



# City of Dayton

## City Plan Board

### Summary Minute Record June 12, 2018

#### 1. PLN2018-00264 – Record Plan — Rip Rap Holding, LLC

Applicant: Mr. Roger Saddler  
Collins-Saddler Associates  
1599 North Central Drive  
Beavercreek, OH 45432

Priority Land Use Board: Northeast Neighborhood Planning District: Kittyhawk

Decision: Established Conditions

#### Staff Comments

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

#### Public Comments

None.

#### Board Discussion

The Plan Board discussed the case.

#### Board Action

A motion was made by Ms. Pendergast, seconded by Mr. Payne and carried to approve Case PLN2018-00264 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 schedule of Thoroughfare plans requires the following offset from the Centerline of R/W to the new lot line - 35' on Rip Rap Road.

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		

Minutes approved by the City Plan Board on July 10, 2018.

Ann Schenking, Secretary  
City Plan Board



# City of Dayton

## City Plan Board

### Summary Minute Record June 12, 2018

#### 2. PLN2018-00288 – Record Plan — The Gagnet Boys

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

Priority Land Use Board: Downtown

Neighborhood Planning District: South Park

Decision: Approved with Conditions

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#### Staff Comments

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

#### Public Comments

None.

#### Board Discussion

The Plan Board discussed the case.

#### Board Action

A motion was made by Mr. Wright, seconded by Mr. Payne and carried to approve Case PLN2018-00288 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	Yes	Mr. Matt Sauer	Yes
Ms. Geraldine Pegues	Yes	Mr. Greg Scott	Yes
Mr. Jeff Payne	Yes		

Minutes approved by the City Plan Board on July 10, 2018.

Ann Schenking, Secretary  
City Plan Board



# City of Dayton

## City Plan Board

### Summary Minute Record June 12, 2018

#### 3. PLN2018-00289 – Record Plan — Dog Leg Subdivision

Applicant: Ms. Suzanne Beck  
City of Dayton  
Department of Aviation  
3600 Terminal Drive  
Vandalia, OH 45377

Priority Land Use Board: Northeast

Neighborhood Planning District: Airport

Decision: Approved with Conditions

#### Staff Comments

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

#### Public Comments

None.

#### Board Discussion

The Plan Board discussed the case.

#### Board Action

A motion was made by Mr. Payne, seconded by Ms. Pendergast and carried to approve Case PLN2018-00289 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. Contact Butler Township to see if a signature approval is needed since parts of the new lots are in Butler Township.
5. Dimension the area reserved for detention. Include the stormwater detention statement below with the covenants and restrictions:

STORMWATER DETENTION IS REQUIRED WITH THE DEVELOPMENT OF LOT(S) \_\_\_\_\_. THE STORMWATER DETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNER(S) OF THIS LOT(S), ITS SUCCESSORS OR ASSIGNS AS REQUIRED TO FULFILL THEIR INTENDED PURPOSE. THE CITY OF DAYTON SHALL POSSESS THE RIGHT OF INSPECTION AND AUTHORITY TO ASCERTAIN PROPER MAINTENANCE. AMENDMENT OR REMOVAL OF THIS COVENANT SHALL REQUIRE THE APPROVAL OF THE CITY OF DAYTON

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		

Minutes approved by the City Plan Board on July 10, 2018.

Ann Schenking, Secretary  
City Plan Board



# City of Dayton

## City Plan Board

### Summary Minute Record June 12, 2018

**4. PLN2018-00259 – Zoning Map Amendment — 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 Transitional (T) to Business Park (BP); 1.9 acres at the northwest corner of Hopeland Street and Concord Street from I-2 General Industrial to Transitional (T); and 2.43 acres at the southwest corner of Hopeland Street and Concord Street from I-2 Heavy Industrial to Business Park (BP).**

Applicant: Ms. Ann Schenking for City Plan Board  
City of Dayton  
101 West Third Street  
Dayton, OH 45402

Priority Land Use Board: West

Neighborhood Planning District: Carillon

Decision: Recommended Approval

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#### Staff Comments

Ann Schenking presented the case. She said staff believed the determinations and findings could be made and recommended approval.

Staff is asking the Plan Board to initiate the proposed zoning map amendment as described. The Zoning Code allows for the Plan Board initiate zoning map amendments, including area-wide rezonings such as this.

This proposed zoning map amendment has been prompted by a proposed 200-room, five-story hotel at the southeast corner of Albany and Hopeland streets. If the rezoning is approved, the hotel will be required to comply with the zoning code requirements of the EGC zoning district. Access is proposed to be from both Hopeland and Albany streets. The front of the hotel will face Albany Street. There are 204 parking spaces shown on the site plan. The hotel will be located just south of Elizabeth Place Medical Center and Kindred Hospital, and be approximately 1.25 miles from the Edwin C. Moses exit off of Interstate-75, and in proximity to UD Arena and the University of Dayton.

Another factor in the development of this area-wide rezoning is the presence of I-2 zoning in the immediate vicinity. Given the changing nature of the area, including the medical facilities and proposed hotel, it appears that the heavy industrial uses allowed in the I-2 zoning district are no longer appropriate. I-2 is our most intense industrial zoning classification. For example, the following land uses are permitted in the I-2 zoning district:

- auto service stations
- motor vehicle body shops
- motor vehicle repair
- outdoor storage of equipment and vehicles
- outdoor storage of general materials
- trucking freight terminals
- heavy manufacturing
- recycling facilities
- solid waste composting facilities (class IV)

The following can be permitted as Conditional Uses:

- junkyards
- vehicle fueling stations
- construction and demolition waste facilities
- crematoriums
- incinerators
- sanitary waste facilities
- sewage treatment facilities
- adult entertainment

Given the changing and developing campus-like nature of the area, staff is concerned about the range of uses this I-2 district permits. The uses listed above would be more appropriate in the other approximately 4,050 acres of I-2 zoning elsewhere in the City of Dayton. Therefore, staff proposes amending the zoning map to alternative classifications in locations where I-2 currently exists in this area.

At the northwest corner of Concord and Hopeland streets staff recommends amending the map from I-2 to Transitional. Transitional zoning allows the kind of uses that are likely to be beneficial to the area, including:

- residential
- live-work units
- assembly facilities/community centers
- churches
- cultural institutions
- office-administrative/professional
- office-medical/dental/health services
- research/development facilities
- indoor warehouse/storage (Conditional Use)
- wholesale sales and distribution (Conditional Use)

At the southeast corner of Concord and Hopeland streets there is a former light industrial building that currently contains the British Transportation Museum. It is proposed that this property be rezoned from I-2 to Business Park (BP). The BP zoning district allows the following uses, for example:

- cultural institutions
- financial institutions, office – administrative/professional
- office – medical/dental/health services
- business services
- storage and warehousing
- light manufacturing (indoor)

Finally, the properties along Edwin C. Moses are proposed to be zoned BP as well, with the above permitted uses.

The proposed rezoning is supported by all responsive property owners, including those along Edwin C. Moses, the Thaler Machinery block, and the City of Dayton.

**Public Hearing Comments**

The West Land Use Board submitted correspondence in support of the area-wide rezoning.

Jeff Puthoff, Choice One Engineering, 440 East Hoewisher Road, Sidney, OH, spoke in support of the case as a representative for the developer of the hotel. He answered questions from the Plan Board about the proposed hotel.

Shaun Pan, 3175 Brinton Trail, Cincinnati, OH, a developer of the hotel, answered questions from the Plan Board.

**Board Discussion**

The Plan Board discussed the case. Mr. Payne asked about the lack of landscaping shown on the hotel site plan. Mr. Puthoff said the site plan in the Plan Board packet was very preliminary and the final site plan would meet zoning requirements. Mr. Sauer asked why three different zoning districts were proposed; why not zone the area UBD? In proposing three different zoning districts for the site, Ms. Schenking said staff considered the uses allowed in each zoning district, the desire to reflect adjacent zoning, and future land uses. She also said the proposed zoning districts have parking requirements and UBD does not, and the proposed districts have design standards. Mr. Wright said there was a lack of event space in the area and asked if the hotel would have event space. Mr. Pan said there would be meeting space to accommodate 80-100 people. Ms. Schenking said that the site plan and elevations for the hotel were included in the Plan Board packet for information; the Plan Board was not being asked to approve the site plan or elevations. The decision before the Plan Board was whether the site should be rezoned as proposed.

**Board Action**

A motion was made by Ms. Pendergast, seconded by Mr. Bradley and carried to agree that the Plan Board shall be the applicant for Case PLN2018-00259 and to recommend City Commission approval of this case based on the Plan Board's ability to make the determinations specified in R.C.G.O. Section 150.125.7.

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		

Minutes approved by the City Plan Board on July 10, 2018.

Ann Schenking, Secretary  
City Plan Board



# City of Dayton

## City Plan Board

### Summary Minute Record June 12, 2018

#### **5. PLN2018-00283 — Plan Review and Approval: 2018 Amended General Development Plan for Miami Valley Hospital**

Applicant: Mr. Buddy LaChance  
Premier Health/Miami Valley Hospital  
110 North Main Street  
Dayton, OH 45402

Priority Land Use Board: Downtown

Neighborhood Planning District: South Park

Decision: Approved Revised Plan

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#### **Staff Comments**

Abigail Free presented the staff report and recommended approval of the case because staff believes the necessary determinations found in R.C.G.O. §150.335.12 (C) (2) (b) can be made.

This case will amend Miami Valley Hospital's General Development Plan. The last amendment to Miami Valley Hospital's General Development plan was approved in 2011 (City Plan Board Case RC-005-2011).

Miami Valley Hospital requests approval for proposed changes to their General Development Plan. Changes include adding acreage to the CI Campus Institutional District (rezoning Case Z-PLN2018-00270), an expansion of off-street parking, addition of a future medical building along the west side of S. Main Street, and three future alley vacations (1) off of S. Main Street near E. Foraker, (2) between Brown and Wyoming Streets, and (3) between Wyoming and Ashley Streets.

The Plan shows a future medical building proposed along S. Main Street, which is currently employee parking for the hospital. The future building will be located at the east portion, placing the building up to the street. This location is appropriate for a future building as the City promotes development up to the street with parking at the rear. To offset parking that will be removed in the future, a new parking area is shown between S. Patterson Blvd and Catherine Street.

The other additional parking area of note will be an expansion of an existing parking lot. The property, most recently a dry cleaner, will be demolished and replaced with additional parking. Other new additions to the Plan include three proposed alley vacations. The alley vacations must go through the alley vacation process and must be approved by the City Plan Board.

The Plan update will include the newly zoned CI areas and as well as other CI property. The proposed changes to the Plan all fall within 150-feet of the CI Campus Institutional boundary. For property within 150-feet of the boundary, uses with a P\* will be permitted-by-right only when they are included on an approved General Development Plan, otherwise they will be considered Conditional Uses. Approving this General Development Plan Amendment will allow future hospital uses to be permitted and will avoid Conditional Use approval of uses by the Board of Zoning Appeals.

Although the new plan shows new medical buildings, new parking, and removal of parking, no Parking Master Plan was submitted with the General Development Plan Amendment.

#### **Public Comments**

Buddy LaChance and David Marshall, representing Premier/Miami Valley Hospital, 110 North Main Street, Dayton, OH, spoke in support of the case and answered questions from the Plan Board.



Tracy Kraft, 627 Warren Street, Dayton, OH, said she was concerned about how parking will be addressed. She said it was nightmarish to get down Foraker Street during business hours. She wondered if her neighborhood could get permit parking. Mr. Scott said staff could look into it.

**Board Discussion**

The Plan Board discussed the case and asked if sufficient parking will be available. Mr. LaChance explained how parking needs will be addressed and said staff parking will be available at the Fairgrounds which was used for staff parking in the past.

Mr. Sauer asked if the proposed parking lot at 840/844 South Patterson Boulevard and 37/43 Catherine Street could be removed from the General Development Plan. He said this was an emerging commercial area with Old Scratch Pizza and the like and thought it made more sense to retain the site for possible commercial use. Mr. LaChance agreed to remove the property from the case because this will allow the hospital to see how parking needs shake out. He said the hospital did not wish to build parking lots were they may not be used/needed.

**Board Action**

A motion was made by Mr. Payne, seconded by Mr. Sauer and carried to approve the 2018 Amended General Development Plan for Miami Valley Hospital (Case PLN2018-00283) based on the Board's ability to make the necessary determinations found in R.C.G.O. §150.335.12 (C) (2) (b).

Property at 840 and 844 South Patterson Boulevard and 37 and 43 Catherine Street was removed from the Plan at the request of Plan Board and with the agreement of the applicant (Premier/Miami Valley Hospital).

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		

Minutes approved by the City Plan Board on July 10, 2018.

Ann Schenking, Secretary  
City Plan Board



# City of Dayton

## City Plan Board

### Summary Minute Record June 12, 2018

**6. PLN2018-00270 – Zoning Map Amendment — Rezone multiple lots from MR-5 Mature Single-Family Residential and MNC Mature Neighborhood 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, and 838 South Main Street.**

Applicant: Mr. Buddy LaChance  
Premier Health/Miami Valley Hospital  
110 North Main Street  
Dayton, OH 45402

Priority Land Use Board: Downtown

Neighborhood Planning District: South Park

Decision: Recommended Approval

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**Mr. Buddy LaChance, Premier/Miami Valley Hospital, 110 North Main Street, Dayton, OH, removed property at 840/844 South Patterson Boulevard and 37/43 Catherine Street from the rezoning case because the property was removed from the General Development Plan. Accordingly, this property will retain its current zoning designation of MGC Mature General Commercial.**

#### **Staff Comments**

Abigail Free presented the staff report. She said staff believed the determinations and findings could be made and recommended approval.

There are two separate sites, each having street frontage along important corridors – S. Main Street and Brown Street. Each site also has a different existing zoning district - MR-5 Mature Single-family and MNC Mature Neighborhood Commercial. One of the sites is a vacant lot. The site along S. Main Street was most recently Executive Cleaners & Laundry, but will likely be demolished in the future.

The Zoning Map Amendment requests that each site be rezoned to CI Campus Institutional. In the case before this one, PLN2018-00283, the Plan Board approved the addition of these sites to Miami Valley Hospital's amended General Development Plan. On the amended General Development Plan, the site along S. Main Street is described as future parking. The site along Brown Street continues to be labeled for a future medical building (originally approved in 2008).

Because the proposed uses will be associated with a medical use and Miami Valley Hospital, it is appropriate to rezone them as CI Campus Institutional. When rezoning is complete, it will be easier to redevelop the sites in accordance with the approved General Development Plan.

#### **Public Comments**

The Downtown Land Use Board supports the proposal.

#### **Board Discussion**

None.

#### **Board Action**

A motion was made by Mr. Payne, seconded by Ms. Pegues and carried to recommend City Commission approval of Case PLN2018-00270 based on the Plan Board's ability to make the determinations specified in R.C.G.O. Section 150.125.7.

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		

Minutes approved by the City Plan Board on July 10, 2018.

Ann Schenking, Secretary  
City Plan Board