



# CITY OF DAYTON

## City Plan Board

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

## Meeting Agenda

Aug 10, 2021 4:30 P.M.

Planning Resource Room (Mezzanine Level), City Hall  
101 W. Third Street, Dayton, OH

### Roll Call

### Submission of the minutes of the meeting on Jul 13, 2021

#### 1. Case # PLN2021-00344 - 201 N Broadway ST

**Case Type:** Subdivision Record Plan

A replat to consolidate many residential city lots within the Wolf Creek Planning District to twelve (12) City lots and a private alley for construction of new single-family dwellings. The consolidation meets the requirements of the MR-5 Mature Single-family district.

**Applicant:** County Corp  
3445 Newmark Drive  
Miamisburg, OH 45342

**Owner:** IMPROVED SOLUTIONS FOR  
140 N KEOWEE ST  
DAYTON OH 45402 2611

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

**Planning District:** Wolf Creek

**Historic District:** N/A

**Staff Contact:** Abigail Free

#### 2. Case # PLN2021-00345 - 4400 OLD TROY PIKE

**Case Type:** Subdivision Record Plan

A replat to subdivide one (1) City lot into forty-five (45) City lots and two (2) public roads for construction of new single-family dwellings known as Willow Hills. The lots meet the requirements of the SR-1 Suburban Single-family district and Planned Development Overlay (PD-175).

**Applicant:** Willow Hills Developers  
3445 Newmark Drive  
Miamisburg, OH 45342

**Owner:** Liberty Bravo III LLC  
7543 Whitehall Circle West  
West Chester, OH 45063

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

**Planning District:**

**Historic District:** N/A

**Staff Contact:** Abigail Free

### 3. Case # PLN2021-00346 - 1351 N Keowee ST

**Case Type:** Subdivision Record Plan

A replat to subdivide one (1) City lot into two (2) City lots. The lots meet the requirements of the EGC Electric General Commercial district.

**Applicant:** Haley-Dusa Group  
270 Regency Ridge Drive, Suite 203  
DAYTON, OH 45459

**Owner:** DBCHASE LLC  
1345 AVE OF THE AMERICAS FL  
NEW YORK NY 10105

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

**Planning District:** McCook Field

**Historic District:** N/A

**Staff Contact:** Abigail Free

### 4. Case # PLN2021-00307 -

**Case Type:** Planned Development

A zoning map amendment and final development plan request to apply a Planned Development (PD) Overlay for 10.18 acres at the southwest corner of Webster Street and Detrick Street (Deeds Point Park). The Planned Development would allow for the construction of an elementary/secondary school, turf sports field, basketball court, play surface (playground), and accessory parking lot.

**Applicant:** Ryan Ernst, Greater Dayton School  
10510 Springboro Pike  
Miamisburg OH 45342

**Owner:** City of Dayton  
101 W Third Street  
DAYTON, OH 45404

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

**Planning District:** McCook Field

**Historic District:**

**Staff Contact:** Jeff Green

### Comments and Reports

Tony Kroeger  
Secretary,  
City Plan Board