



# CITY OF DAYTON

## City Plan Board

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

## Meeting Agenda

Jul 09, 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 Jun 11, 2019

#### 1. Case # PLN2019-00348 - 228 K ST

**Case Type:** Vacation of Right of Way

A request to vacate the Alley south of K Street, east of Brown Street. The area is zoned CI Campus Institutional. The vacation will allow the University of Dayton to construct a parking lot.

**Applicant:** Mike Dooley  
1404 Race Street, Suite 204  
Cincinnati, OH 45202

**Owner:** University of Dayton, c/o Judy Caruso  
300 College Park  
Dayton, OH 45469

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

**Planning District:** University Park

**Historic District:**

**Staff Contact:** Abigail Free

#### 2. Case # PLN2019-00319 - 324 Salem AVE

**Case Type:** Subdivision Record Plan

A replat to consolidate many City lots into one (1) City lot. The lot meets the requirements of the MNC Mature Neighborhood Commercial District.

**Applicant:** Salem Avenue Peace Corridor  
1905 Salem Avenue  
DAYTON, OH 45406

**Owner:** Greater Dayton Union Cooperative  
840 Germantown Street  
Dayton, OH 45402

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

**Planning District:** Old Dayton View

**Historic District:**

**Staff Contact:** Abigail Free

### 3. Case # PLN2019-00321 - 537 E Monument AVE

**Case Type:** Subdivision Record Plan

A replat to consolidate ten (10) City lots into one (1) City lot. The lot meets the requirements of the UBD Urban Business District.

**Applicant:** Jason Woodard  
444 E Second Street  
DAYTON, OH 45402

**Owner:** CHYLAW 537 Monument, LLC  
6640 Riverside Drive, Suite 500  
Dublin, OH 43017

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

**Planning District:** Webster Station

**Historic District:**

**Staff Contact:** Abigail Free

### 4. Case # PLN2019-00327 - 334 Norwood AVE

**Case Type:** Zoning Map Amendment

Zoning Map Amendment to establish building (formerly known as the Linden Center, 334 Norwood Avenue) as a city of Dayton landmark with an Historic Designation (HD-2) overlay. The underlying zoning, Open Space (OS), will not change.

**Applicant:** City of Dayton  
101 West Third Street  
DAYTON, OH 45402

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

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

**Planning District:** Five Points

**Historic District:** N/A

**Staff Contact:** Rachel Bankowitz

### 5. Case # PLN2019-00320 -

**Case Type:** Zoning Code Text Amendments

Amend various sections of the Zoning Code to clarify provisions, make certain regulations consistent, and update regulations to reflect experience to date and best practices.

**Applicant:** Todd Kinsky 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