



# City of Dayton

## City Plan Board

### Summary Minute Record January 11, 2022

#### 2. PLN2021-00527 – Record Plan – Gagnet Home

Applicant: Eric Moody, PS

Priority Land Use Board: Downtown

Planning District: South Park

Decision: Approved with Conditions

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#### Staff Comments

Jennifer Hanauer presented the staff report and recommended conditions. The record plan will consolidate seven (7) City lots into one (1) City lot. The lot meets the requirements of the MR-5 Mature Single-family Residential district. The site is currently a privately owned and maintained park open to the community. The owner proposes to build a single-family dwelling on the site.

#### Applicant Comments

None

#### Public Comments

No Comments

#### Board Discussion

Ms. Pegues asked what the proposed use of the property is. Ms. Hanauer replied that the owners, Jim and Karen Gagnet, intend to build their home on the property.

#### Board Action

A motion was made by Ms. Miller and seconded by Ms. Pegues, and carried to approve Case PLN2021-00527 with the following conditions:

1. Revise the Record Plan and any Construction Drawings per the City of Dayton Subdivision Regulations and comments from the Division of Civil Engineering.
2. Ensure that the dimensions close to within a 1:10,000 ratio.
3. Add any easements required by DP&L, City of Dayton Water, etc.

Mr. William Allen	Yes	Mr. Matt Sauer	Yes
Mr. Julius Beckham	Yes	Ms. Ann Schenking	Absent
Ms. Rosalyn Miller	Yes	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Yes		

Minutes approved by the City Plan Board on February 8, 2022.

Tony Kroeger, Secretary  
City Plan Board



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#### 3. PLN2022-000001 – Record Plan – Greater Dayton School

Applicant: Moody Engineering

Priority Land Use Board: Northeast

Decision: Approved with Conditions

Planning District: McCook Field

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#### Staff Comments

Abigail Free presented the staff report and recommended conditions. The record plan will consolidate many City lots into two (2) City lots and a dedication of Deeds Park Drive of public right-of-way. The lot meets the requirements of the OS/PD Open Space district with a Planned Development Overlay. The property is intended to be used as a site for a school as well as open space.

Mr. Beckham asked what grades will be taught at the proposed school. Mr. Kinskey responded that the City has a purchase agreement to sell the property, and the school would be kindergarten through eighth grade. Mr. Kroeger added that Plan Board and City Commission had approved a Planned Development to allow for this development prior to Mr. Beckham joining the board.

Mr. Sauer asked why we are dedicating parking lots and parking areas and asked to be shown where those are. Ms. Free showed where in the northwest portion of the property the parking is proposed and stated that this location is to ensure that the parking remains public. Mr. Scott asked if this is the area that will remain open space, and Ms. Free confirmed. Mr. Kroeger added that this arrangement will combine parking and turnaround, which is why the dedication has been added. Mr. Sauer asked if the developer will be constructing the parking facility, and Mr. Kinskey replied that yes, the development agreement says that they are building a fully dedicated street as well as the turnaround.

Mr. Beckham asked if the turnaround is for busses and waste management. Mr. Kinskey replied that the development will be a school with a park open to the public in the northwest section of the property, so there needs to be a place for people going to the park to park. Ms. Free added that there will be a separate parking lot for the school that would not be part of the dedication. Mr. Kinskey noted that this is a unique situation because there is infrastructure, and in order for the City to sell the land, they have to dedicate the street and identify all of the easements. Mr. Beckham asked for clarification on the park as to whether it would be used by the school. Mr. Kinskey replied that it will be a public park and will be very near to where the current dog park is located. Mr. Scott asked that information about the planned development be sent electronically to the new members of the board.

Mr. Sauer asked for clarification that the intention is for the turnaround to happen in the dedicated, newly platted parcels. Mr. Kinskey replied that the turnaround will be in the right of way. Mr. Sauer asked what is happening between the northern boundary and the overpass. Ms. Free replied that the area is where the water pump station is located. Mr. Sauer asked who owns the property to the north. Mr. Kinskey replied that he believes it is all City-owned.

#### Applicant Comments

None

#### Public Comments

No comments

**Board Discussion**

No Board discussion

**Board Action**

A motion was made by Ms. Pegues and seconded by Mr. Sauer, and carried to approve Case PLN2021-00394 with the following conditions:

1. Revise the Record Plan and any Construction Drawings per the City of Dayton Subdivision Regulations and comments from the Division of Civil Engineering.
2. Ensure that the dimensions close to within a 1:10,000 ratio.
3. Add any easements required by DP&L, City of Dayton Water, etc.
4. Add the distance of the proposed road to the Record Plan.
5. Include "Lot No. \_\_\_" with the acreage below for the new lots on either side of the road.
6. Add ROW widths for Deeds Park Drive and Webster Street to the Record Plan.
7. Webster Street requires 35-ft width from its centerline. If 35-feet is not existing, dedicate additional ROW per the City's Thoroughfare Plan.
8. Dedicate the parking lot and turnaround at the terminus of Deeds Park Drive.
9. Dedicate 60-ft of ROW width along Deeds Park Drive to allow for proposed turning lane at the intersection of Webster Street.
10. Dedicate additional ROW for the parking area adjacent to Deeds Point Metropark.
11. Establish a 40-ft wide, centered water easement for the existing 72-inch storm sewer located on the north side of the proposed lot.
12. Establish a 20-ft wide, centered water easement for the existing 16-inch water main located on the west side of the proposed lot.
13. Establish a 20-ft wide, centered water easement for the existing 30-inch sanitary sewer located on the south side of the proposed lot.
14. Retain a 50-ft wide for Centerpoint Energy 12-inch steel gas main shown on the Record Plan as asserted in their Encroachment Program.

Mr. William Allen	Yes	Mr. Matt Sauer	Yes
Mr. Julius Beckham	Yes	Ms. Ann Schenking	Absent
Ms. Rosalyn Miller	Yes	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Yes		

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# City of Dayton

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#### 4. PLN2021-00522 – Zoning Map Amendment for property 970 feet northeast of the intersection of Old Troy Pike and Needmore Road

Applicant: Oakes Tree Development Company  
c/o Lance Oakes  
8534 Yankee Street, Suite A  
Dayton, OH 45458

Priority Land Use Board: Northeast

Planning District: Kittyhawk

Decision: Approved w/ conditions

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#### Staff comments

Jeff Green presented the case, a zoning map amendment request by Lance Oakes to rezone 45.45 acres for the property located 970 feet northeast of the intersection of Old Troy Pike and Needmore Road. The applicant is proposing to rezone the property from I-1 (Light Industrial) to SR-2 (Suburban Residential) and establish a new Planned Development for 167 single family dwellings on the site.

Mr. Green described the background of the case and presented plans and current photos. Staff recommended approval on condition that the sidewalk extend along Needmore road within the subject property's boundaries.

#### Comments/Board Discussion

Mr. Allen asked about the reduction in open space requirement. Mr. Green stated that staff believes the amount of open space provided, and its location throughout the development, is sufficient. Mr. Green further noted that the increase of density for this development is not bad and it met the SR-2 requirements for overall lot size. Ms. Pegues questioned why the reduction in the front and rear yard is necessary. Mr. Green stated that by and large the house would fit with the SR-2 setbacks, however the largest house (if an optional back porch is added in) would not meet the setback requirements. Thus, the request is to save the individual property owners from requesting a variance if the need for one arises. Mr. Sauer asked for confirmation on how the tree species were chosen and where they would be placed. Mr. Scott noted that there is a bit of confusion on shade tree vs flower tree and where it would be placed. Mr. Green stated that the applicant came to the proposed street trees in consultation with the city arborist and his recommendation. Mr. Green further explained that each lot will have the submitted landscaping package with a flowering tree in the front yard in addition to a street tree in the between the sidewalk and street. Ms. Pegues asked for clarification in regards to the recommendation by staff to add sidewalk along Needmore Road. Mr. Green explained the rationale for wanting to require sidewalk along Needmore Road.

#### Public Hearing

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Mr. Lance Oakes, 8534 Yankee Street, Suite A, Dayton, OH, introduced himself as the applicant. Mr. Oakes brought up a presentation and briefly went over some points of the development. Regarding sidewalks, Mr. Oakes asked if a fund could be set-up for sidewalk construction in the future (when the adjacent property has sidewalks) instead of constructing it now. He stated the type of clientel they would be shooting at is older demographic to live in place. Noted the Riverside portion of the development. Specified that there will be entryway improvements with a water feature.

Ms. Miller asked if the development would be done in phases. Mr. Oakes stated it would be done in 3 phases starting at Needmore and explained how he foresees it going forward. Ms. Pegues asked who would maintain the dog park/open space and if the lots would be sold to only the older demographic. Mr. Oakes clarified the HOA would maintain any open space and anyone (regardless of age) could purchase the property.

Mr. Beckham questioned the school district this development would fall in. Mr. Oakes noted it would be in the Mad River School District. Ms. Pegues asked about the wooded area (north side) in the rear of the development, the potential turn lane along Needmore, and the sidewalk along Needmore. Mr. Oakes clarified that they will not remove any more trees/wooded area then is necessary for construction and that they are prepared to put in a turn lane along Needmore or do whatever is required by Riverside. Mr. Oakes further explained his rational for the not putting in the sidewalk right away. Mr. Kinsky noted his past experience in regards to Mr. Oakes sidewalk request but clarified it would be best require the sidewalks to be put in now. Mr. Kroeger stated that it is a good idea to a require a sidewalk when given the oppurtunity. A discussion was had regarding the proposed stub streets in the event the Riverside portion is not realized.

Jamie Blair (EL Robinson Engineering) and Daniel Earles (Oakes Tree Development) was present to answer questions by the board, but did not have anything further to add.

### **Board Discussion**

The board discussed the application and the appropriatness of requiring sidewalks along Needmore Road. Mr. Scott asked that the some clarification be added regarding the tree in the tree lawn and the flowering tree in the front yard. A discussion was had about needing a tree in the tree lawn and where it should be placed in relation to the sidewalk.

### **Board Action**

A motion was made by Ms. Pegues, seconded by Ms. Miller, and carried to recommend approval with two proposed changes of the proposed Planned Development and Final Plan application finding that the applicable criteria (150.125.7 and 150.350.8) has been met:

- 1) Sidewalks be added along the north side of Needmore Road along the development
- 2) Each lot shall have a minimum of one shade tree in the tree lawn between the sidewalk and roadway and a tree (as noted on the submitted landscape plan) in the front lawn between the sidewalk and house.

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Ms. Rosie Miller	Yes	Ms. Ann Schenking	N/A
Ms. Geraldine Pegues	Yes	Mr. Matt Sauer	Yes
Mr. William Allen	Yes	Mr. Greg Scott	Yes
Mr. Julius Beckham	Yes		

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