



City of Dayton

City Plan Board

Summary Minute Record August 14, 2018

1. PLN2018-00451 – Public Way Vacation:

- Alley West of Great Miami Blvd. from the Alley North of W. Grand Ave to Shaw Ave.; and
- The Alley North of W. Grand Ave. from W. Grand Ave. to the Alley West of Great Miami Blvd

Applicant: Mr. Mike Taylor
Pinnacle Architects
210 North St. Clair Street
Dayton, OH 45402

Priority Land Use Board: North Central Neighborhood Planning District: Riverdale

Decision: Established Conditions

Staff Comments

Chido Moyo presented the staff report and the proposed conditions. She said that with the proposed conditions, staff believes the determinations and findings can be made as outlined in the staff report. Ms. Moyo said that Grandview Medical Center is requesting the vacation for a parking lot expansion.

Public Comments

None.

Board Discussion

The Plan Board discussed the case. Mr. Scott asked if landscaping would be provided. Carl Daugherty, Zoning Administrator, said that extensive landscaping is shown on the approved plan for the site.

Board Action

A motion was made by Ms. Pendergast, seconded by Mr. Payne and carried to find that the proposed vacation (PLN2018-00451) met the criteria cited in R.C.G.O. Section 150.445 (B). Therefore the Plan Board established the following conditions:

1. 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.
2. The alley mouth at Shaw Avenue 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 is finalized and to City of Dayton standards.
3. An easement shall be reserved for existing Dayton Power and Light Company electric facilities along the entire proposed vacation route.
4. AT&T has a pole lead along the entire proposed vacation route with aerial cables from AT&T, DP&L and TWC (Spectrum Cable). If this proposed vacation requires removal of any or all utility facilities, please contact each respective company's representative to facilitate this process. AT&T can be reached at 1-888-901-2779.

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

Minutes approved by the City Plan Board on September 11, 2018.

Ann Schenking, Secretary
City Plan Board



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2. PLN2018-00444 – Record Plan — East Oregon Plat 1

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

Priority Land Use Board: Downtown Neighborhood Planning District: Oregon

Decision: Approved with Conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan is a subdivision of one city lot into two city lots.

Public Comments

None.

Board Discussion

None.

Board Action

A motion was made by Mr. Wright, seconded by Mr. Payne and carried to approve Case PLN2018-00444 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	Absent
Mr. Richard Wright	Yes	Mr. Matt Sauer	Absent
Ms. Geraldine Pegues	Yes	Mr. Greg Scott	Yes
Mr. Jeff Payne	Yes		

Minutes approved by the City Plan Board on September 11, 2018.

Ann Schenking, Secretary
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3. PLN2018-00445 – Record Plan — Loraine Town

Applicant: Mr. Terry Hughes
Buckeye Surveying Group
933 Cottonwood Road
Dayton, OH 45419

Priority Land Use Board: Downtown

Neighborhood Planning District: South Park

Decision: Approved with Conditions

Staff Comments

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

Public Comments

None.

Board Discussion

None.

Board Action

A motion was made by Ms. Pendergast, seconded by Ms. Pegues and carried to approve Case PLN2018-00445 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	Absent
Mr. Richard Wright	Yes	Mr. Matt Sauer	Absent
Ms. Geraldine Pegues	Yes	Mr. Greg Scott	Yes
Mr. Jeff Payne	Yes		

Minutes approved by the City Plan Board on September 11, 2018.

Ann Schenking, Secretary
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August 14, 2018

4. PLN2018-00396 – General Development Plan Approval — Request to approve a General Development Plan to construct 880 sq. ft. 2-story rear additions onto two existing student dormitory houses, resulting in six additional students per dormitory for a total of twelve student roomers each, located at 123 and 127 Evanston Avenue in a CI Campus Institutional Zoning District.

Applicant: Mr. Mike Chandler
8388 Riviera Court
Springboro, OH 45066

Priority Land Use Board: Downtown

Neighborhood Planning District: University Park

Decision: Withdrawn by Applicant

This case was withdrawn by the applicant.

Minutes approved by the City Plan Board on September 11, 2018.

Ann Schenking, Secretary
City Plan Board



City of Dayton

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Summary Minute Record August 14, 2018

5. PLN2018-00448 – Site Design Review – Construction of a 2-story 38,813 sq. ft. office building at 1401 S. Main St. located within Planned Development Overlay PD-155 and within a Business Park zoning district. The plans and elevations are subject to Planned Development Standards for PD-155, zoning code regulations for Business Park Zoning District, and Parcel Redevelopment Standards for the Rubicon Urban Renewal Plan.

Applicant: Mr. John Roll
Roll & Associates
3176 Kettering Boulevard
Dayton, OH 45439

Priority Land Use Board: Downtown Neighborhood Planning District: University Park
Decision: Approved with Conditions

Staff Comments

Chido Moyo presented the staff report and recommended approval as submitted. The applicant proposes to construct a 38,813 sq. ft. two-story office building located at the corner of Main St and Creative Way. The proposed building would occupy the eastern half of the site while a 63-space parking lot would occupy the west half of the site.

Building: The proposed building will have a brick finish with limestone trim and glass/ aluminum frame windows and doors to match the existing surrounding architecture and style.

Parking: PD - 155 Standards require a minimum of 2.5 parking spaces for every 1000 sq. ft. of office space. With about 38,000 sq. ft. of the office space 95 parking spaces are required. Only 63 parking spaces will be provided on the proposed site. The remaining 32 parking spaces will be dedicated from the parking lot located across the street on Scientific Rd.

Landscaping: In compliance with Zoning Code landscaping requirements for a Business Park zoning district and with the PD-155 Standards, the applicant is providing sufficient landscaping. Ms. Moyo noted that the renderings do not reflect the amount of landscaping that will be provided.

To summarize, Ms. Moyo said Planning staff supports the approval of the proposed office building design and feels that it complies with the regulations established in PD-155, the Business Park Zoning District and the Rubicon Urban Renewal Plan. Staff recommends approval as submitted.

Public Comments

The applicants, John Roll, Roll & Associates, 3176 Kettering Boulevard, Dayton, OH, and David Schmidt, University of Dayton, 300 College Park, Dayton, OH, spoke in support of the plan and answered questions from the Plan Board. John Roll said the University will own the building which will house the Dayton Foundation, Dayton Development Coalition and UD's Fitz Center.

Board Discussion

The Plan Board discussed the plan. Mr. Scott and Ms. Pegues said they were concerned that students will jay walk across Main Street to get to the building and that will create an unsafe situation. Mr. Roll and Mr. Schmidt said there will not be a flow of students to the building. A UD shuttle bus will also serve the building. Mr. Payne said there was not much internal landscaping in the parking lot. Mr. Roll said it was a small parking lot and for maintenance reasons, he thought that trees at the perimeter of the lot would be an acceptable solution.

Board Action

Because the renderings did not reflect the landscaping plan and due to concerns about the safety of pedestrians who may cross the street outside of a signalized crosswalk, the Plan Board agreed to add two conditions to their approval. These conditions are contained in the approved motion below:

Based on the requirements found in Planned Development PD-155, the Rubicon Urban Renewal Plan, and the City of Dayton Zoning Code, a motion was made by Ms. Pegues, seconded by Mr. Wright and carried to approve the project with the following conditions:

1. The submitted landscaping plan shall be used to determine landscaping for the site.
2. The University of Dayton shall consult with the City of Dayton Traffic Engineering Division and install at Creative Way and South Main Street any pedestrian crossing safety measures recommended/required by the Traffic Engineering Division.

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

Minutes approved by the City Plan Board on September 11, 2018.

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Summary Minute Record August 14, 2018

6. PLN2018-00414 – Plan Review and Approval – Dayton Riverfront Plan

Applicant: Mr. Jon White
City of Dayton
Department of Planning and Community Development
101 West Third Street
Dayton, OH 45402

Priority Land Use Board: All

Neighborhood Planning District: Various

Decision: Approved

Staff Comments

Jon White presented the staff report and recommended approval of the final plan. On April 10, 2018, the Plan Board held a work session on this plan.

The Dayton Riverfront Plan presents a vision and framework for the open space preservation, economic development, ecological health and continued flood control of Dayton's waterways for the next twenty-five years. The framework identifies more land for public use, ways to enhance community access to Dayton's waterways and ways to spur new investment spanning out from the downtown. This framework leverages historic development patterns, existing land uses and emerging centers of activity within the four waterway corridors to create a riverfront that is accessible to all. The plan envisions strong, accessible connections from the city to and across its waterways. Centering on downtown's Great Miami River, the plan will reach into the community along all points of the compass including:

- the Stillwater River anchored by Wegerzyn Gardens MetroPark to the north;
- the Mad River anchored by Eastwood MetroPark to the east;
- the Great Miami River anchored by Carillon Historic Park to the south; and
- the Wolf Creek Wesleyan MetroPark to the west.

The Plan also creates new conceptual site plans for ten focal parks along the waterways including: RiverScape MetroPark, Deeds Point MetroPark, Kettering Field, Island MetroPark, Triangle Park, DeWeese Park, Sunrise MetroPark, Rivers Edge MetroPark, Wesleyan MetroPark, and a proposed Sunset Park on the west bank of downtown.

Upon recommendation of the Greater Downtown Dayton Plan, Five Rivers Metro Parks, the City of Dayton, Miami Conservancy District, GDRTA, MVRPC, the Downtown Dayton Partnership, and Montgomery County contracted with Sasaki Associates to undertake a planning effort to address four waterways and develop a riverfront master plan.

The initial phase of the project focused on developing a deep understanding of the key drivers of the riverfront and surrounding assets. This process of analysis and discovery relied on quantitative information, such as demographic conditions and trends and policy documents, and qualitative information gleaned from multiple conversations, reports and datasets with partner organizations, stakeholders and members of the community.

The public engagement strategy was developed to reach a variety of stakeholders, both in-person and online through the plan's online resource, daytonriverfrontplan.org.

In phase two, the public reacted to framework ideas that reflected a culmination of the analysis and discovery phase of the plan. The master plan identified gaps in access and opportunities for economic or community development within the corridor. Initial site concepts for ten parks within were also developed taking into account the existing uses and plans for surrounding neighborhoods. Stakeholder input determined the preferred designs and programming considerations for the master plan recommendations and areas for improvement, as well as the focal park designs and programming opportunities. This plan, its recommendations and site plans will reflect the opinions of stakeholder groups, residents, visitors, employees, and the partner organizations involved in the planning process.

The framework, plan goals and recommendations were developed through an extensive public engagement process made possible by a concerted effort by partner organizations to promote, message and present the plan at every phase. The partner organizations also formed a representative working committee that organized the plan objectives and aspirations and guided the planning process over a twelve-month period. A steering committee, including each of the partner organization's CEO's, convened as necessary throughout the process to provide strategic direction and project oversight.

Opportunities for public engagement ranged from focused stakeholder meetings with the consulting team and/or partner representatives to large public open houses. A project website was created for online surveys, information about the plan and schedule and provided updates and information about ways to participate and provide their thoughts for the future of Dayton's riverfronts and waterways. Over 450 people attended public open houses and stakeholder meetings and contributed to the creation of this plan.

The Dayton Riverfront Master Plan supports applicable plans and policies adopted by the Plan Board and Dayton City Commission and staff recommends approval of the plan.

Public Comments

None.

Board Discussion

The Plan Board discussed the plan, asked for periodic progress reports on the plan, and the need to continually determine if elements in the plan can be accommodated by city projects.

Board Action

A motion was made by Ms. Pendergast, seconded by Mr. Wright and carried to approve the Dayton Riverfront Plan because the Plan Board found the plan to be consistent with the city's comprehensive plan and other applicable plans and policies. The plan will be forwarded to the City Commission with a recommendation for approval.

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

Minutes approved by the City Plan Board on September 11, 2018.

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7. PLN2018-00371 – Work Session – Carillon/Edgemont Plan

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

Priority Land Use Board: West

Neighborhood Planning District: Edgemont & Carillon

Decision: None; Work Session

Staff Comments

Abigail Free presented the staff report. The purpose of the work session was to allow the Plan Board to review the planning process and results from various public meetings, ask questions, and provide further recommendations or direction.

The neighborhood plan focuses on two planning districts, Carillon and Edgemont. These two areas were once one large neighborhood (Edgemont) and still are grouped into the same census tract, allowing for the neighborhoods to both benefit from a combined plan. Although Edgemont is more industrial and Carillon more institutional, both neighborhoods worked together to create a common vision, goals, and objectives.

From the planning process, focus on community and economic development helped to identify six Priorities of focus: Resident Leadership, Housing, Safety, Recreation, Urban Agriculture, and Revitalization. Within each priority, goals, objectives, and activities were created and reviewed through citizen participation and discussion.

The City of Dayton has not done a neighborhood specific plan for this area in quite some time, possibly over 25 years. A plan for Carillon and Edgemont came about after Bonbright Distributors proposed the purchase of a portion of Welcome Park and the construction of a Bike Park there.

The Division of Planning began the neighborhood planning process with a series of public meetings that were designed to engage the area's residents in data gathering exercises. Each meeting helped to define the neighborhood's vision and discussed ways to succeed.

The planning process included eight public meetings in which residents were engaged in the data gathering and mapping exercises. Meeting dates were/are:

- December 12, 2016: SWOT Analysis
- February 23, 2017: Vision Statement, Goals & Objectives
- April 12, 2017: Gateways & Corridors (Map Exercise)
- May 24, 2017: Refine Vision Statement, Goals & Objectives
- June 28, 2017: Greater West Dayton Strategic Framework Presentation
- August 16, 2017: Economic Development (Map Exercise)
- July 11, 2018: Review Measurables & Activities (part 1)
- July 25, 2018: Review Measurables & Activities (part 2)

Although implementation of the plan's goals using specific funding opportunities is not clear, the plan does provide an outline of grassroots activities and also acknowledging and support other adopted plans for the overall area.

Each Plan Priority has a goal, objectives and activities that have been compiled and reviewed for achievability by the resident stakeholders. After approval, the neighborhood associations will start to tackle suggested activities through existing and new partnerships with area businesses and organizations. An overview of each is below.

1. Resident Leadership: Both neighborhoods expressed a desire to increase resident involvement and also had a need for active leaders within the community. Creating strong neighborhood associations will increase neighborhood pride and sense of community.

Goal: Grow and maintain leadership within each neighborhood with an emphasis on new and younger residents. Invest in self-development and advance neighborhood initiatives.

Objectives:

- a. Expand block clubs
- b. Build capacity of local leaders
- c. Increase resident participation in community events and activities

2. Housing: Finding affordable yet updated housing is an issue throughout many Dayton neighborhoods. For Carillon and Edgemont, increasing the number of residents within the area is very important.

Goal: Support existing homeowners and create opportunities for new homeownership investment.

Objectives:

- a. Establish housing development target areas
- b. Expand home improvement programs to target areas
- c. Strategic demolition
- d. Review zoning for appropriateness and possible amendments

3. Safety: Reducing crime and increasing safety for the neighborhoods was discussed at the public meetings, especially with the youth.

Goal: Ensure neighborhood safety from crime and blight

Objectives:

- a. Establish neighborhood watch
- b. Decrease crimes of opportunity and drug related
- c. Create a safe space within the neighborhood for youth activities

4. Recreation: Residents noted that the parks within the neighborhoods have outdated amenities and are underutilized in terms of programming. Establishing the parks as a prominent destination for the surrounding area is important.

Goal: Maximize potential of recreational amenities, including parks and the riverfront.

Objectives:

- a. Improve and expand amenities and utilization of open space
- b. Build partnerships with youth serving organizations to add programs within neighborhoods

5. Urban Agriculture: This initiative has been gaining momentum within the City, especially with the Edgemont Solar Garden. Creating opportunities for residents to grow their own foods in community gardens is also a priority.

Goal: Expand urban agriculture throughout neighborhoods to address food insecurity and nutrition.

Objectives:

- a. Expand and maintain Edgemont Solar Garden
- b. Establish community and home gardens
- c. Increase opportunity for nutrition education

6. Revitalization: Increasing investment, both public and private by focusing on the neighborhood's development opportunities and uniqueness.

Goal: Leverage public projects to attract new investment within the area with emphasis on area's uniqueness.

Objectives:

- a. Sustainability practices with emphasis on solar power
- b. Corridors and gateways
- c. Business development
- d. Address and reduce blight
- e. Redevelopment of vacant lots
- f. Promote employment and training opportunities

Various activities have been developed that correspond with the goals and objectives for each priority. These activities will serve as steps to help drive the implementation of the plan's objectives and are designed as measurables for success. A plan for implementation is still under development.

Todd Kinsky and Ms. Free said the plan is a grassroots plan. It is about the neighborhood coming together, making itself stronger, saying what its priorities are, and speaking to the quality of place residents want their neighborhood to be.

Public Comments

None.

Board Discussion

The Plan Board discussed the plan. Among the comments offered by Plan Board members were the following:

- There is a need to focus on home ownership and bringing younger people/working households to the Carillon/Edgemont neighborhood
- The plan is community heavy in terms of implementation
- The plan needs to be connected to broader plans and with "Next Steps"
- Add Community Profile information
- What funds are available to implement the plan and what is underway now?
- How can the Job Center be a resource (list as a partner)?
- The plan cannot be one that sits on a shelf
- Perhaps it is time to push more resources to serve youth (e.g., Dept. of Recreation and Youth Services)

Board Action

None; work session

Minutes approved by the City Plan Board on September 11, 2018.

Ann Schenking, Secretary
City Plan Board