



CITY OF DAYTON

City Plan Board

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

Meeting Agenda

Jun 13, 2023 4:30 P.M.

Planning and Resource Room - Mezzanine Level, City Hall
101 W. Third Street, Dayton, OH

Roll Call

Submission of the minutes of the meeting on May 09, 2023

1. Case # PLN2023-00156 - 922 W Riverview AVE

Case Type: Subdivision Record Plan

Catholic Social Services Plat - A record plan to consolidate seven (7) city lots into one (1) city lot. The lot meets the minimum requirements of the MR-5 Mature Residential Zoning District.

Applicant: Burkhardt Engineering Company
28 N Cherry Street
Germantown, OH 45327

Owner: CATHOLIC SOCIAL SERVICES OF
922 W RIVERVIEW AVE
DAYTON OH 45402

Priority Land Use Board: North Central Land Use Board

Planning District: Old Dayton View

Historic District: N/A

Staff Contact: Jeff Green

2. Case # PLN2023-00164 - 807 S Gettysburg AVE

Case Type: Subdivision Record Plan

A record plan to subdivide one (1) City lot (parcel ID R72 16901 0022) into two (2) City lots. The lots meet the minimum requirements of the CI Campus Institutional district.

Applicant: BURKHARDT ENGINEERING
28 N CHERRY ST
GERMANTOWN, OH 45327

Owner: HOMEFULL
33 W FIRST ST STE 100
DAYTON OH 45402 3006

Priority Land Use Board: West Land Use Board

Planning District: Fairlane

Historic District:

Staff Contact: Jennifer Hanauer

3. Case # PLN2023-00176 - 872 VALLEY ST

Case Type: Subdivision Record Plan

A record plan to consolidate twenty (20) City lots into one (1) City lot. The lot meets the minimum requirements of the CI Campus Institutional district.

Applicant: CHAMPLIN ARCHITECTURE
10 S PATTERSON BLVD
DAYTON, OH 45402

Owner: DAYTON CHILDREN'S HOSPITAL
1 CHILDREN'S PLZ
DAYTON OH 45404

Priority Land Use Board: Northeast Land Use Board

Planning District:

Historic District:

Staff Contact: Jennifer Hanauer

4. Case # PLN2023-00139 - S. Euclid Ave between Bancroft Ave and Germantown St

Case Type: Honorary Street Designation

An Honorary Designation request for South Euclid Avenue from Germantown Street to Bancroft Avenue to be honorarily designated as "Pastor Ozell Northern, Sr. Way." This request seeks to honor Pastor Ozell Northern, Sr., founder and emeritus pastor of the Mt. Olivet Church of God in Christ at 920 S. Euclid Ave.

Applicant: DARRYL LETLOW
1706 NEVA DR
DAYTON, OH 45417

Priority Land Use Board: West Land Use Board

Planning District: Edgemont

Historic District:

Staff Contact: Jennifer Hanauer

5. Case # PLN2023-00159 - 325 Homewood AVE

Case Type: Planned Development

An application for a Planned Development zoning overlay and to change the underlying zoning from Mature Single-Family Residential (MR-5) to Mature Multi-Family (MMF) for 12.78 acres at the northeast corner of Homewood Ave and Old Orchard Ave, including property along the west side of Forest Ave. allowing for the construction of 260 multi-family residential units and possible ground floor commercial space along Forest Ave.

Applicant: Magnus Capital Partners
200 Lyon St. NW Suite 500
Grand Rapids, MI 49503

Owner: Naymark & Associates LLC
9378 Mason-Montgomery Rd, Suite
Mason, OH 45040

Priority Land Use Board: North Central Land Use Board

Planning District: Five Oaks

Historic District: N/A

Staff Contact: Tony Kroeger

Comments and Reports

Susan Vincent
Secretary,
City Plan Board