



The City of Dayton Planning Division Serving the City and Advancing Future Visions

Above and Beyond: City of Dayton Neighborhood Conference
September 30, 2023

City of Dayton Staff:

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Susan Vincent



Today's Agenda



- What is City Planning?
- Dayton's Planning Division
- Project Updates
- Future Vision
- Questions & conversation



What is Planning?

What is Planning?

Planning creates the vision and goals for the community, identifies current issues, analyzes trends, engages community members about challenges and opportunities.

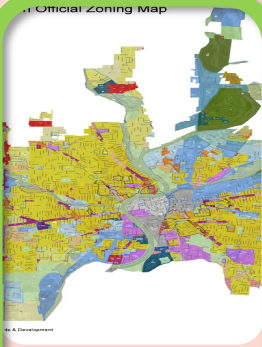
Planning helps determine how communities will grow and how they will adjust to change.

Planning helps create communities of lasting value, offering better choices for where and how people work and live!

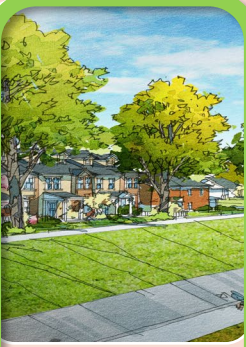
Planning engages residents, businesses, and civic leaders.



Types of Planning



Land Use & Zoning



Housing & Neighborhoods



Urban Design



Transportation



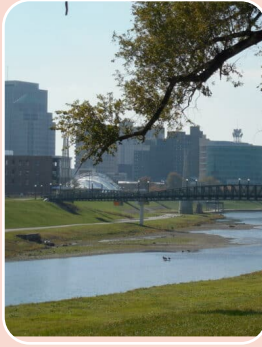
Economic Development



Parks & Recreation



Energy



Natural Resources

Land Use & Zoning

City of Dayton Official Zoning Map

WHAT DO PLANNERS DO?

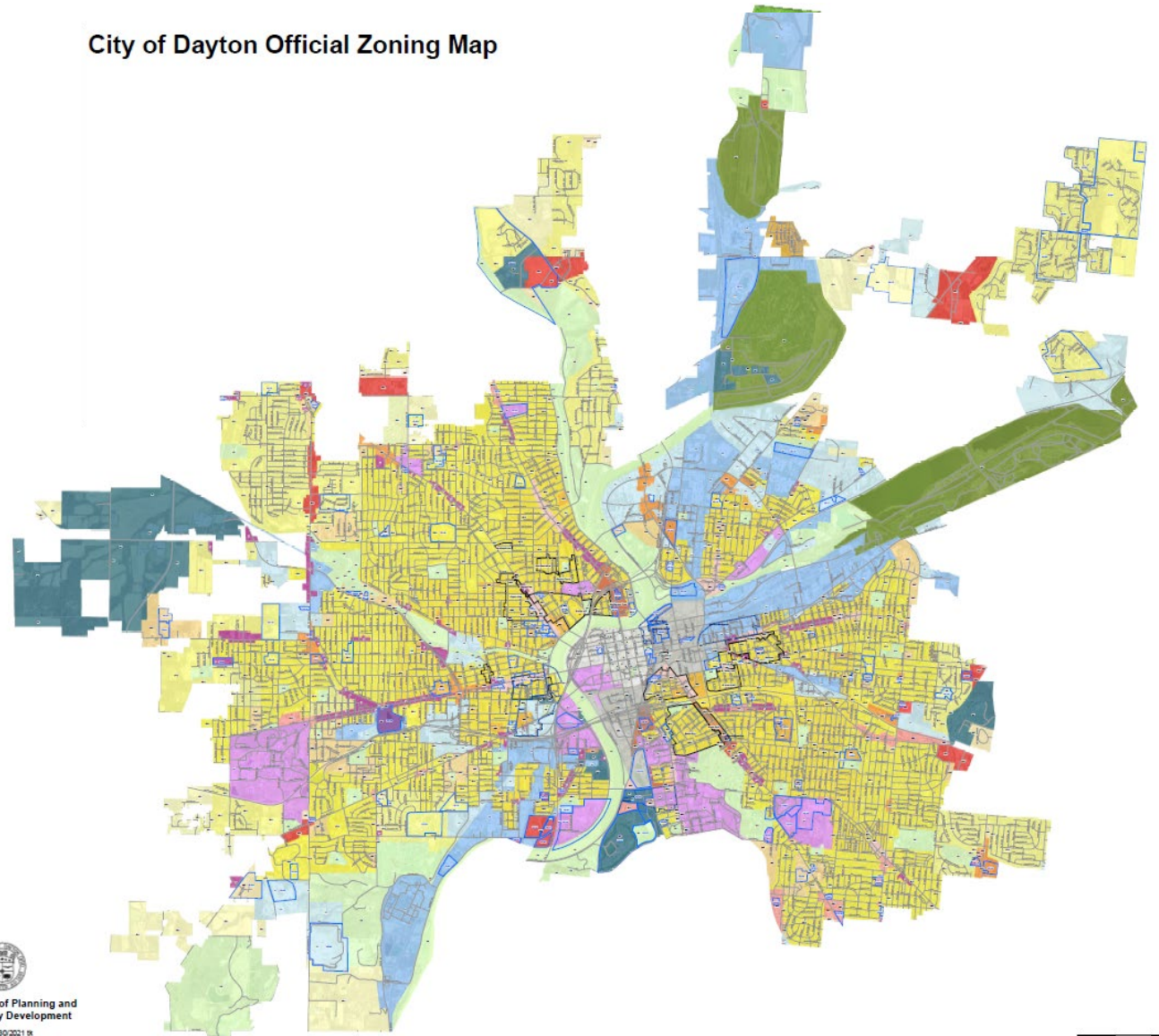
An urban planner is a professional who works to enhance the quality of life. They help shape the design and form of a city or place, from buildings to roads, and parks and more, and work hard to ensure the community is a great place to live, work, and play!

WHAT IS LAND USE?

Land Use is a planning method by which each parcel or piece of land is categorized for what the land is intended to be used for on a broad scale. Categories such as Residential, Commercial, Industrial, Parks and Open Space, etc. are used to define the use of land.

WHAT IS ZONING?

Zoning is the process of dividing land in a municipality into zones (e.g. residential, industrial) in which certain land uses are permitted or prohibited. Example: Zoning Designation: Commercial, Permitted Uses: Retail, Shopping, Hotels, Offices, Restaurants). Zoning includes a zoning ordinance to explain the regulations and a zoning map to show the land use.



Department of Planning and
Community Development
Updated 3/30/2021

Elements of our City

Edges



Landmarks



Districts



Public Spaces



Transportation



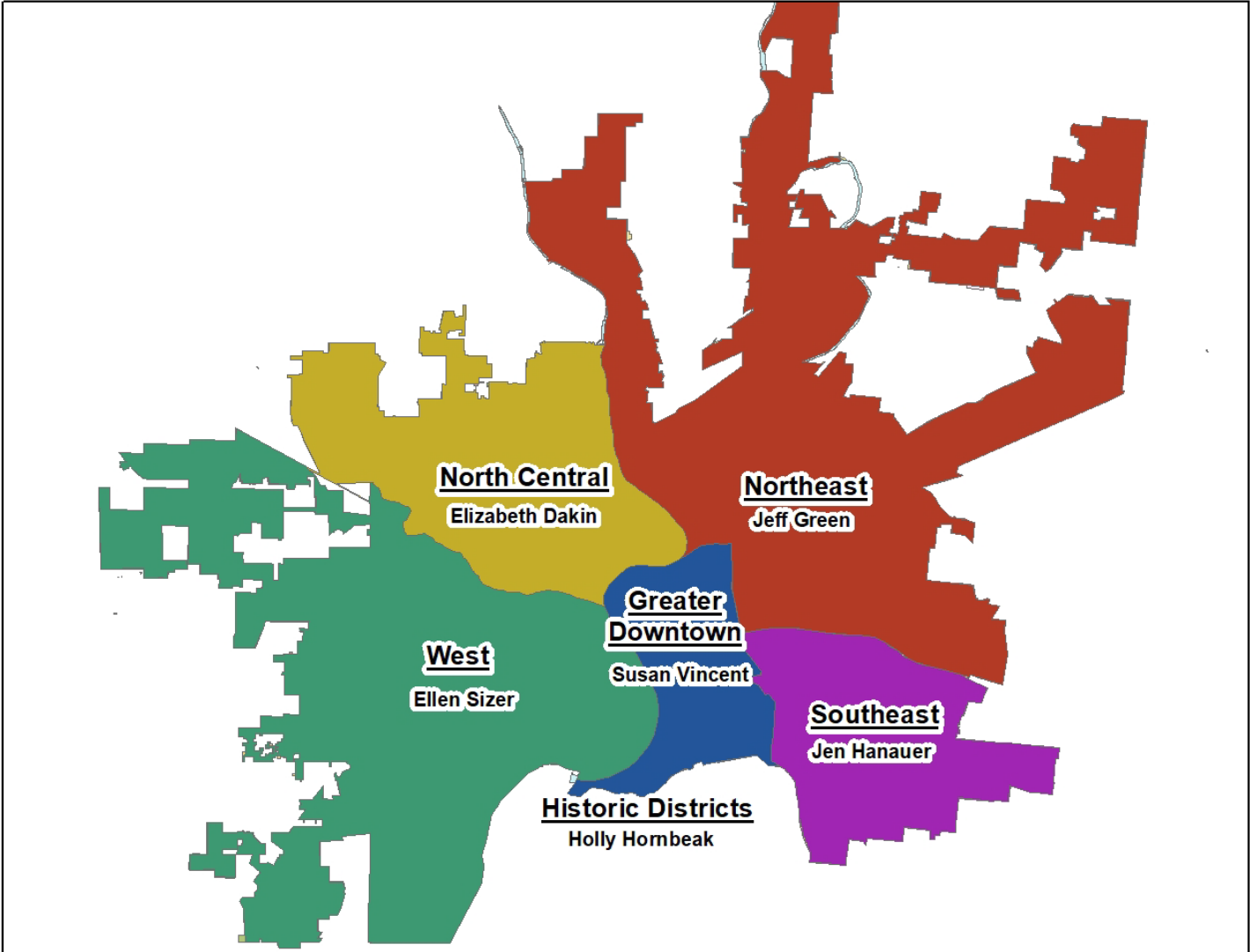
Dayton's Planning Division

Our Team

- Elizabeth Dakin – Planner, North Central Geography
- Jeff Green – Planner, Northeast Geography
- Jennifer Hanauer – Planner, Southeast Geography
- Holly Hornbeak – Planner, Historic Districts
- Tony Kroeger – Planning Manager
- Ellen Sizer – Planner, West Geography
- Susan Vincent – Planner, Downtown Geography



Our Team



City of Dayton's Planning Division

What We Do:

- Engage with the community for long and medium range plans;
- Work to implement our long and medium range plans;
- Review and present different applicant-initiated proposals to our boards and commissions;
- Go through the process to review and revise our zoning code as necessary;
- Issue Certificates of Appropriateness for structures within historic districts;

What We Don't Do:

- Issue building and zoning permits;
- Direct which roads get fixed and the timeline;
- Reach out to specific businesses to come here;

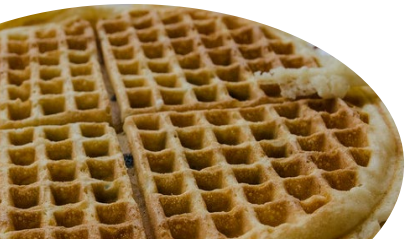
Board of Zoning Appeals

Next step after Zoning Refusal

Makes final decision on zoning-type cases

- Appeal to Zoning Administrator's Determination
- General/Bulk Variance
- Use Variance
- Conditional Use

Waffle House

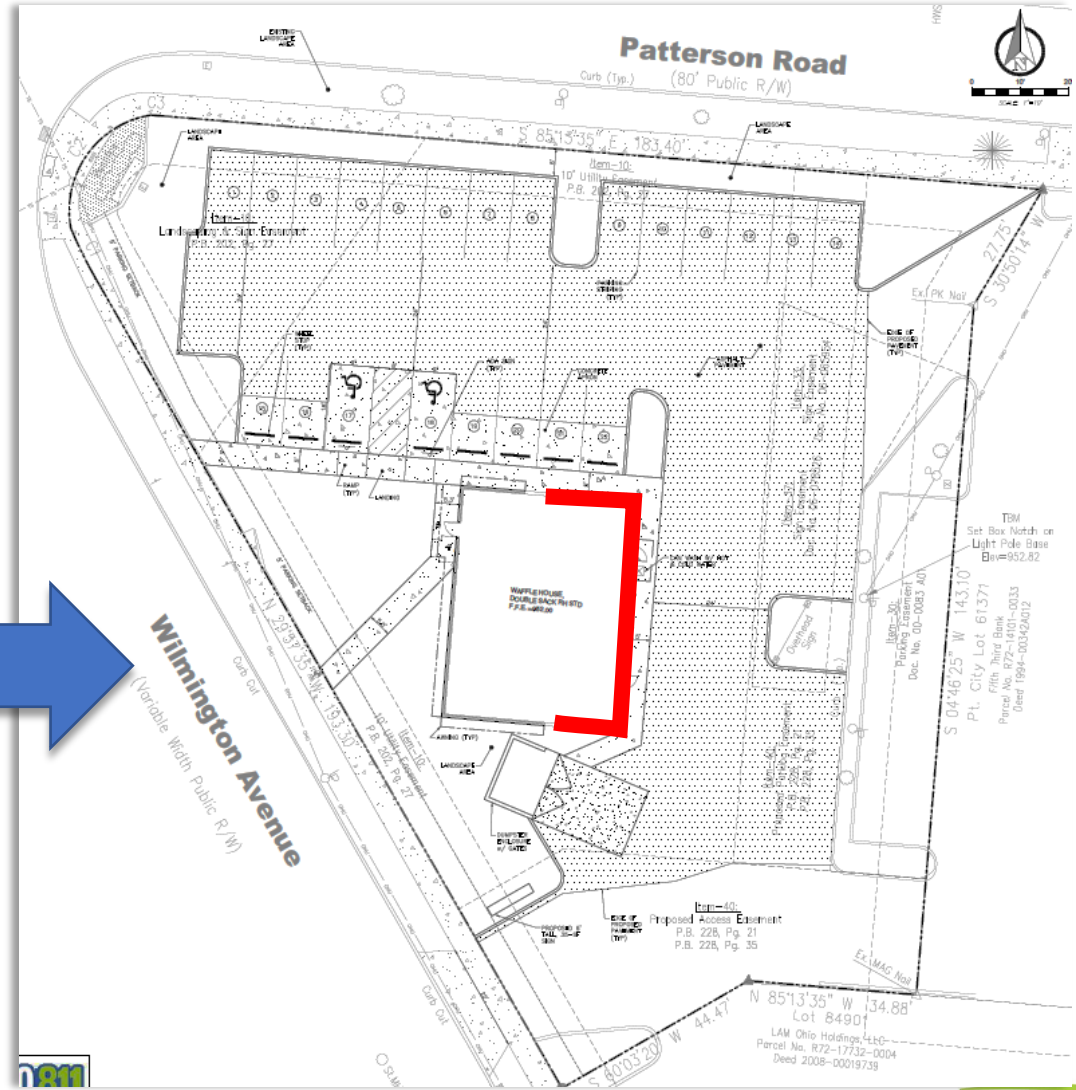
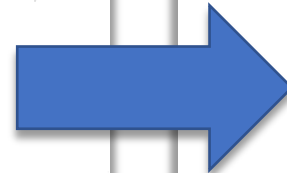
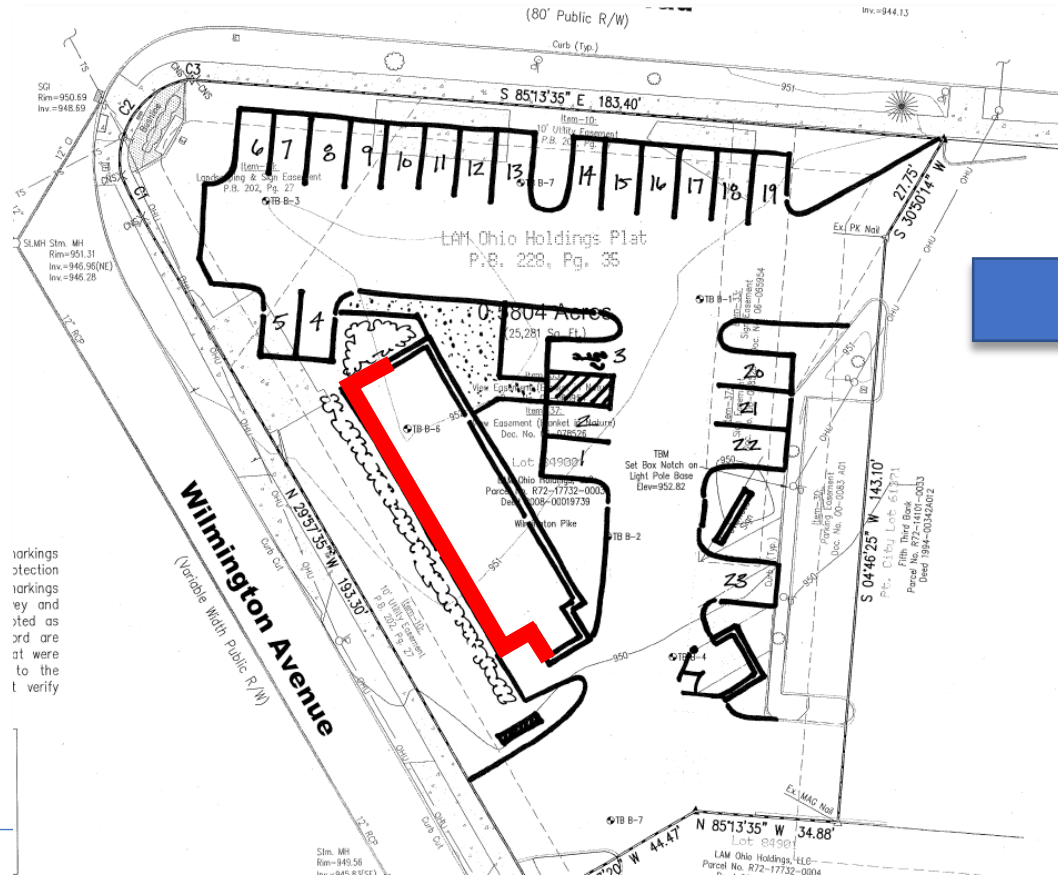


Waffle House

Bulk Variance:

- 24-hour operation
- Increase front yard setback from 20' to 35'
- Reduce parking setbacks from 10' to 5'

— = Rear of building



The applicant worked with the city to achieve a more inviting and pedestrian friendly site.

Plan Board

Makes final decision for some cases:

- Record Plan
- Major Site Design Review
- Planned Development Minor Adjustment

Makes recommendations to the City Commission on some cases:

- Preliminary Plan
- Zoning Code Text Amendment
- Zoning Code Map Amendment
- Planned Development
- Vacation of Public-Right-of-Way
- Honorary Designations

HōM Flats at Forest



HōM Flats at Forest

- Planned development
- Extensive community meetings beyond required meetings & hearings
- 260 apartment units (1,2, & 3 bed)



2-STORY BUILDING RENDERING - VARIATION 1



2-STORY BUILDING RENDERING - VARIATION 2



4-STORY BUILDING RENDERING



4-STORY BUILDING RENDERING



- Childcare facility
- Preservation of trees
- Indoor/outdoor amenities

Landmarks Commission

Makes decisions on major historic cases and issue a **Major Certificate of Appropriateness**. Examples of a Major Certificate of Appropriateness:

- New construction including total structures or additions
- Tearing down a structure
- Murals
- Removing major historic features
- Historic Designations

Minor Certificates of Appropriateness can be administered by staff. Examples of a Minor Certificate of Appropriateness:

- Replacement of windows, doors, etc. “like for like”
- Painting previously painted surfaces

1153-1157 W 3rd St



1153-1157 W 3rd St

Major Certificate of Appropriateness to infill 10 existing window openings, modify existing openings on the rear, and install a new aluminum storefront system



5/15/2023

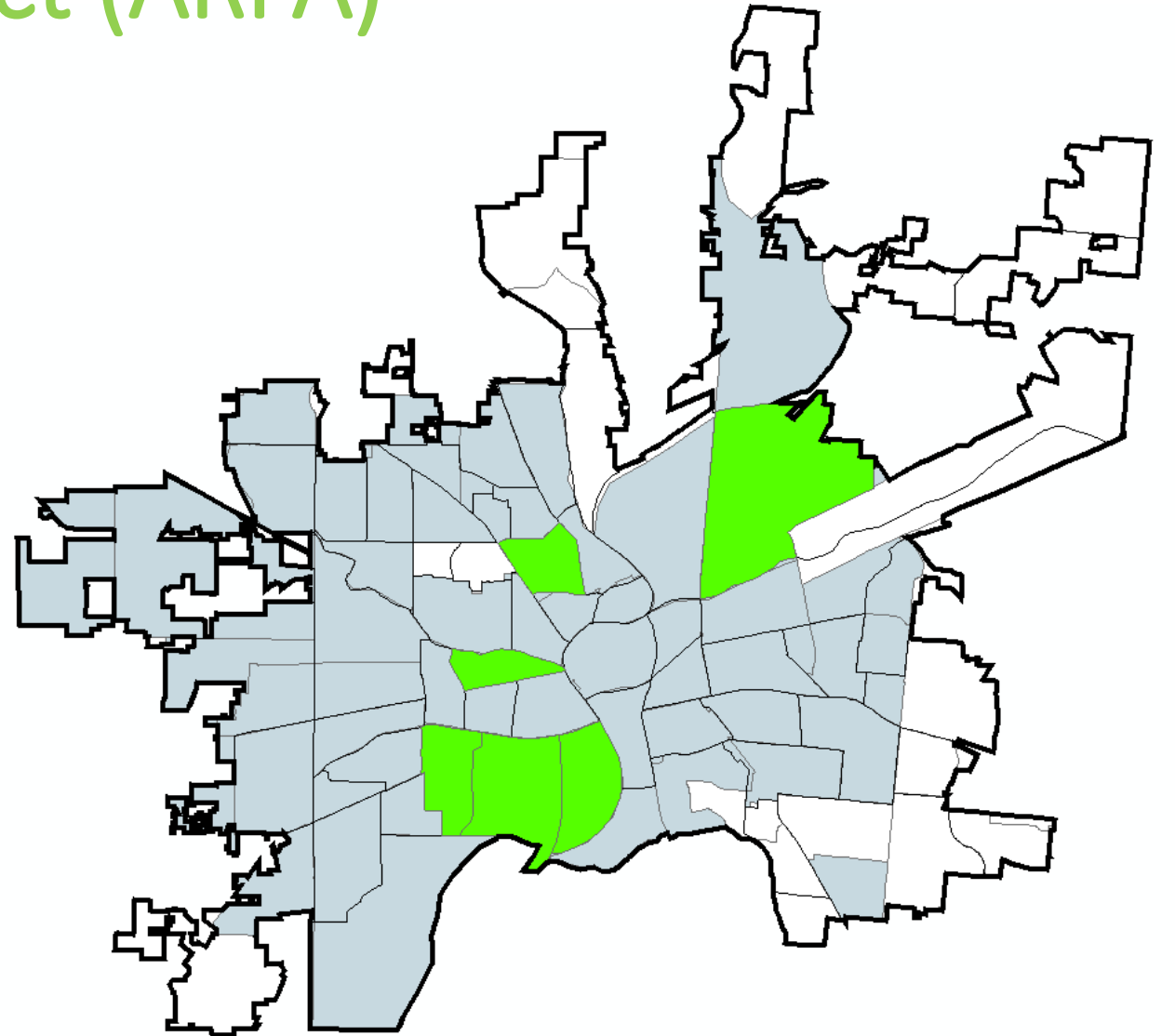


9/15/2023

Project Updates

Dayton Recovery Plan /American Rescue Plan Act (ARPA)

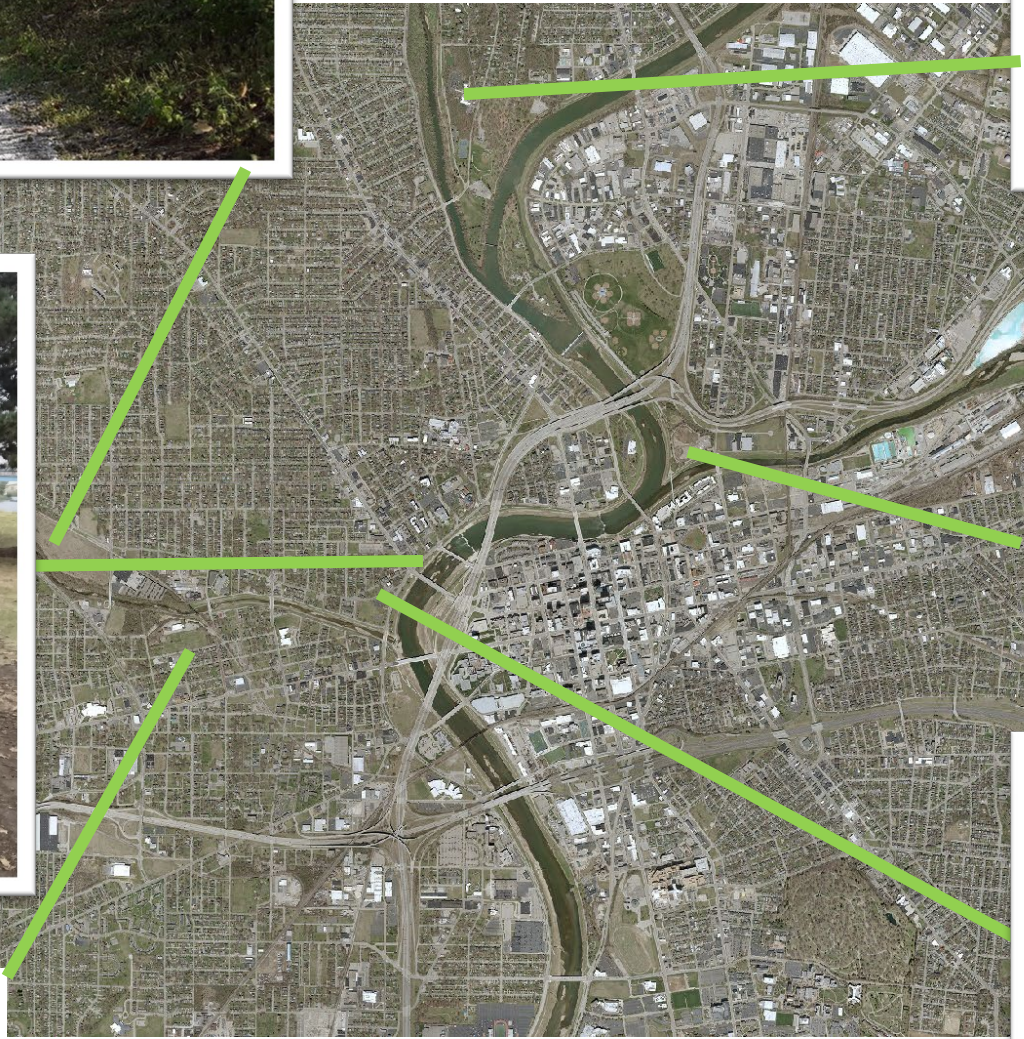
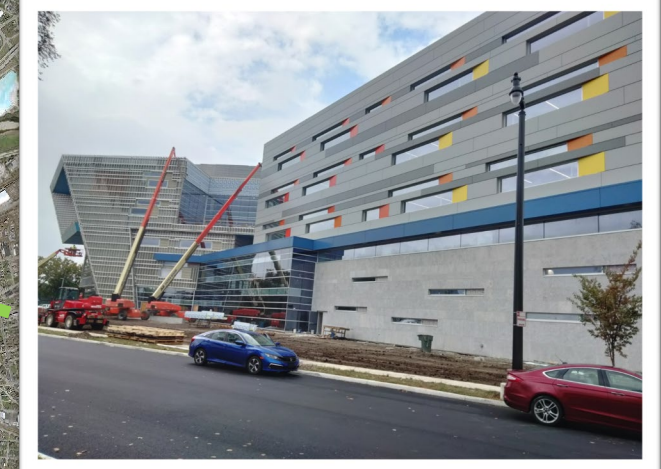
- Vacant Home Rehab - \$2,400,000
- Wolf Creek Housing - \$1,600,000
- Home Improvements - \$1,500,000
- Down Payment Assistance - \$500,000
- Edgemont Housing - \$315,000



Dayton Riverfront Plan



A collection of logos for partner organizations involved in the Dayton Riverfront Plan. The logos are arranged in a grid-like fashion. At the top left is the logo for Five Rivers Metroparks, featuring a green field and a blue sky. To its right is the logo for Dayton, with the word 'DAYTON' in blue. Further right is the logo for MCD (Miami Conservancy District), featuring a blue circular emblem. Below Five Rivers Metroparks is the logo for Downtown Dayton Partnership, with a blue background and white city skyline. To its right is the logo for Montgomery County, featuring a colorful geometric design. Further right is the logo for RTA (Regional Transit Authority), with the text 'rtta' in green and 'it's time to ride' below it. Below Downtown Dayton Partnership is the logo for Montgomery County Land Bank, featuring a green and blue city skyline. To its right is the logo for Miami Valley Regional Planning Commission, with a colorful geometric design. At the bottom center is the logo for Citywide, with the text 'CITYWIDE' in green and blue, and 'MOVING DAYTON FORWARD' below it, accompanied by a blue arrow graphic.



Activate Belmont

1. Speed table (1)



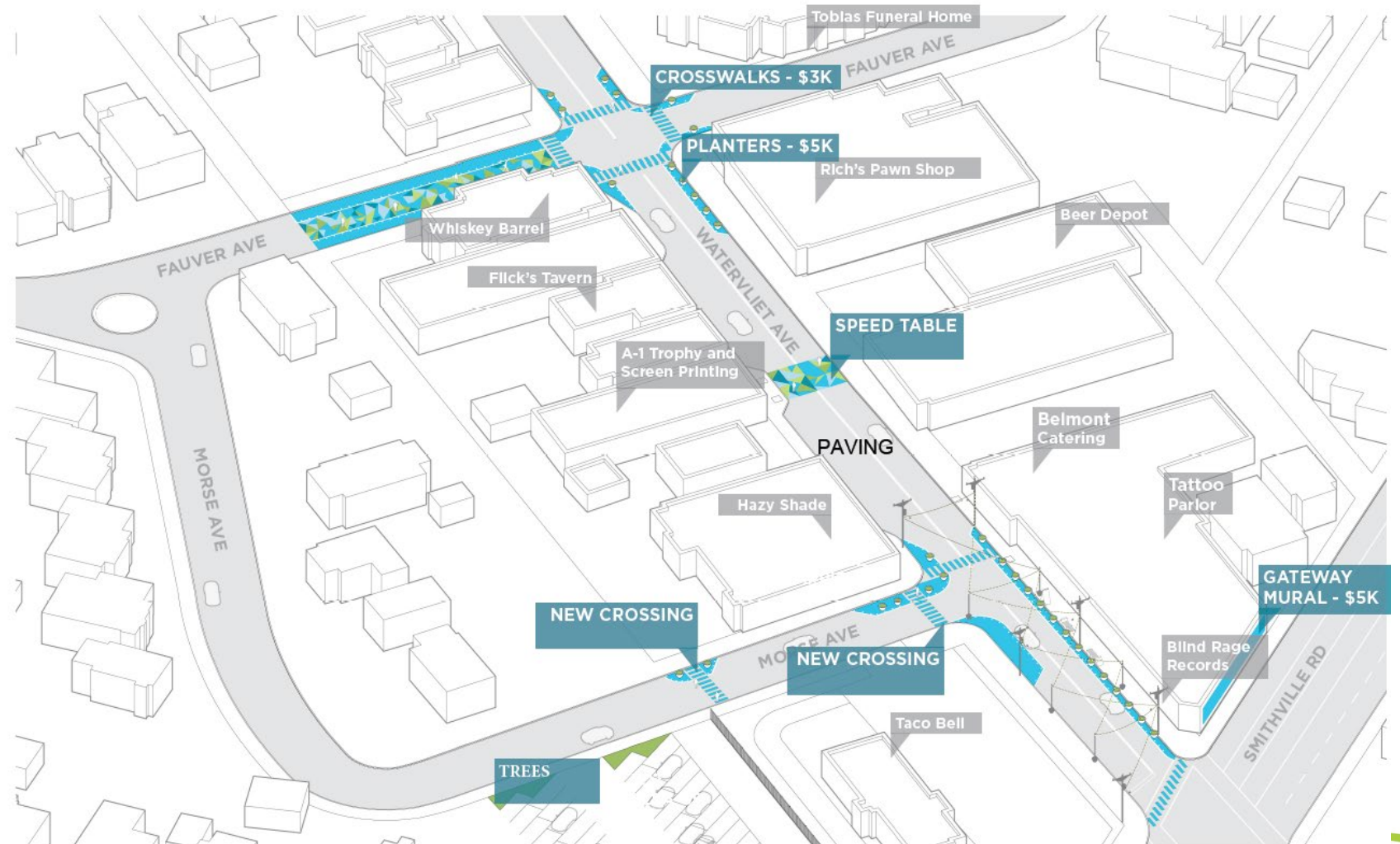
2. Crosswalks (8)



3. Street trees (4)



4. Planters (10)



Flight Line



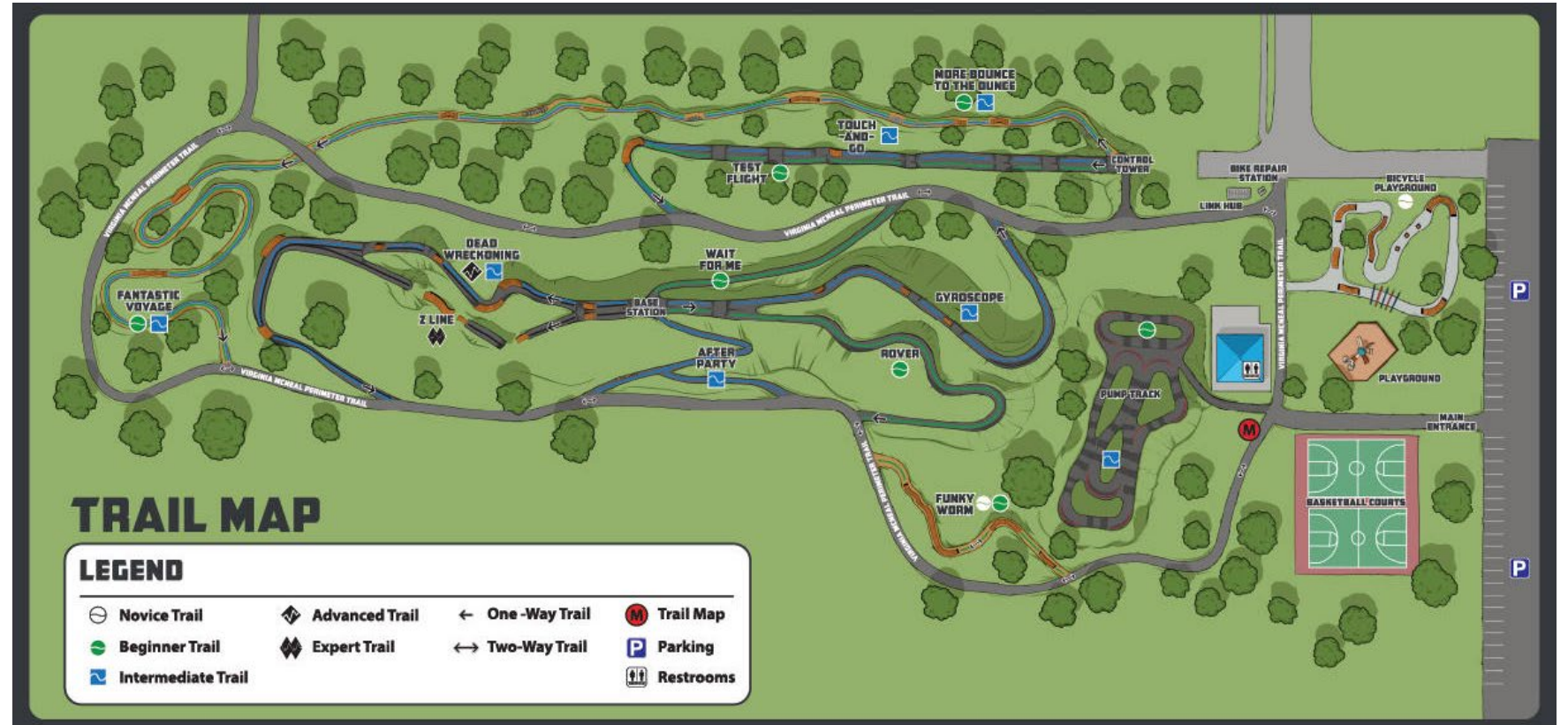
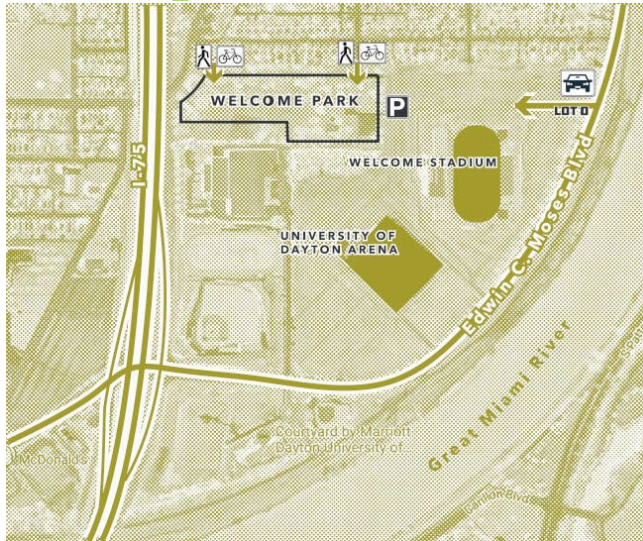
About the trail

- 6.5 miles in total (3.5 mile in Dayton)
- \$2.5M est. acquisition // \$6M est. construction
- 25,000 residents live within a 10-minute walk of the trail
- 75,000 current annual users of the Iron Horse and Creekside Trails

Project updates:

- \$125,000 grant received through HB 687 in 2022
- \$1.5M federal earmark awarded in 2023
- Updated Title Report underway
- Negotiations with Norfolk Southern are ongoing

Dayton Bike Yard



About the park

- 11 bike trails
- Multi-use perimeter trail
- Free and open to the public 365 days a year
- Continues to host neighborhood events while attracting riders from across the Midwest
- Grand opening held in May 2023
- \$2.2M total investment

<https://daytonbikeyard.com/>

Future Vision

Thinking about the Future

- **Housing:** removal of barriers, mixed-use, aging in place, ADUs
- **Zoning:** Flexibility, mixed-use, density, inclusion
- **Transportation:** active transportation, road diets, air mobility
- **Sustainability:** solar, electric vehicles, alternate landscape
- **Development:** work-from-home impact, importance of place



Questions and conversation

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