



CITY OF DAYTON

City Plan Board

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

Meeting Agenda

Feb 12, 2019 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 Jan 08, 2019

1. Case # PLN2018-00653 - 300 S Orchard ST

Case Type: Vacation of Right of Way

A request to vacate South Orchard Avenue from Home Avenue to US Route 35 Right of Way. The reason for the request is because the applicant would like to purchase the properties on both sides of the right of way.

Applicant: Randall Lucas
3616 Mandalay Drive
Trotwood, OH 45416

Owner: Public Right-of-Way

Priority Land Use Board: West Land Use Board

Planning District: Roosevelt

Historic District:

Staff Contact: Abigail Free

2. Case # PLN2019-00019 - 360 S Main ST

Case Type: Subdivision Record Plan

This replat is a consolidation of many City lots and a vacated alley into one (1) City lot. This lot meets the requirements of the UBD Urban Business District.

Applicant: U-Haul of Dayton
360 S. Main Street
DAYTON, OH 45402

Owner: Amerco Real Estate
2727 N Central Avenue
Phoenix, AZ 85004

Priority Land Use Board: Downtown Land Use Board

Planning District: Midtown

Historic District:

Staff Contact: Abigail Free

3. Case # PLN2019-00027 - 434 Cincinnati ST

Case Type: Subdivision Record Plan

This replat is a consolidation of many City lots and a vacated alley into one (1) City lot. The lot meets the requirements of the T Transitional District.

Applicant: Randy Wolfe
6305 Centre Park Drive
West Chester, OH 45069

Owner: Montgomery County Land Reutilization
130 W Second Street, Suite 1425
DAYTON, OH 45402

Priority Land Use Board: West Land Use Board

Planning District: Carillon

Historic District:

Staff Contact: Abigail Free

4. Case # PLN2019-00028 - 4122 Farnham AVE

Case Type: Subdivision Record Plan

This replat is a consolidation of three (3) City lots into one (1) City lot. The lot meets the requirements of the ER-4 Eclectic Single-family Residential District.

Applicant: John Haley
270 Regency Ridge Drive, Suite 203
DAYTON, OH 45459

Owner: Lynn Amann
4122 Farnham Avenue
DAYTON, OH 45420

Priority Land Use Board: Southeast Land Use Board

Planning District: Belmont

Historic District:

Staff Contact: Abigail Free

5. Case # PLN2019-00030 - 333 Wayne AVE

Case Type: Subdivision Record Plan

This replat is a consolidation of six (6) City lots into two (2) City lots. One lot does not meet the requirements of the MNC Mature Neighborhood Commercial District. The existing building's front setback exceeds the maximum permitted setback so the Plan Board is also asked to grant a variance for building setback.

Applicant: Seth Stockmeister
702 E Main Street
Jackson, OH 45640

Owner: CannAscend Alternative LLC
312 Walnut Street, Suite 2120
Jackson, OH 45202

Priority Land Use Board: Downtown Land Use Board

Planning District: Oregon

Historic District: Oregon

Staff Contact: Abigail Free

6. Case # PLN2019-00018 - Liscum DR

Case Type: Honorary Street Designation

To place a 2-Year Honorary Street Designation on a portion of Liscum Drive from State Route 35 south to Dayton-Liberty Road. This designation will honor Page E. Gray, Jr.

Applicant: Helen Gray
628 Liscum Drive
DAYTON, OH 45417

Priority Land Use Board: West Land Use Board

Planning District: Fairlane

Historic District:

Staff Contact: Ken Marcellus

7. Case # PLN2018-00716 - 4400 OLD TROY PIKE

Case Type: Planned Development

A Zoning Map Amendment request to eliminate PD-78 which allowed for 300 manufactured homes and replace it with SR-1 Suburban Single-family underlying zoning and a new Planned Development. The zoning amendment will allow for the development of 256 Single-family dwellings on a 100.657-acre site. After closing the public hearing on this case at its January 8, 2019 meeting, the Plan Board tabled action on the case to the February 12, 2019 Plan Board meeting.

Applicant: Greg Smith
3445 Newmark Drive
Miamisburg, OH 45342

Owner: Liberty Bravo III LLC
5942 Tylersville Road
West Chester, OH 45069

Priority Land Use Board: Northeast Land Use Board

Planning District: Kittyhawk

Historic District:

Staff Contact: Abigail Free

8. Case # PLN2019-00020 - South Dutoit ST

Case Type: Area Wide Rezoning

A Zoning Map Amendment Public Hearing to amend the zoning map as follows: 1.35 acres at 112 South Dutoit Street and 1.07 acres at the southwest corner of Bacon and Dutoit streets from General Industrial (I-2) to Urban Business District (UBD)

Applicant: Tony Kroeger for Plan Board
101 West Third Street
DAYTON, OH 45402

Owner: Various
South Dutoit Street
DAYTON, OH 45402

Priority Land Use Board: Northeast Land Use Board

Planning District: Historic Inner East

Historic District: N/A

Staff Contact: Rachel Bankowitz

9. Case # PLN2019-00022 - Riverside Drive DR

Case Type:

A Zoning Map Amendment Public Hearing to amend the zoning map as follows: 3.18 Acres between Riverside Drive and Linwood Street to the east/west; E. Grand Ave and White Allen Ave to the north/south from Mature Residential (MR-5) to Urban Business District (UBD).

Applicant: Tony Kroeger for Plan Board
101 West Third Street
DAYTON, OH 45401

Owner: Multiple

Priority Land Use Board: North Central Land Use Board

Planning District: McPherson

Historic District:

Staff Contact: Jon White

10. Case # PLN2019-00032 -

Case Type: Other - Work Session

Work session on proposed package of 2019 Zoning Code text amendments

Applicant: Todd Kinskey for Plan Board
101 W Third St
DAYTON, OH 45402

Priority Land Use Board:

Planning District:

Historic District:

Staff Contact: Ann Schenking

Comments and Reports

Ann Schenking
Secretary,
City Plan Board