



# CITY OF DAYTON

## City Plan Board

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

### Meeting Agenda

Jul 11, 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 Jun 13, 2023

#### 1. Case # PLN2023-00217 -

**Case Type:** Subdivision Record Plan

A request to dedicate public right-of-way on Fourth Street between Wayne Avenue and Bainbridge Street and adjust the north property line of parcel R72 00604 0031.

**Applicant:** THE 503 QOZB, LLC  
815 W MARKET ST, SUITE 110  
LOUISVILLE, KY 40202

**Owner:** THE 503 QOZB LLC  
815 W MARKET ST STE 110  
LOUISVILLE KY 40202

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

**Planning District:** Oregon

**Historic District:**

**Staff Contact:** Jennifer Hanauer

#### 2. Case # PLN2023-00218 - 2017 Webster ST

**Case Type:** Subdivision Record Plan

A record plan to consolidate nine (9) City lots (parcel IDs R72 05714 0016, R72 05714 0026, R72 15601 0011-0012, R72 15601 0033-0036, and R72 15601 0085) into three (3) City lots. The lots meet the minimum requirements of the I-1 Light Industrial district.

**Applicant:** THE KLEINGERS GROUP  
6219 CENTRE PARK DR  
WEST CHESTER, OH 45069

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

**Planning District:** McCook Field

**Historic District:**

**Staff Contact:** Jennifer Hanauer

### 3. Case # PLN2023-00220 - 3600 Terminal DR

**Case Type:** Subdivision Record Plan

A request to dedicate right-of-way for portions of Boeing Drive, Cargo Road, Hangar Drive, Logistic Lane, Old Springfield Road, Terminal Drive/Stealth Way, Tuskegee Airman Drive, South Valet Circle/West Valet Circle, and Valet Drive at Dayton International Airport. No new construction is proposed for this project.

**Applicant:** PASSERO ASSOCIATES  
434 E FIRST ST  
DAYTON, OH 45402

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

**Planning District:** N/A

**Historic District:**

**Staff Contact:** Jennifer Hanauer

### 4. Case # PLN2023-00222 - 1520 Germantown ST

**Case Type:** Subdivision Record Plan

Germantown Street Plat: A record plan to consolidate nine (9) city lots into one (1) city lot. The lot meets the minimum requirements of the T Transitional District.

**Applicant:** Invictus Development Group, Inc.  
400 Wayne Avenue  
DAYTON, OH 45410

**Owner:** MONTGOMERY COUNTY LAND  
130 W SECOND ST 1425  
DAYTON OH 45402

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

**Planning District:** Miami Chapel

**Historic District:** N/A

**Staff Contact:** Susan Vincent

### 5. Case # PLN2023-00175 - 116 Webster ST

**Case Type:** Subdivision Record Plan

A record plan to consolidate nineteen (19) City lots (parcel IDs R72 00807 0024-0041, R72 00807 0043) into one (1) City lot. The lot meets the minimum requirements of the UBD Urban Business district.

**Applicant:** ALLEGRO CIVIL ENGINEERS  
4322 N LINCOLN AVE  
CHICAGO, IL 60618

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

**Planning District:**

**Historic District:**

**Staff Contact:** Jennifer Hanauer

**6. Case # PLN2023-00209 - Burns AVE**

**Case Type:** Plan Review & Approval

Final Plan review for next phase of the Flats at South Park, as regulated by PD-174. The application includes single family detached homes, townhomes, and flats style residences.

**Applicant:** Greater Dayton Construction  
4197 Research Blvd  
Beavercreek, OH 45430

**Owner:** DAYTON CITY OF  
101 W THIRD ST  
DAYTON OH 45402

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

**Planning District:** South Park

**Historic District:** N/A

**Staff Contact:** Susan Vincent

**Comments and Reports**

Susan Vincent  
Secretary,  
City Plan Board