



City of Dayton

City Plan Board

Summary Minute Record January 14, 2020

1. PLN2019-00647 – Public Way Vacation: Shaw Avenue from Great Miami Boulevard to the East Property Line of City Lot #13986

Applicant: Mr. Ray Theis
Grandview Medical Center
405 West Grand Avenue
Dayton, OH 45405

Priority Land Use Board: North Central Planning District: Riverdale

Decision: Tabled to a Future Meeting

Staff Comments

Abigail Free presented the case and noted that the General Development Plan for Grandview Medical Center does not include the entire parking lot of which this vacation would be a part. In addition, Zoning Code landscaping requirements for parking lots should be met.

Public Comments

None.

Board Discussion

The Plan Board discussed the case and agreed that action on the proposed vacation should be tabled until a revised General Development Plan is presented to the Plan Board that includes the entire parking lot of which this vacation would be a part. In addition, the Board agreed that when the revised General Development Plan is presented to Plan Board it needs to meet Zoning Code landscaping requirements for parking lots.

Board Action

A motion was made by Mr. Payne, seconded by Mr. Sauer and carried to table action on Case PLN2019-00647 to a future meeting until a revised General Development Plan is presented to the Plan Board that includes the entire parking lot of which this vacation would be a part. In addition, the revised General Development Plan shall meet Zoning Code landscaping requirements for parking lots.

Ms. Beverly Pendergast	Yes	Mr. Paul Bradley	Yes
Mr. Richard Wright	Absent; arrived later	Mr. Matt Sauer	Yes
Ms. Geraldine Pegues	Yes	Mr. Greg Scott	Yes
Mr. Jeff Payne	Yes		

Minutes approved by the City Plan Board on February 11, 2020.

Ann Schenking, Secretary
City Plan Board



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Summary Minute Record January 14, 2020

2. PLN2019-00629 – Zoning Map Amendment to Amend Planned Development PD-124 to Add Additional Parking at the Rosa Parks Early Learning Center Located at 3705 Lori Sue Avenue

Applicant: Dr. Gary Dickstein, Operations Business Manager
Dayton Public Schools
4280 N. James H. McGee Boulevard
Dayton, OH 45417

Priority Land Use Board: North Central Planning District: Wesleyan Hill

Decision: Recommended City Commission Approval

Staff Comments

Susan Vincent presented the staff report. She said staff believed the determinations and findings could be made with the condition that certain landscaping required by the PD is installed prior to the issuance of building and zoning permits for the parking lot expansion and recommended approval. In addition references in the PD would be updated to reflect the current Zoning Map and Zoning Code.

In 2005, the City Plan Board approved the Dayton Public School's request for a Planned Development overlay (PD-124) on Lori Sue Avenue to allow for the construction of a new pre-kindergarten through eighth grade (PK-8) school and associated facilities; Fairport/Cornell Heights elementary school at that time.

In 2006, a minor amendment to the Planned Development (PD-124) was approved administratively by the Chief Building Official and Planning and Community Development Director. The minor adjustment modified the Landscaping, Screening and Fencing section and approved the removal of some interior landscaping. However, trees were still required to be placed along street frontages and in parking lot landscape islands.

Dayton Public Schools wishes to amend the PD to add 82 additional staff parking spaces. The new parking lot would replace an existing abandoned baseball field.

The subject property was originally developed as a PreK-8 school but has experienced a programmatic change to PreK only. In addition, Montgomery County Child Development Center is operating a new day care center on site. The proposed parking lot was designed to accommodate the new staff, to better serve existing staff, and completely separate parent drop-off traffic from bus traffic. Children safety and pedestrian access is improved by making these changes.

The Rosa Parks school site provides multiple opportunities for outdoor activity, including the abandoned baseball field, a track, football field, tennis courts, basketball courts, and a large playground. During staff's site visit, conducted December 23, 2019 neighborhood children were using both the basketball courts and the school playground. The applicant has confirmed that the baseball field was abandoned once it was no longer being used for DPS programming and is not aware of any neighborhood groups relying on the space currently.

At the time of the site visit, more than 20 trees – required as part of the adopted site plan – are missing. Twenty-two (22) shade trees are absent along the property's Kings Highway frontage and two (2) shade trees are absent within the large bus-drop-off drive landscape island. It is staff opinion that DPS should be required to complete their landscaping plan as a condition for the approval of the new parking lot.

In the spirit of updating the regulations and to ease future development, staff proposes to update the PD to reflect the current zoning regulations including both general standards for off-street parking, signage, etc. and specific standards as they relate to the underlying zoning district.

Staff believes that the request by DPS conforms to the intent and purpose of the Planned Development. Ms. Vincent recommended that the Plan Board recommend City Commission approval of the amended Planned Development with the updated references and requirement to plant and maintain all trees and landscaping approved on the original adopted site plan.

Public Hearing Comments

The North Central Land Use Priority Board recommended approval of the proposal.

Gary Dickstein and Rick Rayford, Dayton Public Schools, 4280 N. James H. McGee Boulevard, Dayton, OH, spoke in support of the request, described the need for additional parking, and answered questions from the Plan Board. Mr. Dickstein said that before permits would be pulled for the parking lot, DPS will plant the required trees.

Board Discussion

The Plan Board discussed the case. Mr. Payne said that the parking situation at the site was crazy when he did reserve teaching there.

Board Action

A motion was made by Mr. Payne, seconded by Ms. Pegues and carried to recommend City Commission approval of Case PLN2019-00629 based on the Plan Board's ability to make the determinations specified in R.C.G.O. Section 150.125.7 as outlined in the staff report. The amended Planned Development provisions require that that certain landscaping required by the Planned Development is installed prior to the issuance of building and zoning permits for the parking lot expansion and references in the PD are updated to reflect the current Zoning Map and Zoning Code.

Ms. Beverly Pendergast	Yes	Mr. Paul Bradley	Yes
Mr. Richard Wright	Absent; arrived later	Mr. Matt Sauer	Yes
Ms. Geraldine Pegues	Yes	Mr. Greg Scott	Yes
Mr. Jeff Payne	Yes		

Minutes approved by the City Plan Board on January 14, 2020.

Ann Schenking, Secretary
City Plan Board



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Summary Minute Record January 14, 2020

3. PLN2019-00630 – Zoning Map Amendment to Amend Planned Development PD-146 to Add Additional Parking at the River’s Edge Montessori School Located at 108 Linwood Avenue

Applicant: Dr. Gary Dickstein, Operations Business Manager
Dayton Public Schools
4280 N. James H. McGee Boulevard
Dayton, OH 45417

Priority Land Use Board: North Central Planning District: McPherson

Decision: Recommended City Commission Approval

Staff Comments

Susan Vincent presented the staff report. She said staff believed the determinations and findings could be made with the condition that certain landscaping required by the PD is installed prior to the issuance of building and zoning permits for the parking lot expansion and recommended approval.

Dayton Public Schools has submitted a request to amend PD-146 (River’s Edge Montessori School) to expand its existing parking lot, remove vehicular access on Linwood Ave, and add a new vehicular access point off White Allen Avenue.

River’s Edge Montessori School has experienced parking capacity issues for the past several years. The decision to expand the existing lot is driven by a desire to ease these parking issues and increase student safety during pick-up and drop-off times. The school is centrally located and DPS would like to utilize the site for professional development trainings and events, however, there are not enough parking spaces to accommodate event attendees.

Pick-up and drop-off safety concerns are being addressed by separating vehicles. Bus traffic will be limited to Linwood and the existing curb cut and gate will be removed. Students will utilize the existing pedestrian gate to access the school entrance thereby removing them from the parking lot entirely and reducing potential conflicts with vehicles. Parents and staff will utilize the new curb cut and entrance on White Allen Ave.

The landscaping plan submitted shows 18 new shade trees but also does not reflect 5 existing shade trees or 3 previous trees that have been removed. In order to appropriately screen the new parking lot, existing trees along Linwood should be retained and/or replaced. Trees indicated along White Allen Ave meet the PD standards as adopted.

The proposed parking lot would replace the multi-purpose field and reduce the available outdoor recreation area on site. DPS has submitted that this was the prior location for a soccer field which has been relocated. 14,400 SF of open green space will remain for student recreation.

In the spirit of updating the regulations and to ease future development, staff proposes to update the PD to reflect the current Zoning Code’s planned development zoning regulations as amended in 2019.

Staff believes that the request by DPS conforms to the intent and purpose of the Planned Development. Ms. Vincent recommended that the Plan Board recommend City Commission approval of the amended Planned Development with the updated references and requirement to plant and maintain all trees and landscaping as shown on the original adopted site plan.

Public Hearing Comments

The North Central Land Use Priority Board recommended approval of the proposal.

Gary Dickstein and Rick Rayford, Dayton Public Schools, 4280 N. James H. McGee Boulevard, Dayton, OH, spoke in support of the request, described the need for additional parking, and answered questions from the Plan Board.

Board Discussion

The Plan Board discussed the case. Ms. Pegues asked if the green space that will remain will be sufficient. Mr. Dickstein said yes and that the soccer field had gone to Stivers School for the Arts.

Board Action

A motion was made by Ms. Pendergast, seconded by Mr. Payne and carried to recommend City Commission approval of Case PLN2019-00630 based on the Plan Board’s ability to make the determinations specified in R.C.G.O. Section 150.125.7 as outlined in the staff report. The amended Planned Development provisions require that that certain landscaping required by the Planned Development is installed prior to the issuance of building and zoning permits for the parking lot expansion and references in the PD are updated to reflect the current Zoning Code.

Ms. Beverly Pendergast	Yes	Mr. Paul Bradley	Yes
Mr. Richard Wright	Yes	Mr. Matt Sauer	No
Ms. Geraldine Pegues	Yes	Mr. Greg Scott	Yes
Mr. Jeff Payne	Yes		

Minutes approved by the City Plan Board on January 14, 2020.

Ann Schenking, Secretary
City Plan Board