



# CITY OF DAYTON

## City Plan Board

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

## Meeting Agenda

Jun 14, 2022 4:30 P.M.

PRC, Mezzanine, City Hall  
101 W. Third Street, Dayton, OH

### Roll Call

### Submission of the minutes of the meeting on May 10, 2022

#### 1. Case # PLN2022-00196 - 872 VALLEY ST

##### Case Type: Vacation of Right of Way

A request to vacate approximately 627-ft of the 16-ft wide alley southeast of the 800 block of Valley Street at the acute intersection of Brandt Street. The subject alley lies at the northern boundary of Dayton Children's Hospital. The vacation stops at Parcel R72 05108 0007, the American Czechoslovakian Club at 922 Valley Street.

**Applicant:** Champlin Architecture c/o Chris  
Sample  
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:** Old North Dayton

**Historic District:** N/A

**Staff Contact:** Abigail Free

## 2. Case # PLN2022-00197 - 3265 Logistics Ln

**Case Type:** Subdivision Record Plan

Northpoint: A record plan request that will extinguish an existing drainage and detention easement and establish a new drainage and detention easement. Montgomery County Engineers recommended a record plan at the appropriate action to extinguishment. There is no proposed change in lot configuration.

**Applicant:** Northpoint Development c/o Brett Sroka  
4805 Montgomery Road, Suite 310  
Cincinnati, OH 45212

**Owner:** City of Dayton  
101 W Third Street  
DAYTON, OH 45402

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

**Planning District:**

**Historic District:** N/A

**Staff Contact:** Abigail Free

## 3. Case # PLN2022-00198 - 1417 Pinecrest DR

**Case Type:** Subdivision Record Plan

Fieldstone-A: A record plan request to consolidate two (2) City lots into one (1) City lot. The lot meets the requirements of the SR-2 Suburban Single-family residential district.

**Applicant:** Luis Riancho & Associates  
140 W Wenger Road  
Englewood, OH 45322

**Owner:** WALKER STEPHEN L AND DONNA L  
1417 PINECREST DR  
DAYTON OH 45414

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

**Planning District:** DeWeese

**Historic District:** N/A

**Staff Contact:** Abigail Free

#### 4. Case # PLN2022-00199 - 6117 Riva Ridge Dr

**Case Type:** Subdivision Record Plan

Casinger Acres: A record plan to consolidate two (2) City lots into one (1) City lot. The lot meets the requirements of the SR-2 Suburban Single-family residential district.

**Applicant:** EAM Geodata Solutions c/o Eric  
Moody  
40 Pulaski Street  
DAYTON, OH 45402

**Owner:** COTTON JONATHON WADE  
6117 RIVA RIDGE AVE  
DAYTON OH 45414

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

**Planning District:** Northridge Estates

**Historic District:** N/A

**Staff Contact:** Abigail Free

#### 5. Case # PLN2022-00200 - 501 Brown ST

**Case Type:** Subdivision Record Plan

Ernst: A record plan to consolidate two (2) City lots into one (1) City lot. The lot meets the requirements of the MR-5 Mature single-family residential district.

**Applicant:** Jerilyn Ernst  
501 Brown Street  
DAYTON, OH 45402

**Owner:** ERNST JERILYN K  
501 BROWN ST  
DAYTON OH 45402

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

**Planning District:** South Park

**Historic District:** N/A

**Staff Contact:** Abigail Free

#### 6. Case # PLN2022-00171 - Dayton View Park

**Case Type:** Honorary Street Designation

An application for a two-year honorary designation for Dayton View Park to be honorarily named as "Liberation Park."

**Applicant:** Kenya Baker  
95 Bennington Drive  
DAYTON, OH 45405

**Owner:** City of Dayton  
101 W. Third Street  
DAYTON, OH 45402

**Priority Land Use Board:** North Central Land Use Board

**Planning District:** Southern Dayton View

**Historic District:** N/A

**Staff Contact:** Keeghan White

## 7. Case # PLN2022-00145 - 1800 E Fifth ST

**Case Type:** Area Wide Rezoning

An Area-Wide Zoning Map Amendment request by the City of Dayton c/o Todd Kinskey to rezone the southern portion of the 1700 and 1800 block of E Fifth Street in addition to 1735-1737 E Fifth St, Dayton OH 45403 from MR-5 (Mature Residential) to MNC (Mature Neighborhood Commercial). The subject properties are located within the Historic Inner East Planning District.

**Applicant:** City of Dayton c/o Todd Kinskey  
101 W Third St  
Dayton, OH 45402

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

**Planning District:** Historic Inner East

**Historic District:** N/A

**Staff Contact:** Jeff Green

## 8. Case # PLN2022-00205 - 2222 Phi DR

**Case Type:** Concept Review

A Work Session seeking City Plan Board input on a proposed general development plan at 2222 Philadelphia Drive. The site is 13.54 acres. It is currently zoned CI (Campus Institutional), within the Fairview Planning District. The applicant is requesting approval of the first phase of a general development plan which will include the development of a YMCA building and accessory parking lot.

**Applicant:** CityWide Development Corp  
8 N Main Street DAYTON,  
OH 45402

**Owner:** Good Samaritan Hospital  
110 N. Main Street  
Dayton, Ohio

**Priority Land Use Board:** North Central Land Use Board

**Planning District:** Fairview

**Historic District:** N/A

**Staff Contact:** Keeghan White

## Comments and Reports

### (a) Review of the City Plan Board Bylaws

Susan Vincent  
Secretary,  
City Plan Board