan

This replat is a consolidation of five (5) City lots into two (2) City lots. The lots are within the MR-5 Mature Single-family Residential District with an HD-2 Historic Overlay. One lot does not meet the minimum requirements although it will be larger than it was originally. A variance is need for lot width, 25.6-ft is proposed, 30-ft is required. Also, a variance is required for lot size, 0.040 Acres (1,742.4-sf) is proposed, 3,000-sf is required.

Applicant: Donald Fisher
448 E Sixth Street
DAYTON, OH 45402

Owner: FISHER DONALD J AND
448 E 6TH ST
DAYTON OH 45402 2928

Priority Land Use Board: Downtown Land Use Board

Planning District: Oregon

Historic District: Oregon

Staff Contact: Abigail Free

5. Case # PLN2018-00634 - 1435 Cornell DR

Case Type: Subdivision Record Plan

This replat is a subdivision of one (1) City lot into two (2) City lots. The lots meet the requirements of the ER-4 Eclectic Single-family Residential District.

Applicant: Denise Blake
9100 Centre Pointe Drive, Suite 210
West Chester, OH 45069

Owner: OMEGA BAPTIST CHURCH
1821 EMERSON AVE
DAYTON OH 45406

Priority Land Use Board: North Central Land Use Board

Planning District: Dayton View Triangle

Historic District:

Staff Contact: Abigail Free

6. Case # PLN2018-00635 - 1428 Cincinnati ST

Case Type: Subdivision Record Plan

This replat is a subdivision of one (1) City lot into two (2) City lots. The lots meet the requirements of the SGC Suburban General Commercial District.

Applicant: Chris Gunn
1400 16th Street, Suite 300
Oak Brook, IL 60523

Owner: IRG DAYTON II LLC
4020 KINROSS LAKES PKWY STE
RICHFIELD OH 44286

Priority Land Use Board: West Land Use Board

Planning District: Edgemont

Historic District:

Staff Contact: Abigail Free

7. Case # PLN2018-00649 - 43 Green ST

Case Type: Subdivision Record Plan

This replat is a consolidation of three (3) City lots into two (2) City lots. The replat includes the adjustment of a property line to more accurately place it down the center wall of an attached 2-family dwelling. The existing lot (with adjustment) does not meet the minimum lot width, lot size, and side setback requirements of the MR-5 Mature Single-family Residential District. Variances are requested for this existing condition.

Applicant: John Haley
270 Regency Ridge Drive
DAYTON, OH 45459

Owner: MAGNETIC HOME SERVICES LLC
PO BOX 545
DAYTON OH 45401

Priority Land Use Board: Downtown Land Use Board

Planning District: Oregon

Historic District: Oregon

Staff Contact: Abigail Free

8. Case # PLN2018-00650 - 131 E Third ST

Case Type: Subdivision Record Plan

This replat is a consolidation of nine (9) City lots into one (1) City lot. The lot meets the requirements of the CBD Central Business District.

Applicant: The Windsor Companies
6660 Doubletree Avenue, Suite 8
Columbus, OH 43229

Owner: 115 E THIRD LLC
124 E THIRD ST STE 400
DAYTON OH 45402

Priority Land Use Board: Downtown Land Use Board

Planning District: Downtown

Historic District:

Staff Contact: Abigail Free

9. Case # PLN2018-00655 - 835 S Edwin C Moses BLVD

Case Type: Subdivision Record Plan

This replat is a subdivision of one (1) City lot into two (2) City lots. One lot does not meet the requirements of the BP Business Park District.

Applicant: Lee Pan
3169 Brinton Trail
Cincinnati, OH 45241

Priority Land Use Board: West Land Use Board

Planning District: Carillon

Historic District:

Staff Contact: Abigail Free

10. Case # PLN2018-00668 - 36 W Third ST

Case Type: Subdivision Record Plan

This replat is a consolidation of many City lots into five (5) City lots. The lots meet the requirements of the CBD Central Business District.

Applicant: David Williams
15 W Fourth Street
DAYTON, OH 45402

Owner: DAYTON ARCADE LLC
405 B E MILL ST
PLYMOUTH WI 53073

Priority Land Use Board: Downtown Land Use Board

Planning District: Downtown

Historic District:

Staff Contact: Abigail Free

11. Case # PLN2018-00641 - 1428 Cincinnati ST

Case Type: Other - Development Plan Review

A Development Plan Review of Parcel A in accordance with PD-151 regulations. The proposed Burger King restaurant will be reviewed for compliance with PD-151 standards, the City's zoning code, and CitiPlan 20/20.

Applicant: Chris Gunn
1400 16th Street, Suite 300
Oak Brook, IL 60523

Owner: IRG DAYTON II LLC
4020 KINROSS LAKES PKWY STE
RICHFIELD OH 44286

Priority Land Use Board: West Land Use Board

Planning District: Edgemont

Historic District:

Staff Contact: Abigail Free

Comments and Reports

Ann Schenking
Secretary,
City Plan Board