



CITY OF DAYTON

City Plan Board

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

Meeting Agenda

Sep 10, 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 Aug 13, 2019

1. Case # PLN2019-00414 - 219 Obell CT

Case Type: Vacation of Right of Way

A request to vacate the alley south of Wyoming Street, east of Brown Street, terminating at parcel R72 02803 0064. Property to the west is zoned MNC Mature Neighborhood Commercial, and property to the east is zoned CI Campus Institutional.

Applicant: Thomas Schwade
4242 Tuller Road
DAYTON, OH 43017

Owner: RE NVC Dayton II, LLC
4242 Tuller Road
Dublin, OH 43017

Priority Land Use Board: Downtown Land Use Board

Planning District: University Park

Historic District: N/A

Staff Contact: Abigail Free

2. Case # PLN2019-00471 - 1654 Springfield ST

Case Type: Subdivision Record Plan

A replat to consolidate eight (8) City lots into one (1) City lot. The lot meets the requirements of the I-2 General Industrial District.

Applicant: Mike Weprin Family LLC
1654 Springfield Street
DAYTON, OH 45403

Owner: SPRINGFIELD 1654 LLC
1654 SPRINGFIELD ST
DAYTON OH 45403 1430

Priority Land Use Board: Northeast Land Use Board

Planning District: Springfield

Historic District: N/A

Staff Contact: Abigail Free

3. Case # PLN2019-00472 - 1024 S Smithville RD

Case Type: Subdivision Record Plan

A replat to subdivide two (2) City lots and create one (1) new City lot. The lot meets the requirements of the SNC Suburban Neighborhood Commercial District.

Applicant: GAR Pinwood LP c/o Slate Asset
121 King Street West, Suite 200
Toronto, CANADA M5H 3T9

Owner: GAR PINWOOD LP
130 W 2ND ST W STE 1000
DAYTON OH 45402

Priority Land Use Board: Northeast Land Use Board

Planning District: Eastern Hills

Historic District: N/A

Staff Contact: Abigail Free

4. Case # PLN2019-00473 - 1501 E Fifth ST

Case Type: Subdivision Record Plan

A replat to consolidate two (2) City lots into one (1) City lot. The lot meets the requirements of the MNC Mature Neighborhood Commercial District.

Applicant: Charles Halsey
14 W First Street
DAYTON, OH 45402

Owner: The Seedling Foundation
PO Box 1858
DAYTON, OH 45401

Priority Land Use Board: Northeast Land Use Board

Planning District: Historic Inner East

Historic District: St. Annes Hill

Staff Contact: Abigail Free

5. Case # PLN2019-00470 -

Case Type: Honorary Street Designation

Two-year Honorary Designation for a two block portion of North Wilkinson from the south intersection of W. Third Street and North Wilkinson north to W. First Street as Betsy B. Whitney Way.

Applicant: Audrey Starr, YWCA
141 W. Third Street
DAYTON, OH 45402

Priority Land Use Board: Downtown Land Use Board

Planning District: Downtown

Historic District: N/A

Staff Contact: Ken Marcellus

6. Case # PLN2019-00460 - 258 Wyoming ST

Case Type: Other - General Development Plan

A General Development Plan for 232 residential units, over two phases, at 258 Wyoming Street (former Patterson-Kennedy School site).

Applicant: Robert Fiorita, Architects and Assoc.
4242 Tuller Road
Dublin, OH 43017

Owner: RE NVC DAYTON II LLC
4242 Tuller Rd.
Dublin, OH 43017

Priority Land Use Board: Downtown Land Use Board

Planning District: University Park

Historic District: N/A

Staff Contact: Tony Kroeger

7. Case # PLN2019-00461 - 123 Evanston AVE

Case Type: Other - General Development Plan

A General Development Plan for building additions with additional residents at 123 and 127 Evanston Avenue in a CI Campus Institutional zoning district.

Applicant: Matt Fisher, Architect
1212 Opal Avenue
Miamisburg, OH 45342

Owner: Amy E Chandler TR
174 Villa Pointe Dr.
Springboro OH 45066

Priority Land Use Board: Downtown Land Use Board

Planning District: Downtown

Historic District: N/A

Staff Contact: Tony Kroeger

8. Case # PLN2019-00457 -

Case Type: Other - Work Session

Work session on the proposed onMain Planned Development regulations. This is a follow-up to the August 13, 2019 work session on the redevelopment concept for the onMain site. The Plan Board will hold a public hearing on the onMain Planned Development at its October 8, 2019 meeting.

Applicant: Buddy LaChance CEO, onMain
110 North Main Street
DAYTON, OH 45402

Priority Land Use Board: Downtown Land Use Board

Planning District: University Park

Historic District: N/A

Staff Contact: Tony Kroeger

Comments and Reports

Ann Schenking
Secretary,
City Plan Board