



City of Dayton

City Plan Board

Summary Minute Record March 10, 2020

1. PLN2019-00527 – Public Way Vacation: 16.5-ft Alley south of East Third Street (Cathcart Lane) from South Jefferson Street to South St Clair Street.

Applicant: Mr. David Neal
Windsor Fire Blocks
6600 Doubletree Avenue, Suite 8
Columbus, OH 43229

Priority Land Use Board: Downtown Planning District: Downtown

Decision: Established Conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. She said that with the recommended conditions, staff believes the determinations and findings can be made as outlined in the staff report.

At its February 11, 2020 meeting, the Plan Board tabled action on this case to allow time for the applicant to submit a complete and dimensioned site plan that included but was not limited to fencing, gates, entrances and exits, landscaping, parking lot layout, signage to be removed or added, and any structures to be removed (i.e., parking attendant's building). New information provided by the applicant was reviewed by Ms. Free.

Public Comments

None.

Board Discussion

The Plan Board discussed the case. Mr. Sauer said he was not swayed by the need for the vacation. He said vacations like this encourage development by whole block, not partial block. Can't a Special Privilege Permit be issued instead to allow for use of the alley for parking? Tony Kroeger said since access to the area proposed for the public way vacation will be limited, Public Works will not consider issuing a Special Privilege Permit. Joe Weinel, City of Dayton Division of Civil Engineering, explained why Special Privilege Permits are not issued for situations like this. Mr. Payne said he was concerned about turning over right-of-way downtown. Mr. Scott said he understood the concerns about vacating this right of way but that we can't look that far down the road and see that the proposed vacation has long term detriment. Ms. Pendergast said she understood the concerns but the present situation is unattractive; what is proposed is a big improvement.

Board Action

A motion was made by Ms. Pendergast, seconded by Mr. Bradley and carried to find that the proposed vacation and site plan (Case PLN2019-00527) met the criteria cited in R.C.G.O. Section 150.445(B). Therefore, the Plan Board established the following conditions:

1. The parking lot layout including setbacks shall be implemented as depicted on the site plan. Any revision shall require approval by the Zoning Administrator.
2. Parking lot lighting shall comply with City standards.
3. All existing chain link fencing shall be removed.
4. Tree types shall be approved by Department of Public Works.
5. The Department of Water requires an easement for the full width of Cathcart Lane for an existing 15-inch storm sewer.

6. The area shall be marked in a manner acceptable to the Division of Civil Engineering to indicate that it is not public right-of-way.
7. The alley mouths at Jefferson Street and St Clair Street shall be removed and replaced with curb and walk, or a driveway shall be constructed. All work shall be completed within 90 days of the date the vacation receives final approval and to City of Dayton standards.
8. All property owners within the block shall sign off on the petition.

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

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

Ann Schenking, Secretary
City Plan Board



City of Dayton

City Plan Board

Summary Minute Record March 10, 2020

2. PLN2020-00042 – Record Plan – Danner Avenue Plat

Applicant: Mr. Michael Wilson
CESO
3601 Rigby Road, Suite 300
Miamisburg, OH 45342

Priority Land Use Board: West

Planning District: Miami Chapel

Decision: Approved with Conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan will consolidate six lots into four lots and dedicate right-of-way.

Public Comments

None.

Board Discussion

None.

Board Action

A motion was made by Mr. Wright, seconded by Mr. Payne and carried to approve Case PLN2020-00042 with the following conditions:

- Revise the Record Plan and any Construction Drawings per the City of Dayton Subdivision Regulations and comments from the Division of Civil Engineering.
- Ensure that the dimensions close to within a 1:10,000 ratio.
- Add any easements required by DP&L, City of Dayton Water, etc.
- Establish easements for the following water utilities:
 - 84” above ground storm sewer located on the northeast corner of the proposed lot. The easement boundaries will need to be 20-ft. wide, with the pipe centered in the easement.
 - 18” storm sewer located on the northeast corner of the proposed lot. The easement will need to be 20-ft. wide, with the pipe centered in the easement.

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

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

Ann Schenking, Secretary
City Plan Board



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3. PLN2020-00043 – Record Plan – 1600 South Broadway Street Plat

Applicant: Mr. Thomas K. Marsh
McDougall-Marsh Land Surveyors
8529 Byers Road
Miamisburg, OH 45342

Priority Land Use Board: West Planning District: Residence Park
Decision: Approved with Conditions and Variance

Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan will consolidate two lots into one lot.

Public Comments

None.

Board Discussion

None.

Board Action

A motion was made by Mr. Payne, seconded by Mr. Sauer and carried to approve Case PLN2020-00043 with the following conditions and variance:

1. Revise the Record Plan and any Construction Drawings per the City of Dayton
2. Subdivision Regulations and comments from the Division of Civil Engineering.
3. Ensure that the dimensions close to within a 1:10,000 ratio.
4. Add any easements required by DP&L, City of Dayton Water, etc.
5. South Broadway Street requires 33-ft. from centerline of right-of-way to new lot line, dedicate 8-ft. to public right-of-way to achieve 33-ft.
6. Add a 15-ft. radius at the corner of Jett Street and South Broadway Street.
7. A variance for the existing building to allow a 0-ft. front setback.
8. A special privilege permit is required from public works for the encroachment of the existing building into the new right-of-way.

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

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

Ann Schenking, Secretary
City Plan Board



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City Plan Board

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4. PLN2020-00044 – Record Plan – Hope Center Plat

Applicant: Mr. Charles Halsey
Admiral Surveying and Engineering
14 West First Street
Dayton, OH 45402

Priority Land Use Board: North Central Planning District: Dayton View Triangle
Decision: Approved with Conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan will subdivide one lot into three lots and extinguish a water utility easement.

Public Comments

None.

Board Discussion

None.

Board Action

A motion was made by Ms. Pendergast, seconded by Mr. Wright and carried to approve Case PLN2020-00044 with the following conditions:

1. Revise the Record Plan and any Construction Drawings per the City of Dayton
2. Subdivision Regulations and comments from the Division of Civil Engineering.
3. Ensure that the dimensions close to within a 1:10,000 ratio.
4. Add any easements required by DP&L, City of Dayton Water, etc.

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

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5. PLN2020-00045 – Record Plan – Rehoboth Assembly of God

Applicant: Mr. Kurt Ziessler
Burkhardt Engineers
28 North Cherry Street
Germantown, OH 45328

Priority Land Use Board: Northeast Planning District: Springfield

Decision: Approved with Conditions and Variance

Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan will consolidate four lots and a vacated alley into one lot.

Public Comments

None.

Board Discussion

None.

Board Action

A motion was made by Mr. Payne, seconded by Ms. Pendergast and carried to approve Case PLN2020-00045 with the following conditions and variance:

1. Revise the Record Plan and any Construction Drawings per the City of Dayton Subdivision Regulations and comments from the Division of Civil Engineering.
2. Ensure that the dimensions close to within a 1:10,000 ratio.
3. Add any easements required by DP&L, City of Dayton Water, etc.
4. A 15' radius is not required, because there is adequate space to make an ADA compliant curb ramp.
5. A variance for the existing building to allow a 0-ft. front setback.

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

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

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Summary Minute Record March 10, 2020

6. PLN2020-00011 – Establish a Two-Year Honorary Designation for One Block of Barnett Street as “Ronald C. Foster Way.”

Applicant: Ms. Sharon Mitchell
Dakota Center
33 Barnett Street
Dayton, OH 45402

Priority Land Use Board: West

Planning District: MacFarlane

Decision: Recommended City Commission Approval

Staff Comments

Ken Marcellus presented the staff report and said staff believed the requirements of Resolution 5014-99 are met and recommended approval.

On behalf of the Dakota Center, Mrs. Sharon B. Mitchell is requesting that an honorary designation is established for a one (1) block portion of Barnett Street which runs in alongside of the Dakota Center where Mr. Foster served and lived across the street. The designation would be “Ronald C. Foster Way.” The official name of Barnett Street would remain Barnett Street.

Mr. Foster served as Executive Director and Program Director of the Dakota Center, Inc. formerly known and the Dakota Street Center, for 38 years. As a mentor and friend to many youth, he dedicated his life to their educational empowerment. He and his family lived at 24 Barnett Street, where he attended the former Garfield Elementary School which is the current site of the Dakota Center. The small wood framed house of his childhood still remains on Barnett Street.

In compliance with the requirements of Resolution 5014-99, sufficient support was received from property owners abutting the proposed designation. The City of Dayton Engineer, the Public Works Department, and the Police and Fire Departments have no objections to the designation. City Commissioner Jeffrey Mims, Tabernacle Baptist Church, the Innerwest Community Development Corporation, the West Priority Land Use Board, Jerald Steed, Alicia Foster (Mr. Foster’s daughter), and Wilbur E. Harper provided letters of support for the designation.

Public Comments

The applicant, Sharon Mitchell, Dakota Center Board of Trustees, 33 Barnett Street, Dayton, OH, spoke in support of the designation. She said Mr. Foster served the Dakota Center for 46 years and played an integral role in developing young people.

Linda Foster, 2404 Appletree Dr., Dayton, OH, said her husband’s life work was the Dakota Center and kids. She described the positive impact her husband had as a father figure to many.

Pastor Eric Kelso, Christ Kingdom Church, 5210 N. Main Street, Dayton, OH, spoke in support of the designation and described the positive impact Mr. Foster had on his life. He said he good naturedly fights with Mr. Foster’s daughter about Mr. Foster being his “father.”

Board Discussion

None.

Board Action

A motion was made by Mr. Payne, seconded by Ms. Pendergast and carried to recommend City Commission approval of the proposal (Case PLN2020-00011) to establish a two-year honorary designation for one Block of Barnett Street between Home Avenue and West Fifth Street as “Ronald C. Foster Way.” The official/legal name of Barnett Street will remain Barnett Street. The Plan Board found the proposal consistent with the requirements found in City Commission Resolution 5014-99 as outlined in the staff report.

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

Minutes approved by the City Plan Board on April 14, 2020

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7. PLN2020-00049 – Development Plan Review and Approval – Hope Center at 1800 Harvard Boulevard on the Omega Campus

Applicant: Mr. Terry Aldridge
Pinnacle Architects
480 Vantage Point, Suite 201
Miamisburg, OH 45342

Priority Land Use Board: North Central Planning District: Dayton View Triangle

Decision: Approved with Conditions

Staff Comments

Jeff Green presented the staff report and recommended approval of the Plan with conditions. Omega proposes to construct a 28,200 square foot Community Center named the Hope Center at the site of the Omega Baptist Church Campus at 1800 Harvard Boulevard Dayton. Planned Development PD-160 which governs the Harvard campus requires the Plan Board to approve a Development Plan prior to any new construction of a principal building.

The actual footprint of the proposed Hope Center is located between the former library and Bonebrake Hall, both of which are now demolished. The site is situated on 27.226 acre area bounded by Harvard Boulevard, Catalpa Drive, Cornell Drive, and Burroughs Drive. It should be noted that there are a number of other parcels owned by the Omega campus which roughly brings the total site size up to 30 acres.

The entirety of the Omega Campus (including the 2 acre site hosting the senior lofts) is zoned ER-4/PD-160. Around all four sides of the Omega Campus is single-family housing that is also zoned ER-4.

PD-160 was originally approved by the City Plan Board on August 21, 2012 and the Dayton City Commission on October 17, 2012. That PD, which was approved through an extensive public process, laid out the future development of the campus. That plan included a senior housing development; the Hope Center; a multipurpose building; a new church; keeping the existing church building; along with new access and parking layouts.

PD-160 was amended by City Commission on December 5, 2018 to allow for a 100 bed building (rather than the previously approved maximum of 80) via ordinance number 31693-18. The plans for the senior housing building were also approved along with accompanying parking lot.

This proposal is by Pinnacle Architects to construct the Hope Center building on the 27.226 acre campus as designated in phase one of PD-160. Per the plans submitted, the principal use of the Hope Center will be a community center. The first floor would be a dedicated daycare while the second floor will be utilized for educational/medical services. Per PD-160, a community center is a permitted use.

Building Design:

The building is clad with generous portions of brick and stone veneer, with certain tower walls featuring vertical patterns of clear view and metal spandrel window panels. The first floor of the building is primarily clad in brick veneer that wraps around the entirety of the building. The second floor by contrast features metal panels with restrained levels of glass. An EFIS stone cap functions as a transitional line separating the 1st and 2nd floors.

The building features both the placement of flat and pitched roof towers, with the former including dual clock faces along the northwest and southeast corners of the building. Based on its multifaceted function as a community center, the Hope Center will feature two primary entries located on the western and southern elevations. These points of entries are proposed to have canopies above them which should adequately identify both points for public entry.

Regarding the design in relation to the site and neighborhood at large; the brick colors look to have been borrowed from the surrounding structures which can add a level of cohesiveness to the design element of the campus in relation to the surrounding neighborhood. In addition, the dual clocks located on the northwest and southeast corners of the building are an attractive design feature which can be construed as a nod to the clock on the now demolished Bonebrake Hall. However, staff has some concern that the building itself, as an overall contemporary design, may not fit well with the surrounding area. This is most obviously felt with the inclusion of metal panels primarily focused along the second floor of the building which is a unique characteristic for the area.

Per the plans submitted, the Hope Center will have two primary vehicular points of access: one from Harvard Boulevard with the other primary access being the circular drive located in the center of the campus and providing an access off of Cornell Drive. A secondary access point will connect the Hope Center via the Senior Lofts.

The perimeter walking path is to be retained under PD-160, and repaired as needed. A sidewalk is shown extending from one end of the proposed parking lot to the other, however it should be noted that the sidewalk is not proposed to connect to the walking path on the perimeter of the campus. Staff would recommend that the proposed sidewalk be extended to connect to the existing walking path to improve pedestrian walkability throughout the campus and the surrounding neighborhood.

Per the plans submitted, the proposed parking configuration has been altered from the previously approved plans. Such a change, per PD-160, is considered minor in nature and may be authorized in concurrence by the Zoning Director and Zoning Administrator.

Per the submitted plans, 100 parking spaces are proposed. Under the requirements of PD-160, four (4) parking spaces are required for each 1,000 square feet of floor area. Based upon that ratio, the proposed 28,200 square foot building would require a total of 112 parking spaces be provided.

Per the Zoning Administrator, required parking for uses in which “floor area” is a unit of measure may be reduced (up to 20% of total floor area)—for areas designated as storage, packaging or kitchen areas. Discussions with the project architect confirm the applicability of parking reduction factor. As such, the amount of parking spaces being proposed is compliant with PD-160. At present, no site plan was submitted showing the distance of the parking lot from the Harvard Boulevard right-of-way.

Per PD-160, one evergreen shrub shall be provided along the perimeter of a parking lot for each five (5) linear feet. The plan submitted does show proposed landscaping material for the off-street parking area though it is not clearly identified. However, the zoning administrator does note that the northern portion of the designated parking area (along Harvard Blvd) was not sufficiently screened per requirements of the PD.

Per PD-160, 1 bicycle parking space per ten (10) vehicle parking spaces or ten (10) total bicycle parking spaces is required per principal building. No bicycle parking spots are shown on this plan.

PD-160 requires 1 (one) deciduous street tree for every thirty (30) linear feet. Per the plans submitted, a number of mature deciduous trees are slated for removal along Harvard Boulevard as a result of the

development. PD-160 would require the lost plantings to be replaced with new deciduous trees. No landscaping plan was submitted detailing the proposed plantings, though plan E-101 does show some elements of the landscaping of the site.

Per PD-160, signs shall adhere to the regulations within the Mature Commercial District sign schedule under R.C.G.O. 150.900.7. Per the elevations submitted, a wall sign will be placed on the south building elevation, though no plan has been submitted noting specific sign details. Separate sign permits are required for any permitted sign placement.

PD-160 allows waste receptacles to be placed in the front, side, or rear yard so long as it is located at least 30 feet from the public right-of-way. Per the plan submitted, the dumpster is proposed to be located in front of the principal building, between the north portion of the parking area and Harvard Boulevard though it should be noted that no plan was submitted showing the distance from the public right-of-way. Per the Zoning Administrator, masonry brick material compatible with base the base material of the Hope Center will be utilized. The plan also shows a vegetative barrier be placed around the dumpster to further screen the site.

Per PD-160, exterior lighting, when utilized, shall enhance the building design and adjoining landscape. The standards and fixtures should be of a design compatible with the building and adjacent areas. Per the plans submitted, a lighting site plan has been provided which shows numerous light poles (Cimarron CL1) to illuminate the proposed parking lot in addition to LED Sconce down-lighting for placement on the Hope Center. All lighting will be cut-off fixtures. The plans did not provide an indication in relation to height of the proposed light poles.

Mr. Green recommended approval of the Development Plan for the Hope Center with the following conditions:

- The proposed sidewalk located on the northern parking area connect to the existing walking path along Harvard Boulevard.
- A revised plan shall be submitted showing the placement of bicycle parking spaces to meet the minimum requirements as of the “Off-Street Bicycle Parking Regulations” as noted in PD-160.
- A landscaping plan shall be submitted that meets the requirements outlined in PD-160 “Landscaping Requirements along the Public Right-of-Way” and “Landscaping and Screening of Parking Lots.”
- A site plan shall be submitted noting the distance of the parking lot and Hope Center from the property lines.
- Sign specifications shall be submitted with any proposed signage meeting the requirements as noted in PD-160.
- A revised lighting plan shall be submitted noting the height of the proposed light poles.

Public Comments

The applicant, Terry Aldridge, Pinnacle Architects, 480 Vantage Point, Suite 201, Miamisburg, OH and other Omega representatives (Nick Endsley, Lead Counsel, Omega CDC, 360 Forrer Blvd., Oakwood, OH and Ken Conaway, Omega CDC, Ken Conaway, LLC, 110 Harbour Drive, Springboro, OH, spoke in support of the proposal and answered questions from the Plan Board.

An email from Kegan Sickels, President, Dayton View Triangle Federation, 1571 Burroughs Drive, Dayton, OH, with questions about the project along with answers from staff was provided to the Plan Board. In comments before the Plan Board, Mr. Sickels said the neighborhood was excited about the development and new life being brought to the site. He asked that the ornamental street lights used throughout the neighborhood be used in this development.

Board Discussion

The Plan Board discussed the case. Mr. Sauer and Mr. Payne suggested tabling the case until the applicant could provide missing information. Mr. Scott asked about the modern design of the building and asked why trees would be removed. Mr. Sauer said the pattern of windows and doors make no gesture to the neighborhood; he described the seminary buildings that were on the site and the differences between them and the proposed building. Mr. Endsley said making any changes to the elevations will delay the project for a year. Mr. Conaway said the vision for this building was something newer and that if the building is not approved at this meeting, Omega will not be able to proceed with the closing.

Conditional approval of the proposal was suggested. Plan Board discussed conditions for approval which would allow the project to proceed to closing. Mr. Bradley said he had less of an issue with the building's design; there is no disagreement in the neighborhood about it; he just wanted Omega to fill in the missing pieces. Mr. Bradley said he did not support conditions on the design of the building.

Board Action

A motion was made by Mr. Sauer, seconded by Mr. Payne and carried to approve, with conditions, the Development Plan for the Hope Center by finding the plan consistent with the City's comprehensive plan, CitiPlan 20/20, the City of Dayton Zoning Code, and/or PD-160. The conditions are:

1. The proposed sidewalk located on the northern parking area shall connect to the existing walking path along Harvard Boulevard.
2. A revised plan shall be submitted to the Plan Board at its April 14, 2020 meeting showing the placement of bicycle parking spaces that meets the minimum requirements of the "Off-Street Bicycle Parking Regulations" noted in PD-160.
3. A landscaping plan shall be submitted to the Plan Board at its April 14, 2020 meeting that meets the requirements outlined in PD-160 for "Landscaping Requirements Along the Public Right-of-Way" and "Landscaping and Screening of Parking Lots." The plan shall show the locations of trees to remain and trees to be removed. The type, size and condition of trees to be removed shall be noted.
4. A site plan shall be submitted to the Plan Board at its April 14, 2020 meeting noting the distance of the parking lot and Hope Center from property lines. The parking lot shall be setback 40 feet from the Harvard Boulevard property line and the number of parking spaces the parking lot will contain as a result noted.
5. Sign specifications shall be submitted to the Zoning Administrator with any proposed signage meeting the requirements noted in PD-160.
6. A revised lighting plan shall be submitted to the Plan Board at its April 14, 2020 meeting noting the height of the proposed light poles.
7. Revised building elevations shall be submitted to the Plan Board at its April 14, 2020 meeting that reflect the requirements of PD-160 and the context of the site's original United Theological Seminary (UTS) buildings. Examples include use of more brick and windows that read more like the original UTS buildings on the site.

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

Minutes approved by the City Plan Board on April 14, 2020

Ann Schenking, Secretary
City Plan Board



City of Dayton

City Plan Board

Summary Minute Record March 10, 2020

8. PLN2020-00957 – Work Session – Five Rivers Health Center at 721 Miami Chapel Street

Applicant: Mr. Kim Patton
Elevar Design Group
120 West Second Street
Dayton, OH 45402

Priority Land Use Board: West

Planning District: MacFarlane

Decision: None; Work Session

Staff Comments

Tony Kroeger opened the work session. He said the purpose was to review the proposed redevelopment of the Whittier School site for a Five Rivers Health Center at 721 Miami Chapel Street within the Edgemont Planning District. A Planned Development is proposed, which will change the zoning from MR-5 Mature Single-family Residential to T Transitional with a PD overlay. The PD will be presented at the April Plan Board hearing.

Five Rivers Health Centers has purchased land from Dayton Public Schools, formerly known as Whittier School, for redevelopment as a new health center. The Health Center will serve the Dayton region, and the site was chosen based on its proximity to residents who will benefit from the Health Center, accessibility from I-75 and SR-35, lot size and price.

The site is 4.4245-acres of vacant land. Although it consists of mostly grass, the site will need some additional prep work due to the presence of the previous school structure. Upon completion of site borings, it was determined that the foundation and basement of the school is buried underground. Excavation of the structure, grading and extra-deep footing will be required for the new structure construction.

The site is currently zoned MR-5, which doesn't allow for medical offices. The architects have met with planning and zoning staff to determine the path forward. It was determined that a planned development and change of the underlying zoning to Transitional would best suit the needs of the medical use. A site nearby was recently rezoned to Transitional for medical uses and amending the zoning on this site will allow for consistent zoning within the area. Although the Transitional district allows for medical office, there are still some aspects of the design and proposed use that do not comply with the proposed zoning district. Thus, a planned development will also allow the redevelopment of the site to be flexible and in line with the goals of Five Rivers Health Centers.

The flexibility of a planned development will allow for an increased front building setback, an increase in allowable height and scale, use of a drive-thru for a proposed pharmacy, and parking in the front yard. Planning, zoning, and CityWide have been in discussions with the Elevar Group, the architecture firm responsible for the design. Elevar has submitted the current plan based on feedback from the City in terms of site design and Five Rivers Health Centers need for specific interior layout and parking requirements. Also, the design of the building will follow sustainability practices and be LEED certified.

The facility will include medical offices for women's health, family health and dentistry, as well as a pharmacy and administration. A portion of the second floor will be a 10,000-sf shell space for future expansion. The submitted site plan includes a building footprint of 38,000-sf for two-stories and an 11,000-sf third story set on the back half to the building to visually lessen the height of the building from the street. The proposed building will total 85,000-sf. Each floor is designed at 14-ft, with a building height around 45-ft total.

The building's entrance is situated along Miami Chapel Road and includes a prominent portico and vehicular drop-off area. Also, the proposed pedestrian access from the street mimics that of the previous school, with a separated, straight, tree-lined walk from the street. The site holds 225 parking spaces and has been laid out to allow for patient parking nearest to the entrance. Parking at the back will be for employees and ambulances/shuttles for incarcerated patients.

Ample setbacks are proposed along Miami Chapel and Campbell allowing for both street trees and landscaped bio swales. Also, at the intersection, a large 9,000-sf detention area will provide attractive green space for passersby. Three new curb cuts will be added to the site, two off of Campbell, and one on Miami Chapel. The northern-most curb-cut will ease the circulation of the proposed pharmacy drive-thru, as users can enter and exit there without circling the entire site.

The design of the site has examined a number of possible layouts and the submitted preliminary layout has been determined to best meet the needs of Five Rivers Health Centers and also take the City's zoning code requirements into consideration. Review by the City Plan Board will determine if more site investigation is needed.

Public Comments

The applicants, Kimberly Patton, Elevar Design Group, 120 West Second Street, Dayton, OH and Gina McFarlane-El, CEO, Five Rivers Health Centers, 2261 Philadelphia Drive, Dayton, OH, described the project and answered questions from the Plan Board. They said the project was on a fast track due to deadlines for new Market Tax Credits. Five Rivers anticipates 150 employees at this location and a \$20 M investment. Additional parking will be provided off-site. The pharmacy and its drive-up window are key to financial sustainability for the project.

Board Discussion

The Plan Board discussed the proposal. Mr. Sauer asked if there was any other solution to the proposed location of the detention pond than at the southwest corner of the site. Mr. Patton said the idea was to keep that corner green. Plan Board members said they were OK with the following items as presented: proposed drive-thru location, the building setback, the building height, and parking in front of the building.

Board Action

None; work session.

Minutes approved by the City Plan Board on April 14, 2020

Ann Schenking, Secretary
City Plan Board



City of Dayton

City Plan Board

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9. PLN2020-00019 – Work Session: Draft Northwest Dayton Neighborhoods Vision Plan

Applicant: Mr. Todd Kinskey, Director
City of Dayton
Department of Planning and Community Development
101 West Third Street
Dayton, OH 45402

Priority Land Use Board: North Central Planning District: Various

Decision: None

Due to the lateness of the hour, a staff presentation was not made. Mr. Scott offered the following brief comments:

- Plan contains recommendations to add a lot of landscaping and trees. How to pay for these items and maintain them will require thought.
- If North Main Street and Riverside Drive are narrowed, where will the traffic go?
- It is important to create safe ways for pedestrians to cross North Main Street and Riverside Drive.
- Page 35 of the plan speaks to the Miami Valley Golf Club and how it interacts with the public realm. Clarification of what that means should be provided and out-reach made to the club to address concerns.

Board Action

None.

Minutes approved by the City Plan Board on April 14, 2020

Ann Schenking, Secretary
City Plan Board



City of Dayton

City Plan Board

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10. PLN2020-00019 – Work Session: Draft Downtown Streetscapes Guidelines and Corridor Plan

Applicant: Mr. Todd Kinskey, Director
City of Dayton
Department of Planning and Community Development
101 West Third Street
Dayton, OH 45402

Priority Land Use Board: North Central Planning District: Various
Decision: None; Work Session

Susan Vincent opened the work session. She said this work session for the *Downtown Streetscape Guidelines and Corridor Plan* provides an opportunity for the Plan Board to review and provide comments before the Plan is brought back to the Plan Board for adoption.

The Plan is a set of guidelines and policies that creates a vision for downtown's streetscapes and corridors. It is part of an ongoing strategy for downtown Dayton that focuses on street vibrancy, pedestrian continuity, and place-making. With a focus on primary transportation corridors and gateways, the Plan provides examples of and guidelines for specific types of infrastructure (lighting, stormwater management, cycling, etc), signage design, and parking locations.

Downtown is experiencing a resurgence with strong market momentum. This Plan provides guidance for activity and development within Downtown's right-of-ways to ensure investments benefit our community by improving our streetscapes, providing space for all users, and building a unique sense of place.

When Dayton was developed, our downtown was built with expansive streets. Our public right-of-way (including the street and sidewalk) is often 100' wide or wider. As our economy changes, our traffic changes, and Dayton does not require four and five lane one-way streets to move thousands of vehicles through the city. The extra capacity on our streets is an opportunity.

Many communities across the nation have employed traffic-calming and place-making strategies to encourage people to spend time downtown. New bike lanes, on street parking, and improved pedestrian environments make residents, employees, visitors, and new businesses want to locate within the urban core. The Plan provides a vision for Dayton to maximize our streetscapes, beautify our corridors, and continue our economic growth.

This Plan builds on the City's Pedestrian Oriented Design standards (2006), Livable Streets Policy (2010), Urban Design Guidelines (2013), Transportation Plan 2040 (2017), and the Riverfront Plan (2018). Partners will continue to build on this body of work in the coming year as they finalize a block by block development analysis and visioning document to be shared with downtown developers.

Multiple agencies were engaged in the development of the Plan including City of Dayton Departments of Planning and Community Development, Public Works, Economic Development, and Water; Downtown Dayton Partnership; CityWide Development; Greater Dayton RTA; Sinclair College; Bike Miami Valley; Five Rivers MetroParks; and multiple downtown developers and property owners.

Public Comments

Scott Murphy, Vice-President, Economic Development, Downtown Dayton Partnership, 10 West Second Street, Dayton, OH, presented an overview of the Plan and answered questions from the Plan Board.

Board Discussion

Plan Board members discussed the Plan. Mr. Payne asked how the Plan fit into the City's CIP plan. Todd Kinsky said it will be adopted by the City Commission also, inform requests to MVRPC for funding, and provide guidance to developers. The city's engineers were at the table helping to develop the Plan and they will use the plan in their work. Mr. Sauer said he liked the pedestrian continuity in the Plan; currently, the quality of the pedestrian experience can differ greatly from one side of a street to the other.

Board Action

None; work session.

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

Ann Schenking, Secretary
City Plan Board