



CITY OF DAYTON

City Plan Board

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

Meeting Agenda

Nov 08, 2022 4:30 P.M.

Planning and Resource Room, City Hall
101 W. Third Street, Dayton, OH

Roll Call

Submission of the minutes of the meeting on Oct 11, 2022

1. Case # PLN2022-00408 -

Case Type: Vacation of Right of Way

: A request to vacate a portion of the alley, approximately 16.5-ft wide by 289-ft long, located west of Ludlow Street to the rear property line of City lot #4820-4827, running south from Zeigler Street to just south of the mid-point of parcel R72 01709 0017. The vacation is being requested by Ferguson Construction in conjunction with their redevelopment of 803 - 825 S. Ludlow Street.

Applicant: Ferguson Construction Co
2201 Embury Park Dr.
Dayton, OH 45365

Owner: FCC Realty LTD LLC
400 Canal Street
DAYTON, OH 45365

Priority Land Use Board: Downtown Land Use Board

Planning District: Midtown

Historic District: N/A

Staff Contact: Susan Vincent

2. Case # PLN2022-00410 - 840 N Main ST

Case Type: Planned Development

A Planned Development (PD) Overlay request by Ohio P&R Holdings LLC for approximately 2.32 acres located at 840 N. Main Street. The Planned Development would allow for the construction of a car wash, attached single-family homes, and detached single-family homes.

Applicant: Todd Pultz
4126 Linden Avenue Suite 100
DAYTON, OH 45432

Owner: Ohio P&R Holdings LLC
4126 Linden Avenue Suite 100
Dayton, Ohio 45405

Priority Land Use Board: North Central Land Use Board

Planning District: Riverdale

Historic District: N/A

Staff Contact: Keeghan White

3. Case # PLN2022-00414 - 840 N Main ST

Case Type: Vacation of Right of Way

A request by Ohio P&R Holdings LLC to vacate the following portions of Public Right-of-Way: 1) Lawn Street from the west line of N. Main Street to City Lot 21955; 2) The first alley east of N. Main Street from the first alley north of Lawn Street to Hershey Street; and 3) The first alley north of Lawn Street from the west line of the first alley east of N. Main Street to City Lot 21946.

Applicant: Todd Pultz
4126 Linden Avenue Suite 100
DAYTON, OH 45405

Owner: Ohio P&R Holdings LLC
4126 Linden Avenue Suite 100
Dayton, Ohio 45432

Priority Land Use Board: North Central Land Use Board

Planning District: Riverdale

Historic District: N/A

Staff Contact: Keeghan White

4. Case # PLN2022-00426 -

Case Type: Plan Review & Approval

Request for approval of the City's comprehensive plan, "Dayton Forward: 2040 Comprehensive Plan"

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

Priority Land Use Board:

Planning District:

Historic District:

Staff Contact: Tony Kroeger

Comments and Reports

Susan Vincent
Secretary,
City Plan Board