



# CITY OF DAYTON

## City Plan Board

101 W. Third Street  
Dayton, Ohio 45402  
Phone: (937) 333-3670  
www.daytonohio.gov

### Meeting Agenda

Jun 12, 2018 4:30 P.M.

Training Room, Sixth Floor, City Hall  
101 W. Third Street, Dayton, OH

#### Roll Call

#### Submission of the minutes of the meeting on May 08, 2018

#### 1. Case # PLN2018-00264 - 6818 Rip Rap RD

**Case Type:** Subdivision Record Plan

This replat is a consolidation of two (2) City lots into one (1) City lot. The lot meets the requirements of the I-2 General Industrial District.

**Applicant:** Roger Saddler  
1599 N Central Drive  
Beavercreek, OH 45432

**Owner:** O'REILLY ANITA N  
6818 RIP RAP RD  
DAYTON OH 45424

**Priority Land Use Board:** Northeast Land Use Board

**Planning District:** Kittyhawk

**Historic District:**

**Staff Contact:** Abigail Free

#### 2. Case # PLN2018-00288 - 101 Pulaski ST

**Case Type:** Subdivision Record Plan

This replat is a subdivision of one (1) City lot into three (3) City lots. The lots do not meet the requirements for the MR-5 Mature Single-family Residential District. The Board of Zoning Appeals has approved variances for Lot Size and Lot Width, Case PLN2018-203, 205 & 206.

**Applicant:** John Roll  
3176 Kettering Blvd  
DAYTON, OH 45439

**Owner:** GAGNET JAMES AND KAREN  
222 WARREN ST  
DAYTON OH 45402

**Priority Land Use Board:** Downtown Land Use Board

**Planning District:** South Park

**Historic District:**

**Staff Contact:** Abigail Free

### 3. Case # PLN2018-00289 - Dog Leg RD

**Case Type:** Subdivision Record Plan

This replat is a consolidation of many City Lots into two (2) City Lots and a dedication of right-of-way along Dog Leg Road and Union Air Park Blvd. The lots meet the requirements of the AP Airport District.

**Applicant:** Suzanne Beck  
3600 Terminal Drive  
DAYTON, OH 45377

**Owner:** DAYTON CITY OF  
3600 TERMINAL DR STE 300  
VANDALIA OH 45377

**Priority Land Use Board:** N/A

**Planning District:** N/A

**Historic District:**

**Staff Contact:** Abigail Free

### 4. Case # PLN2018-00259 -

**Case Type:** Zoning Map Amendment

An application to amend the zoning map as follows: 3.4 acres at the southeast corner of Albany Street and Hopeland Street from Transitional (T) to Eclectic General Commercial (EGC) to allow for the construction of a hotel; 9.2 acres at the southwest corner of Edwin C. Moses and Albany Street from (T) to Business Park (BP); 1.9 acres at the northwest corner of Hopeland Street and Concord Street from I-2 to (T); and 2.43 acres at the southwest corner of Hopeland Street and Concord Street from I-2 to (BP).

**Applicant:** Ann Schenking  
101 W Third Street  
DAYTON, OH 45402

**Owner:** 5 Owners, See Map

**Priority Land Use Board:** West Land Use Board

**Planning District:** Carillon

**Historic District:**

**Staff Contact:** Tony Kroeger

### 5. Case # PLN2018-00283 -

**Case Type:** Other - Amendment to General Development Plan

An Amendment request to Miami Valley Hospital's General Development Plan. The last amendment to Miami Valley Hospital's General Development plan was approved in 2011.

The 2018 plan update will add 2.3-acres to the subject area. The additional property has been requested to be rezoned from MR-5, MGC, and MNC to CI (Case PLN2018-00270) to allow for its inclusion on the General Development Plan. These new CI areas are proposed as expansion of off-street parking for hospital use. Other changes include the addition of a future medical building along the west side of S. Main Street which is now an existing employee parking lot. Also, there are future alley vacations noted at S. Main Street near E Foraker Street, between Brown and Wyoming Streets, and between Wyoming and Ashley Streets.

**Applicant:** Patti Meszaros  
110 N Main Street, Suite 1250  
DAYTON, OH 45402

**Priority Land Use Board:** Downtown Land Use Board

**Planning District:** South Park

**Historic District:**

**Staff Contact:** Abigail Free

### 6. Case # PLN2018-00270 - 850 S Patterson BLVD

**Case Type:** Zoning Map Amendment

A Zoning Map Amendment request to rezone multiple lots (2.3-acres) from MR-5 Mature Single-Family Residential, MNC Mature Neighborhood Commercial, and MGC Mature General Commercial to CI Campus Institutional District for Miami Valley Hospital. The addresses to be rezoned are 1001, 1005, 1009, 1011, 1015, 1019, 1021, 1027, 1031, 1033, 1039 Brown Street, 158 Obell Court, 840, 844 S Patterson Blvd, 37, 43 Catherine Street, and 838 S Main Street. The rezoning request is in conjunction with Miami Valley Hospital General Development Plan update.

**Applicant:** Patti Meszaros  
110 N Main Street, Suite 1250  
DAYTON, OH 45402

**Owner:** MIAMI VALLEY HOSPITAL  
110 N MAIN ST SUITE 1250  
DAYTON OH 45402

**Priority Land Use Board:** Downtown Land Use Board

**Planning District:** University Park

**Historic District:**

**Staff Contact:** Abigail Free

**Comments and Reports**

Ann Schenking  
Secretary,  
City Plan Board