



City of Dayton

City Plan Board

Minute Record Overview

July 12, 2022
4:30 P.M.

Planning Resource Conference Room, City Hall
101 W. Third Street, Dayton, Ohio

Members Present: Mr. William Allen, Dr. Julius Beckham, Ms. Rosie Miller, Mr. Matt Sauer, Ms. Ann Schenking, Mr. Greg Scott

Members Absent: Ms. Geraldine Pegues

Mr. Scott called the meeting to order at 4:30 P.M.

1. PLN2022-00243 – Subdivision Record Plan Located at 1809 E. Fourth Street

Applicant: Huffman NDC c/o Rosie Miller
1933 E Fourth St
DAYTON, OH 45403

Priority Land Use Board: Northeast Land Use Board Planning District: Historic Inner East

Decision: Approved with Variance

2. PLN2022-00256 – Subdivision Record Plan Located at 52 S. Jefferson Street

Applicant: Windsor Development c/o Meghan Dyer
71 Seldom Seen Road
Powell, OH 43065

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

Decision: Approved with Conditions

3. PLN2022-00257 – Subdivision Record Plan Located at 116 Webster Street

Applicant: Windsor Development c/o Meghan Dyer
71 Seldom Seen Road
Powell, OH 43065

Priority Land Use Board: Downtown Land Use Board Planning District: Webster Station

Decision: Approved with Conditions

4. PLN2022-00237 – General Development Plan Review and approval at 2222 Philadelphia Drive

Applicant: Ferguson Construction
2201 Embury Park Road
Dayton, OH 45414

Priority Land Use Board: North Central Land Use Board Planning District: Fairview

Decision: Approved as submitted

5. PLN2022-00260 – Concept Review Located at 2400 Hoover Avenue

Applicant: CESO c/o Susan Williams
3601 Rigby Rd Suite 300
Miamisburg, OH 45342

Priority Land Use Board: West Land Use

Planning District: Westwood

Decision: No Action Required

The Board discussed the final revisions to the Plan Board Bylaws. A motion was made by Ms. Schenking and seconded by Dr. Beckham to approve the Bylaws as amended.

The Plan Board meeting was adjourned at 6:13 P.M.

Minutes approved by the City Plan Board on August 9, 2022

Susan Vincent, Secretary
City Plan Board



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1. PLN2022-00243 – Record Plan – Huffman NDC Plat 2

Applicant: Huffman NDC c/o Rosie Miller

Priority Land Use Board: Northeast Planning District: Historic Inner East

Decision: Approved with conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. The record plan will reconfigure four City lots into three City lots zoned MR-5 Mature Single-family within the Huffman Historic district. The new lots will allow three dwellings to each have rear yard space. An additional variance is requested to solidify the existing setback conditions for two of the historic dwellings.

Public Comments

None.

Board Discussion

No discussion.

Board Action

A motion was made by Ms. Schenking seconded by Dr. Beckham and carried to approve Case PLN2022-00243 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 AES, CenterPoint, City of Dayton Water, etc.
4. Variance approval for 1803 E Fourth Street to allow for 1'-4.8" instead of 3-ft side (east) setback and 62 Ringgold Street to have a 0-ft front (west) setback.

Mr. William Allen	Yes	Mr. Matt Sauer	Yes
Dr. Julius Beckham	Yes	Ms. Ann Schenking	Yes
Ms. Rosalyn Miller	Recused	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Absent		

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Susan Vincent, Secretary City Plan Board



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2. PLN2022-00256 – Record Plan – Home Telephone

Applicant: Windsor Development c/o Meghan Dyer

Priority Land Use Board: Downtown Planning District: Downtown

Decision: Approved with conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. The record plan will consolidate three City lots into one City lot and meets the requirements within the Central Business District. The consolidation is a requirement of the building and permitting division.

Public Comments

None.

Board Discussion

Mr. Sauer asked if the lots are part of the parking area that was associated with the alley vacation? Mr. Kroeger clarified that the vacation of the alley known as Cathcart Lane was approved by the Plan Board but was never finalized. Mr. Scott asked about the location of the alley. Ms. Free clarified that the alley was to the north within the same block.

Board Action

A motion was made by Mr. Sauer seconded by Mr. Allen and carried to approve Case PLN2022-00256 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 AES, CenterPoint, City of Dayton Water, etc.

Mr. William Allen	Yes	Mr. Matt Sauer	Yes
Dr. Julius Beckham	Yes	Ms. Ann Schenking	Yes
Ms. Rosalyn Miller	Yes	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Absent		

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3. PLN2022-00257 – Record Plan – Little Fish

Applicant: Windsor Development c/o Meghan Dyer

Priority Land Use Board: Downtown Planning District: Webster Station

Decision: Approved with conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. The record plan will consolidate six City lots into one City lot and meets the requirements within the Urban Business District. The consolidation is a requirement of the building and permitting division.

Public Comments

None.

Board Discussion

None.

Board Action

A motion was made by Mr. Allen seconded by Ms. Miller and carried to approve Case PLN2022-00257 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 AES, CenterPoint, City of Dayton Water, etc.
4. Show the centerline dimensions and dedicate additional ROW to achieve 35-ft from centerline on Webster Street as required by the Schedule of Thoroughfares.

Mr. William Allen	Yes	Mr. Matt Sauer	Yes
Dr. Julius Beckham	Yes	Ms. Ann Schenking	Yes
Ms. Rosalyn Miller	Yes	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Absent		

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8. PLN2022-00237 – 2222 Philadelphia Drive

Applicant: Ferguson Construction

Priority Land Use Board: North Central

Planning District/Historic District: Fairview

Decision: Approved

Staff Comments

The overall campus is a 13-acre site located along the Salem Avenue Corridor that is bordered by Benson Drive to the east and Philadelphia Drive to the west. While future developments will encompass the entire campus, the General Development Plan request only pertains to the development of the YMCA and parking lot. An overview of future campus uses are discussed below followed by an analysis of the General Development Plan request.

Overall Site Concept

While the overall site concept is not being reviewed at this stage, it is important to acknowledge as the YMCA facility and parking lot will have to interact harmoniously with future development. Broadly, the overall site concept depicts a multi-use campus that will contain the YMCA facility as well as developments that could be residential or commercial in nature.

While the YMCA facility will not be utilizing the exiting parking garage that was left over from Good Samaritan Hospital, it is proposed that the future development will utilize the garage as well as any potential development that could occur across Philadelphia Drive, which is also zoned Campus Institutional (CI) and could be added to the campus at a later date. It has also been stated that the YMCA may be open to discussion regarding sharing the surface parking with other tenants in the future.

Phase I General Development Plan

Overview

Phase I of the overall site concept calls for the development of the YMCA facility and parking lot. The YMCA facility is 50,000SF and will contain seven different organizations including CareSource, County Corp, Goodwill, Premier Health, United Way, Wright State, and the YMCA. In order to meet the parking needs for the building, a 161-space parking lot is proposed to be located along the front of the building. This parking lot contains landscaping islands with trees and shrubs, as well as lighting fixtures for safety. Taking into consideration Plan Board's concerns regarding light exposure, the applicant has submitted a photometric study which illustrates the extent to which the lights will be visible outside of the site.

Vehicular access to the site is located along Salem Avenue and Philadelphia Drive with an additional service drive along Benson Drive. The access point from Salem Avenue is proposed to be right-in right-out to prevent users from turning left onto Salem Avenue which is a safety concern. The access point along Philadelphia Drive already exists and contains traffic signals so the proposal would be to pour asphalt to connect the existing drive to the site.

Pedestrian access to the site is in two places along Salem Avenue. Both access points are located along Salem, one just south of the vehicular driveway accessed via a gateway while the other is located lower on Salem Avenue. This second walkway is larger and contains ornamental touches such as brick pavers to celebrate the pedestrian walkway into the site and tie it in with the neighborhood.

Since there is already existing screening and landscaping along Salem Avenue and Benson Drive in the form of ornamental fences, bushes, and trees, the applicant has submitted an updated landscaping plan that shows exactly where new landscaping will be located. Most of the added landscaping will be along Benson Drive to screen the service drive and back of the YMCA building. However, landscaping is added along Salem Avenue to fill in gaps to better screen the parking lot, on the interior of the site in the parking lot itself, along the pedestrian walkway, and along the front and side of the building.

The following paragraphs will address specific aspects of the site that were addressed at City Plan Board as well as any changes to the site plan that have been made after receiving comments from the June work session.

Building Orientation

The orientation of the building has remained the same with the primary frontage of the building being internal rather than external to face Benson Drive or Salem Avenue. This is due to reasons concerning overall site layout and contextual design standards and which will be analyzed in turn.

The overall site itself is unique as the existing parking garage, grading, and shape of the site provide a challenge for the placement of the 50,000SF development in a location that can support the size of the structure as well as the associated parking requirements. The location and orientation of the building was chosen due to these constraints. The current site plan has the building facing internally rather than externally towards Salem Avenue or Benson Drive which provides users of the facility direct access from the parking lot as well as from any future development which would be located to the west of the parking lot. If the building was oriented differently, it would be disconnected from the overall site concept as the back of the building would be facing the site, requiring users of the site to enter through a back door to access the building if driving to the site. It would also create a challenge in the location of a service entrance which is currently located along Benson Drive behind the building and effectively screened from the residential properties to the east via the proposed added landscaping along Benson Drive as well as the fencing and grade change in which the drive will be located below grade.

Turning to the contextual design standards for the surrounding area, even though the building orientation is not facing Salem Avenue, it is consistent with developments in the surrounding area and of those nearby. Being located less than half a mile from the northeastern border of the City of Dayton, the design of the business/commercial strip along Salem Avenue which starts around Philadelphia Drive and extends northbound contains examples of buildings that are not directly abutting Salem Avenue. One example in the immediate vicinity is the Five Rivers Family Health Center located across from the site on Philadelphia Drive. Also located in a Campus Institutional (CI) Zoning District, the building's main frontage is facing its parking lot located to the east of the building to provide its users with direct access to the facility from the parking lot. As such the Five Rivers Family Health Center and the proposed YMCA facility act as bookends to the east and west, acting as breaks to the overall campus-driven area.

Parking

The parking lot will provide 161 parking spaces for the organizations to be located in the facility. While the number of parking spaces has not changed, each organization was contacted by the YMCA and provided information regarding their parking requirements. The breakdown of the parking requirements is included below:

Summary of Required Parking Spaces by Organization

Organization	Rationale	Number of Spaces
Premier Health	Total of 13,000SF with 5 spaces needed for every 1,000SF	65 spaces
CareSource	4 employees plus space for	10 spaces

	customers	
Goodwill	5 employees plus space for customers in mobility works classes	12 spaces
County Corp	2 employees plus space for meeting attendees serving up to 20-30 people	16 spaces
Wright State University	4 employees plus spaces for the two classrooms that can handle 25 each	20 spaces
United Way	6-8 employees plus spaces for meeting areas	10 spaces
YMCA	Plans to have 600 families belong to the YMCA and offer classes and programming	45 spaces
TOTAL		178 Spaces

The 161 parking spaces are less than the 178 parking spaces that were listed as required from the seven organizations to be located in the 50,000SF facility and is half of the parking that is typically utilized by YMCA facilities in other locations - the YMCA in Xenia contains 300 spaces. Additionally, the amount of parking will preclude the necessity to park on residential streets such as Benson Drive which the applicant team has stated was a high priority for the neighborhood. It should also be noted that contextually compared to the Five Rivers Family Health Center, the YMCA facility's parking lot contains less parking spaces and is smaller overall than the approximately 150,000 SF parking lot that currently exists on that site.

Outdoor Activity Area

Addressing concerns from the City Plan Board and Zoning Administrator, the applicant has moved the proposed multi-purpose playing field from the south of the site near Salem Avenue to the vacant, grassy area to the west of the proposed parking lot. The new location of the field is appropriate as it is further setback from Salem Avenue and is easier to access via the parking lot.

Sidewalks

Regarding the sidewalks, the previous iteration of the site plan only had one sidewalk access point to the site lot located just south of the vehicular entrance along Salem Avenue. The updated site plan, taking into consideration the importance of making the YMCA accessible to the surrounding community, extends the existing sidewalk in front of the building down to Salem Avenue to provide a more direct access point to the site. The new walkway to the facility is proposed to be larger with ornamental brick pavers at the entrance in order to increase the site's connection to the community and celebrate the pedestrian walkway.

Zoning Code Deficiencies

In his original review, the Zoning Administrator highlighted three main Zoning Code deficiencies in the site plan that was submitted. These issues were regarding entrances along public street frontages, outdoor activity areas, and the absence of a parking demand study. Since this review was provided, the applicant has made efforts to bring the project closer to compliance with the Zoning Code by addressing these issues by moving the multi-purpose playing field and providing data regarding the parking spaces needed by each organization within the facility.

While some of the deficiencies were addressed, inconsistencies remain regarding entrances along public street frontages, and parking. It is pointed out in the review that, "Buildings which have any façade facing a public street, shall have at least one entrance facing a public street or its tangent, if street is curved, and shall have a harmonious building fenestration...". While the three primary entrances into the facility are facing the interior parking lot, an additional connection to Salem Avenue has been created with the addition of the second walkway that was included in the most recent site plan. It should also be noted that

there is precedent for this orientation and level of frontage as the Five Rivers Family Health Center does not contain an entrance from Salem Avenue, instead containing a similar walkway to access the entrance which is facing the parking lot. As such, staff believes that a variance would be appropriate in this situation.

Lastly, regarding parking, since the June Work Session, the applicant has submitted data regarding the estimated parking requirements for each organization which totaled 178 spaces to adequately service the site. While the Zoning Administrator's review determined that 108 spaces are required, staff believes that 161 space provided is appropriate.

Public Comments

The North Central Priority Land Use Board met on Wednesday, July 6 and voted unanimously to recommend approval of the general development plan as submitted.

Staff received two emails supporting the project from Ellen Rice, a resident of Dayton View Triangle, and Rick Waselewski on behalf of the Fairview Neighborhood Association.

Staff received one email opposing the project from Lynn LaMance.

Sharon Taste, representing the Northwest Branch Library spoke in favor of the proposed general development plan.

Mindi Wardell, representing the Dayton View Triangle Federation spoke to some of the concerns that nearby residents have regarding pedestrian and vehicular access to the site.

Nancy Kiehl, representing the Clergy Community Coalition spoke against the proposed general development plan.

Bishop Richard Cox, representing the Clergy Community Coalition spoke against the proposed general development plan.

Questions for Staff

Mr. Scott asked whether the intersection of Salem Avenue and Benson Drive had a traffic light. Mr. Sauer asked for clarification on what variances are being requested and whether the parking lot had changed since the work session. Mr. Scott asked whether the location of the multi-purpose field required a variance. Ms. Miller asked whether there were any sidewalks planned to connect the site to the multi-purpose field.

Applicant Comments

Jeff King from Ferguson Construction was given the opportunity to speak and made himself available to questions from the City Plan Board.

Board Discussion

Ms. Schenking noted that this is an important catalytic project for the Good Samaritan site. Mr. Sauer stated that he sees this as a step back from the PhoenixNEXT vision and planning process and is a retrograde version of urban planning and that the project seems very unambitious. Mr. Scott stated that Mr. Cox spoke eloquently and mentioned the closure of St. Elizabeth.

Board Action

A motion was made by Ms. Schenking, seconded by Ms. Miller and carried to recommend approval of the general development plan based on the Board's ability to make the necessary determinations found in R.C.G.O. §150.335.12 (C)(2)(b).

Ms. Rosalyn Miller	Yes	Mr. Matt Sauer	No
Ms. Geraldine Pegues	Absent	Mr. Greg Scott	Yes
Mr. William Allen	Yes	Ms. Ann Schenking	Yes
Dr. Julius Beckham	Yes		

Minutes approved by the City Plan Board on August 9, 2022.

Susan Vincent, Secretary
City Plan Board



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5. PLN2022-00260 – Work Session – Victory Project West Dayton; 2400 Hoover Avenue

Applicant: CESO c/o Susan Williams

Priority Land Use Board: West

Planning District: Westwood

Decision: No Action

Staff Comments

Abigail Free presented the case; a work session for a proposed Planned Development at 2400 Hoover Avenue which is the old McNary School site. The Planned Development will include 2 community center buildings and an athletic facility with separate parking for each along both Hoover and Kammer Avenues. The proposed site will allow for the expansion of the Victory Project into West Dayton.

The site is 4.735-acres and zoned MR-5 Mature Single-family and OS Open Space and is surrounded by single-family dwellings. The site has two street frontages along both Hoover and Kammer Avenues. The development is proposed as three phases. Phase 1 is a 14,300-sf Girls Community building along Hoover Avenue and includes 25 parking spaces located within the front yard setback. Phase 2 is a separate but identical Boys Community building facing Kammer Avenue with 25 parking spaces within the front yard setback. Phase 3 includes a 6,300-sf athletic facility adjacent to the Boys Community building with no additional parking proposed.

A Planned Development is proposed instead of a conditional use with variances. The Planned Development will allow for the phased development and site design review at each phase. Also, the standards can allow for the dual community centers permitted by right and also allow for the increased front setback with parking which is not preferred within the MR-5 zoning district.

As proposed, the front setbacks are roughly 150-ft along Kammer and 100-ft along Hoover Avenues. Also, the proposed development would allow for reduced number of required parking spaces, as each community center would require approximately 56 parking spaces based on the building square footage, while only 25 spaces are proposed for each. Significant landscape buffering and solid fencing is proposed along the perimeter.

No action is requested from the Board but welcome feedback on the site design.

Applicant Comments

Monnie Bush, 144 Central Avenue, Dayton 45406, introduced the Victory Project vision and mission designed to break the pillars of poverty and have operated the program for young men for the past 13 years. They also have a small landscaping business to employ the youth in the program. Their curriculum focuses on education, entrepreneurship, and enlightenment. The program always has a waiting list and they are looking to expand into West Dayton due to the majority of the students live in the area. There has also been a request for a girl's center. Each center will share the recreation facility.

Board Questions

Ms. Miller asked if the greenspace in between the center be used for parking to move it out of the front setback? Mr. Bush clarified that the green space will be used for outdoor recreation and possible community garden, but they are open to additional parking. She also asked how the children will get to the centers? Mr. Bush acknowledged that the children are dropped off by their parents or they take an RTA bus. Volunteers utilize the parking. Ms. Schenking asked why the two buildings are separate? Mr. Bush explained that there is a change in behavior when the boys and girls are within the same community center.



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Separation of the boys and girls in separate centers will allow the students to focus on the curriculum without distractions from the opposite sex. Ms. Schenking asked how will the vehicular circulation work if families are dropping off both boys and girls to the center? She sees the buildings being very far apart and sees the need for a connection as families often contain members of different genders. Mr. Sauer and Ms. Miller asked if they had investigated moving the buildings closer to the street and putting parking behind the buildings? Also, Mr. Scott asked about the different access options along Kammer Ave and Michael Dr.

David Oakes, 3601 Rigby Rd, Miamisburg (engineer) spoke on the site layout. He showed additional site photos. The site contains a large storm sewer and it limits building anything over or near it. A one way vehicular circulation system is proposed with angles parking to allow for easy drop off. They would like to all vehicular access to the building out in front and have the entire site fenced in and must go through the buildings to get to the interior green space as a form of security. The proposed fencing would be a wood privacy. Each center has an outdoor patio on the back. Mr. Oakes doesn't believe it would be a big deal to go around the block to drop off, although he was agreeable with a pedestrian access in between buildings.

Ms. Schenking asked if there are bus stops in the area. Mr. Bush clarified that the bus stop along Kammer is directly in front of the site, but the Hoover stop is further down. Ms. Schenking and Mr. Sauer recommended a sidewalk leading from the ROW sidewalk to the front door.

Dr. Beckham asked if the neighborhood would have access to the athletic facility. Mr. Bush is open for the neighborhood to use the athletic facility on the weekend, as the Victory Project does not have programming on the weekends. Mr. Sauer asked about the proposed use of the interior green space. Mr. Bush said it will be used for outdoor recreation, but are looking into gardening for the students and possibly a partnership with OSU extension. Mr. Sauer recommended pushing the buildings closer to the street to give more room for the open space and sees that parking along the side would still allow for the large open space.

Mr. Scott noted that the buildings should have the primary entrance along the front and be pushed closer to the street. He doesn't think security will be an issue. There may be opportunities for additional expansion on the site if the buildings are pushed as close to the street as possible. Mr. Sauer suggests wrapping the parking around the building like an "L".

Brady Harding, 3601 Rigby Rd, Miamisburg, Architect, discussed the buildings massing and feels that the scale of the building will feel too overwhelming if it is too close to the road. The building is 175-ft wide and 30-ft at its peak. They chose exterior materials to make the building more compatible with the residential area. Materials include stone, vertical siding, horizontal wood siding, and have minimized glass and raised it high from the finished floor. Mr. Harding also discussed the interior floor plan.

Mr. Oakes asked if the recommendation is to put the parking in the back? The board said to investigate and explore the options of parking on the side or back to that the building can be moved closer to the street. Also, think about possible future expansion that may be needed at the rear.

Board Action- No Action

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Susan Vincent, Plan Board Secretary