



CITY OF DAYTON

City Plan Board

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

Meeting Agenda

Jul 13, 2021 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 08, 2021

1. Case # PLN2021-00245 - Stone ST

Case Type: Honorary Street Designation

An application for a two-year honorary street designation for Stone Street between S. Patterson Street and S. Jefferson Street to be honorarily named as "Land of Funk Way." The official name of the street will remain Stone Street. The designation honors the City of Dayton's Funk history and the bands that made Dayton and Funk music well-known both nationally and internationally and runs parallel to the Land of Funk mural.

Applicant: Sharon Davis Gratto
821 Beech Hill Road
DAYTON, OH 45419

Owner: City of Dayton
101 W. Third Street

Priority Land Use Board: Downtown Land Use Board

Planning District: Downtown

Historic District: N/A

Staff Contact: Susan Vincent

2. Case # PLN2021-00281 - Auto Club DR

Case Type: Honorary Street Designation

Request for an two-year honorary designation for Auto Club Drive between S. Patterson Blvd. and S. Perry St. as "Linda Kramer Way." The portion of Auto Club Drive to be designated runs between Daybreak's two facilities. This request seeks to honor Daybreak's long-time CEO, Linda Kramer, who retired after 23 years serving the organization.

Applicant: Cheli Curran, Daybreak
605 South Patterson Blvd
DAYTON, OH 45402

Owner: NA

Priority Land Use Board: Downtown Land Use Board

Planning District: Midtown

Historic District: N/A

Staff Contact: Susan Vincent

3. Case # PLN2021-00283 - 21 JANNEY RD

Case Type: Subdivision Record Plan

A replat to consolidate five (5) City and part lots into one (1) City lot. The lot meets the requirements of the I-1 Light Industrial district.

Applicant: Midwest Properties
11129 Kenwood Road
Blue Ash, OH 45242

Owner: GRIP GROUP INC
777 BENJAMIN DR
SPRINGFIELD OH 45502 8846

Priority Land Use Board: Northeast Land Use Board

Planning District: Old North Dayton

Historic District: N/A

Staff Contact: Abigail Free

4. Case # PLN2021-00285 - 2001 S Patterson BLVD

Case Type: Vacation of Right of Way

A request to vacate Jackson Blvd (60' ROW), Milwaukee Ave (50' ROW), Windsor St (50' ROW), Leeland St (50' ROW), Florida Ave (50' ROW), St. Clair Ave (50' ROW) and associated alleys within the grounds of Carillion Historical Park bounded by Patterson Blvd to the east, Carillon Blvd to the west, and the City of Dayton corporation line to the south. Carillon and Patterson Blvds intersect to the north.

Applicant: Shannon Costello
33 W Third Street
DAYTON, OH 45402

Owner: EDUCATIONAL AND MUSICAL
1000 CARILLON BLVD
DAYTON OH 45409

Priority Land Use Board: Downtown Land Use Board

Planning District: University Park

Historic District: N/A

Staff Contact: Abigail Free

5. Case # PLN2021-00257 - 807 S Gettysburg AVE

Case Type: Plans for Approval

Review of a General Development Plan for Homefull campus at the corner of Gettysburg Avenue and State Route 35. The site is zoned CI Campus Institutional, thus requiring a General Development Plan for any new development. The campus will include a Housing, Food & Jobs Community building with a year-round market, open market, food hub, community room, clinic, pharmacy, and offices and 146 parking spaces. Also on site, 216 housing units and 260 parking spaces in 9 multi-family apartment buildings.

Applicant: John Fabelo, LWC Inc.
434 E First Street
DAYTON, OH 45402

Owner: Homefull
33 W First Street, Suite 100
DAYTON, OH 45402

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

Staff Contact: Abigail Free

6. Case # PLN2021-00282 -

Case Type: Planned Development

A zoning map amendment to apply a Planned Development for 4.91 acres at the southeast corner of South Main Street and East Stewart Street. The Planned Development would allow for the construction of a Performing Arts Center, the retention of a band practice field, and provide for the installation of 56 new trees of various type and size along with the removal of five ginkgo trees.

Applicant: Champlin Architecture
720 East Pete Rose Way, Ste 140
Cincinnati, OH 45202

Owner: East Aqua Development LLC
300 College Park Drive

Priority Land Use Board: Downtown Land Use Board
Planning District: University Park
Historic District: N/A

Staff Contact: Tony Kroeger

Comments and Reports

Tony Kroeger
Secretary,
City Plan Board