



CITY OF DAYTON

City Plan Board

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

Meeting Agenda

Sep 13, 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 Aug 09, 2022

1. Case # PLN2022-00349 - 2222 Philadelphia DR

Case Type: Subdivision Record Plan

GSH YMCA: A record plan request to subdivide one (1) parcel into two (2) City lots. The lots meet the requirements of the CI Campus Institutional Zoning District.

Applicant: The Kleingers Group
c/o Randy Wolfe
6219 Centre Park Drive
West Chester, Ohio 45069

Owner: Good Samaritan Hospital
110 N. Main Street
Dayton, Ohio 45402

Priority Land Use Board: North Central Land Use Board

Planning District: Fairview

Historic District: N/A

Staff Contact: Keeghan White

2. Case # PLN2022-00350 - 1114 Troy ST

Case Type: Subdivision Record Plan

A record plan request to subdivide one (1) parcel into two (2) City lots. The lots meet the requirements of the MR-5 Mature Residential Zoning District.

Applicant: PS/EAM Geo Data Solutions c/o Eric
Moody
40 Pulaski Street
Dayton, OH 45402

Owner: Gulchekhra Mamatoya
1114 Troy St
Dayton OH 45404

Priority Land Use Board: Northeast Land Use Board

Planning District: Old North Dayton

Historic District: N/A

Staff Contact: Jeff Green

3. Case # PLN2022-00324 - Norwood AVE

Case Type: Honorary Street Designation

A request for a two-year honorary designation for Norwood Avenue as "Jeraldyne Blunden Way". Norwood Avenue starts at Germantown Street and terminates approximately one block west at Mound Street. Ms. Blunden began her dance training at the Linden Center, an African-American recreation center at 334 Norwood Avenue and later served at the Director of Dance at the center. in 1968, she founded the Dayton Contemporary Dance Company.

Applicant: Dayton Contemporary Dance
Company c/o David Young
840 Germantown Street
DAYTON, OH 45402

Priority Land Use Board: West Land Use Board
Planning District: Wright-Dunbar
Historic District: N/A

Staff Contact: Abigail Free

4. Case # PLN2022-00329 - 2121 Edwin C Moses BLVD

Case Type: Plan Review & Approval

A request to modify the previously approved 40-ft sign height to 120-ft tall for a highway oriented sign for the Quick Trip fueling station and convenience store to be located at 2121 Edwin C Moses Blvd.

Applicant: McBride Dale Clarion
c/o Jonathan Woche
5721 Dragon Way, Suite 300
Cincinnati, OH 45227

Priority Land Use Board: West Land Use Board
Planning District: Edgemont
Historic District: N/A

Staff Contact: Abigail Free

5. Case # PLN2022-00338 - 555 Valley ST

Case Type: Plan Review & Approval

General Development Plan submittal for Ronald McDonald House Charities for the construction of a new building located at 555 Valley Street within the Campus Institutional (CI) Zoning District. Any required Variances or Conditional Uses will be reviewed by City Plan Board.

Applicant: GBBN Architects
c/o Elizabeth Schmidt
332 East 8th St
Cincinnati, OH 45202

Priority Land Use Board: Northeast Land Use Board
Planning District: Old North Dayton
Historic District: N/A

Staff Contact: Jeff Green

6. Case # PLN2022-00320 - 872 VALLEY ST

Case Type: Zoning Map Amendment

A Zoning Map Amendment request by Champlin Architecture to rezone 9.7 acres for the properties located at: 836, 842, 844, 864, 872, 884, 896, 902, 912, 916 and 1010 Valley Street, Dayton OH 45404 from I-1 (Light Industrial) to CI (Campus Institutional) to allow for future development by Dayton Children's Hospital. These properties are identified via parcels: R72 05108 0009, R72 05108 0030, R72 05109 0001, R72 05109 0002, R72 05109 0003, R72 05109 0004, R72 05109 0005, R72 05109 0006, R72 05109 0007, R72 05109 0008, R72 05109 0009, R72 05109 0010, R72 05109 0011, R72 05109 0012, R72 05109 0013, R72 05109 0014, R72 05109 0015, R72 05109 0016, R72 05109 0017, R72 05109 0073, R72 05109 0074, R72 05110 0033, and R72 05110 0034 per the Montgomery County Auditor.

Applicant: Champlin Architecture
C/O Chris Sample
10 S Patterson
Dayton, OH 45404

Owner: DAYTON CHILDREN'S HOSPITAL
1 CHILDREN'S PLZ
Dayton, Ohio 45404

Priority Land Use Board: Northeast Land Use Board
Planning District: Old North Dayton
Historic District: N/A

Staff Contact: Jeff Green

7. Case # PLN2022-00325 - 872 VALLEY ST

Case Type: Plan Review & Approval

General Development Plan submittal for Dayton Children's Hospital regarding proposed future development sites located at 872 Valley Street within the Campus Institutional (CI) Zoning District. Any required Variances or Conditional Use will be reviewed by City Plan Board.

Applicant: Champlin Architecture
C/O Chris Sample
10 S Patterson Blvd
Dayton, OH 45402

Owner: DAYTON CHILDREN'S HOSPITAL
1 CHILDREN'S PLZ
Dayton, Ohio 45404

Priority Land Use Board: Northeast Land Use Board

Planning District: Old North Dayton

Historic District: N/A

Staff Contact: Jeff Green

Comments and Reports

Susan Vincent
Secretary,
City Plan Board