



City of Dayton

City Plan Board

Summary Minute Record May 12, 2020

1. Re: PLN2020-00117 – Public Way Vacation: Alley East of Vermont Avenue from Vermont Avenue to Earl Avenue

Applicant: Mr. Flem Messer
Martin-Palmer Tool
90 Vermont Avenue
Dayton, OH 45404

Priority Land Use Board: Northeast
Decision: Denied

Planning District: McCook Field

Staff Comments

Abigail Free presented the staff report, the staff alternative to the applicant’s request and recommended conditions.

Public Comments

April Messer, representing 90 Vermont Avenue, Dayton, OH, spoke in support of the vacation and said they wanted to fence off their property line.

Jerry Ault, 100 Vermont Avenue, Dayton, OH, voiced concerns about how his property would be impacted by the proposed vacation.

Board Discussion

The Plan Board discussed the case. In light of the comments made by Mr. Ault, whose property abuts the proposed vacation, Tony Kroeger recommended that the vacation be denied.

Board Action

A motion was made by Mr. Payne, seconded by Ms. Pendergast and carried to deny the proposed vacation request (PLN2020-00117) due to concerns voiced at the meeting by the owner of 100 Vermont Avenue whose property abuts the proposed vacation and would be impacted by it.

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 June 9, 2020.

Ann Schenking, Secretary
City Plan Board



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2. PLN2020-00078 – Record Plan – Bainbridge Plat

Applicant: Mr. Jonathan Burkhardt
Burkhardt Engineers
28 North Cherry Street
Germantown, OH 45327

Priority Land Use Board: Downtown Planning District: Oregon

Decision: Approved with Conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan will consolidate many city lots and vacated alleys into three lots.

Public Comments

None.

Board Discussion

None.

Board Action

A motion was made by Ms. Pendergast, seconded by Mr. Sauer and carried to approve Case PLN2020-00078 with the following conditions:

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.

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		

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3. PLN2020-00079 – Record Plan – Cincinnati Capital Partners Plat

Applicant: Mr. Wes Goubeaux
Choice One Engineering
440 East Hoewisher Road
Sidney, OH 45365

Priority Land Use Board: Northeast Planning District: McCook Field
Decision: Approved with Conditions

Mr. Scott recused himself for this case and Mr. Sauer presided.

Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan will consolidate seven lots into one lot and prepare the parcel for long-term development.

Public Comments

Keith Klein, City of Dayton Office of Economic Development, 101 West Third Street, Dayton, OH, introduced himself as the point of contact for the project and also introduced Larry Trimbach whose company is building on the site.

Board Discussion

The Plan Board discussed the case.

Board Action

A motion was made by Ms. Pegues, seconded by Mr. Bradley carried to approve Case PLN2020-00079 with the following conditions:

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. The new lot needs to have one owner on the deed.

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	Recused self
Mr. Jeff Payne	Yes		

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4 PLN2020-00066 – Zoning Map Amendment -- Repeal Planned Development PD-84 located at 1500 North Keowee Street and rezone the following properties located at 1504 Keowee Street, 1496 Keowee Street, and parcels R72 05713 0005, R72 05713 0011, R72 05713 0013, R72 05713 0014, R72 05713 0021, R72 05705 0056 and R72 05705 0049 from EGC to I-1 for wholesale sales and distribution.

Applicant: Mr. Larry R. Trimbaugh
TREI Headquarters
872 Valley Street
Dayton, OH 45404

Priority Land Use Board: Northeast
Decision: Recommended Approval

Planning District: McCook Field

Mr. Scott recused himself for this case and Mr. Sauer presided.

Staff Comments

Jeff Green presented the case. He said staff believed the determinations and findings could be made and recommended approval.

The site is composed of seven parcels totaling 11.348 acres that are proposed, via case PLN2020-00079, to be consolidated into a singular parcel. It should be noted that two of the seven properties are already zoned I-1 with the other five being EGC.

The existing Planned Development (PD-84) was created on March 5, 1997 and only consists of parcel R72 05713 0005 being made up of roughly 4.14 acres. PD-84 principally allows for industrial uses in the I-1 zoning district. Upon the approval of PD-84 the 4.14 acre parcel was to be split off into multiple parcels and sold to individual owners which has not occurred. It should be noted that the development standards stated in PD-84 are largely tied in with the standards of the zoning code in 1997. Since that time, the city has adopted a new zoning code (2006) with amendments to the code happening as needed.

Project Setting:

To the east, south and, north, the subject site adjoins industrial uses such as manufacturing, storage, and logistics and are zoned I-1. To the west, the subject site borders more service oriented commercial uses (restaurants) such as Legacy Pancake House and Victors Taco Shop and is zoned EGC.

The subject property is the former site of both Chanh's Catering Company, Royal Motel, and ATM-Keowee St Foodbank (formerly a Wendy's), though a large portion of the site has been vacant for several years.

Proposed Use:

Per the plans submitted, the principal use will be wholesale sales and distribution building for 2J Supply. Wholesale sales and distribution are a permitted use by right in the I-1 zoning district per Schedule 150.340.2 of the Zoning Code. The building will be 61,050 square feet and will include a showroom, offices, and a warehouse. There is to be a dedicated main entrance for the public located on the southwest corner of the building.

Per Schedule 150.340.3, there is no minimum front, side, or rear yard setback. However, there is a maximum front yard setback of 15 feet. Per the proposed plans, the building will be setback 140 feet from the property line. As such a variance by the BZA is required.

Traffic and Pedestrian Access:

There are two proposed points of vehicular access – both on Keowee Street. The entrance farthest to the south will be primarily for the public and employees while the entrance to the north will used only for delivery trucks/semis. While the subject property does adjoin Leo Street, no access has been proposed at this time.

Off-Street Parking:

Assuming the rezoning to I-1 is successful, “wholesale sales/distributor” is not adequately defined in the parking standards for industrial districts in relation the amount of space needed. However, Schedule 150.700.7 (noncommercial in commercial districts) does define wholesale sales/distribution as needing one off street parking spot per 1,000 sq. ft. of building area. As the building is roughly 61,050 sq. ft., 62 off-street parking spaces are needed (rounded up). The plan submitted notes 90 off-street spaces. Therefore that amount of proposed spaces meets the minimum requirement of the code.

Section 150.340.5 (D) of the Zoning Code states off-street parking shall only be permitted in the side and rear yard. The proposed plan has a significant amount of parking located in the front of the building. As such, a variance by the BZA is required.

Loading Spaces:

Per the plans submitted, nine loading spaces are proposed. This would meet the minimum requirements outlined in Schedule 150.700.12.

Per 150.340.5(H)(2), loading spaces must be placed in the rear of the building. Per the plans submitted, all loading spaces are to be located in the side yard. As such, a variance by the BZA is required.

Trees and Landscaping:

The landscaping plan submitted appears to meet the all landscaping and screening requirements outlined in 150.340.8.

Signage:

A detailed sign plan has not been submitted. Signage shall comply with all underlying code requirements.

Mr. Green said staff recommends approval of the proposed rezoning and repeal of PD-84. Staff bases this recommendation off the proposed site having inconsistent zoning (lots zoned either EGC or I-1) and further aligning with the surrounding properties.

Public Comments

The applicant, Larry R. Trimbaugh, TREI Headquarters, 872 Valley Street, Dayton, OH, and his architect, Mike Twiss, MT Studio, 201 S. Market Street, Troy, OH, answered questions from the Plan Board. Mr. Twiss said the Leo Street entrance would be a construction entrance and street trees would be added along Leo Street. Carl Daugherty, Zoning Administrator, said proposed fencing met Zoning Code requirements.

Board Discussion

The Plan Board discussed the case. Mr. Sauer noted the Plan Board’s role was to look at the proposed rezoning only.

Board Action

A motion was made by Mr. Payne, seconded by Mr. Bradley and carried to recommend City Commission approval of Case PLN2020-00066 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.

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	Recused self
Mr. Jeff Payne	Yes		

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5. PLN2020-00075 – Plan Review and Approval – Northwest Dayton Neighborhoods Vision

Applicant: Mr. Tony Kroeger
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: Adopted; Recommended City Commission Adoption

Staff Comments

Tony Kroeger presented the staff report. He gave a brief overview of the Northwest Dayton Neighborhoods Vision plan, its focus areas and reviewed the comments from Plan Board members that will be incorporated into the Plan. This is a request for approval of the Plan. The Plan has been shared with the Board at two previous Plan Board meetings.

The primary purpose of the effort was to synthesize previously adopted plans, and take a closer look at those projects and areas that would be especially impactful and catalize additional investment.

This plan was completed in December 2020 through a collaboration between Urban Design Associates (UDA), Department of Planning and Community Development staff, CityWide staff, and many stakeholders, residents, and business owners. The public involvement is indicated below:

Phase 1: Kick-off & Understanding

- In-depth download from city and CityWide staff about planning work-to-date and presentations from key project teams
- Sharing of data, base-mapping, and diagramming from past work
- Tour of Northwest Dayton neighborhoods
- Meetings with any key stakeholders or investors who have been active in the neighborhood or will be central to executing the vision in the future

Step 2: Building the Vision

Residents, stakeholders, and city staff helped develop the vision in a four-day workshop that included:

- Coordination of existing plans for catalytic projects
- Live illustration of the vision
- Discussions about prioritization of projects and sequencing for implementation
- Community Feedback: Community members were encouraged to make suggestions during the vision workshop.
- Open House: Community members and UDA discuss the Lower Salem Corridor.
- Final Workshop Presentation: Early designs are presented for community members' feedback.
- Open houses for the community to provide feedback and build support

Step 3: Documenting the Vision

Incorporation of input from the workshop

Further refinement of catalytic housing and development strategies

The planning process connected stakeholders and helped to leverage potential partnerships. The stakeholders and partners who participated are active neighborhood leaders who will be engaged in the implementation of projects in the Northwest and FROC neighborhoods.

- City of Dayton
- CityWide
- Dayton Regional Transit Authority
- Five Rivers MetroParks
- Dayton Metro Library
- Grace United Methodist Church
- Gem City Market
- Grandview Medical Center
- Dayton Early College Academy
- Dayton Public Schools
- Salem Avenue Peace Corridor
- Jane Reece Neighborhood Association
- Santa Clara Business Owners
- Philanthropic Community

Through this plan, a number of common themes emerged, such as connectivity, corridors, open space, and placemaking.

Key geographic focus areas include: the Salem Avenue corridor, North Main Street corridor, and river corridors and open space.

The document concludes with an implementation strategy, including a list of projects, lead agency, time frames, and potential funding sources.

Public Comments

Kegan Sickels, President, Dayton View Triangle Federation, 1571 Burroughs Drive, Dayton, OH, said the renderings in the plan were great. He shared a side-by-side comparison of the Plan's vision for Salem Avenue with the road's proposed reconstruction design and noted the lack of trees in the reconstruction design. He asked what impact the Plan will have on the design of the roadway reconstruction project. Ann Schenking, Todd Kinskey and Tony Kroeger said that the Salem Avenue reconstruction project budget was determined several years before this Plan was created and the reconstruction project is working within the budget and right-of-way available. Regardless, the reconstructed Salem Avenue will be a dramatic improvement. To provide trees along the reconstructed Salem Avenue, the City could make trees available for planting on private property in front yards. This was done in the past along Salem Avenue and provided a better environment for the trees to thrive in.

Board Discussion

The Plan Board discussed the plan.

Board Action

A motion was made by Ms. Pendergast, seconded by Mr. Payne and carried to adopt the Northwest Dayton Neighborhoods Vision plan, find it to be consistent with the city's comprehensive plan and other plans and policies that have applicability to the greater Northwest Dayton geography, consider the plan to be an updated component of the city's comprehensive plan, and recommend City Commission adoption of the plan.

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

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