



# PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON SEPTEMBER 26, 2023

**CASE NO. 590**

**REPORT DATE: 2023-09-22**

**APPLICANT:**

Cincinnati Classical Academy  
170 Siebenthaler Avenue  
Cincinnati, OH 45215

**PROPERTY OWNER:**

Trinity Square Tri Ridge LLC  
5027 Madison Road, Ste 200  
Cincinnati, OH 45227

**PARCEL ID:**

18-25-18K-065

**ADDRESS OF REQUEST:**

6285 and 6287 Tri Ridge Blvd., Loveland, OH

**REQUEST:**

Requesting to rezone parcel 18-25-18K-065 consisting of +/- 14.317 acres from I, Planned Industrial Park to A, Agriculture.

**HISTORY:**

This parcel and the buildings contained in it were once the location of the International Paper Company. The structures located on this site are existing.

**CONTENTS OF REPORT:**

- Attachment A: Township Application
- Attachment B: Parcel Map
- Attachment C: Zoning Map
- Attachment D: Engineer Review Letter
- Attachment E: Building Improvement Department Review Letter
- Attachment F: Portion of the Miami Township Zoning Resolution A Agriculture District

**DEVELOPMENT PROPOSAL:**

Per the application, the applicant (Cincinnati Classical Academy), on behalf of the property owner (Trinity Square Tri Ridge LLC), requests to rezone parcel (18-25-18K-065) consisting of +/- 14.317 acres from I, Planned Industrial and A, Agriculture. The proposed zoning change is submitted for the purposes of developing a K-12 public charter school in two buildings that were previously occupied by the International Paper Company. The parcel does not have frontage on Tri Ridge Boulevard, however does have an access drive connecting to Tri Ridge Boulevard.

The proposed development would reuse two buildings as a school surrounded by industrial, commercial, and residential uses. As this parcel is sandwiched in between single family residential, a gun club/shooting range, industrial offices, and a highway an agricultural designation would not be a complimentary zoning district for this area.

The proposed zone change will impact the surrounding area, as this land use will be trafficked by students and staff as well as industrial and office users and potential future residents as part of a multi-family development proposal. There is a traffic impact study that states that the proposed development will impact the area, but all intersections will operate at acceptable Levels of Service. The report has been reviewed by the Clermont County Engineer Office, their comments are below.

**RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:**

The 2023 Miami Township Land Use Plan calls out the area in which the subject property is located as Focus Area 4: Wards Corner & I-275 Interchange Area. The idea for this area is for the adaptive re-use of these buildings which a school would accomplish, however a rezoning of the property for this purpose would limit economic development opportunities of this land in the future, as industrially zoned land with close proximity to an interstate highway is lost. The Imagine Miami Vision 2025 Comprehensive Plan indicates this area in the preferred land use plan as being a location for revitalization as more intensive mixed uses. A goal of this plan is to attract quality industrial development, this rezoning request would not be in alignment with this goal. The recommendations and action items of the 2023 Land Use Plan also indicate the preferred uses to be hotels, large office users, or condo dwellings in this area.

In the application, the applicant states that there is agriculturally zoned land adjacent to this property, however that is incorrect. Adjacent to this parcel is R-1 residential land, which conditionally permits schools, and states that all schools should be located no closer than 500 feet from any industrial or commercial entertainment use. While this zoning district would be contiguous to the existing zoning pattern, the conditions of the district would not permit a school as it is in close proximity to industrial or commercial entertainment uses. The other zoning district that is contiguous to this parcel is zoned I, Industrial which does not permit schools. The gun club/shooting range adjacent to the property is zoned R-1, Residential, however the land classification is listed by the Auditor as agricultural for property assessment. A rezone to the A, Agriculture zone district in this location would not be compatible in this area, and would limit any future

development on this land if the school were to be moved away. The A district is being applied for due to the permission of schools in this district combined with a height allowance for the existing structures on the property, which allows schools, when permitted in a District to be up to 60 feet tall.

The subject parcel is located in an important location for the Township, and is in an area where multi-family development is expected and already includes a hotel, and other commercial uses. While multi-family development is generally considered an appropriate transition in between single family residential uses and commercial land uses, an agricultural zoning district with a school would be less than ideal for this area of transition.

#### **FOCUS AREA 4: WARDS CORNER & I-275 INTERCHANGE AREA**

*The Wards Corner & I-275 Interchange Focus Area studies the western portion of the interchange. There is potential here for new and Adaptive Re-Use projects to improve utilization of these parcels, in particular re-use of the partially vacant former International Paper buildings. Well located, undeveloped land also exists within this Focus Area. The Steering Committee identified this Focus Area as potentially suitable for Medium Density Residential, noting its proximity to the Little Miami Scenic Trail.*

#### **Recommendations and Action Items**

1. *Consider Adaptive Re-Use strategies for the vacant International Paper buildings. These strategies may include hybrid land use models such as live/work arrangements or conversion to condo dwellings spaces in the absence of a larger Office user.*
2. *Explore the possibility of making a connection from the former International Paper buildings to the Little Miami Scenic Trail.*
3. *Consider attracting another hotel use to take advantage of the Interstate 275 interchange access.*
4. *Encourage redevelopment of the underutilized area at the end of Justice Court. A new hotel site would be an excellent user here and would go well with the restaurants next door.*

### **A SEGMENT OF THE MIAMI TOWNSHIP ZONING RESOLUTION:**

#### **Miami Township Zoning Resolution Chapter 4: "A" Agriculture District**

##### **4.01 PRINCIPAL PERMITTED USES**

- A. *Farms*
- B. *Single Family Dwellings*
- C. *Cultivation of plants and plantings, including nurseries, when not involving retail sales, or advertising of sales, on the premises.*
- D. *Specialized raising: poultry, pigeon, rabbit, and other similar animals.*
- E. *Dog kennels and veterinary establishments, but not nearer than two hundred (200) feet to any zoned residential district, or dwelling other than the dwelling of the lessee or owner of the site.*
- F. *Public and private forests and wild life reservations.*
- G. *Churches and other places of worship and Sunday school buildings, located not less than 40 feet from any other lot in a residential district.*
- H. *Schools and colleges for academic instruction, located not less than 40 feet and public buildings including libraries, museums and art galleries, located not less than 20 feet from any other lot in a Residential District.*

- I. *Public parks, playgrounds, recreational and community center buildings and grounds, provided that any principal building used therefore shall be located not less than 40 feet from any other lot in a residence district.*
- J. *Hospitals and institutions of an educational, religious, charitable, or philanthropic nature, provided, however, that such buildings shall not be located upon sites containing an area of less than five acres, may occupy not over ten percent of the total area of the lot, that the building shall be setback from all yard lines a distance not less than two feet for each foot of building height.*

**AGENCY REVIEW AND NOTIFICATION:**

AGENCY	REFERRAL SENT	COMMENTS RECEIVED
Township ( <i>Fire/EMS/Service</i> )		
Community and Economic Development (CED)	X	X
Engineer's Office (CCEO)	X	X
Water Resources Department (WRD)		
Water Management & Sediment Control (WMSC)	X	X
Soil and Water Conservation District (SWCD)		
Ohio Department of Transportation (ODOT)		
School District		

**REFERRAL AGENCIES' COMMENTS:**

**Community and Economic Development Comments:**

- The submittal packet does not show any subdivision of the lot. If there is any subdivision of the land, it must be done in accordance with the Clermont County Subdivision Regulations, and any other applicable Clermont County regulations.

**Engineer's Office Comments:**

- After review of the submitted Traffic Impact Study, we approve and agree with the recommendation of retiming the system to improve functionality of the corridor. Due to this recommendation, ODOT should be consulted regarding the study and future retiming. ODOT is the maintaining agency for the two I-275 ramp intersections as well as the overall corridor timing and should be aware of the potential impacts.

**Water Resources Department Comments:**

- No comment at this time.

**Water Management & Sediment Control Comments:**

- Water and sewer being provided to this development are currently private. Public water and sewer end at the public roadway.

**STAFF ANALYSIS:**

Following a comprehensive analysis, staff has evaluated Miami Township Zoning Map Amendment Case 590 and its request to rezone parcel 182518K065 consisting of +/- 14.317 acres from I-Planned Industrial to A, Agricultural.

The proposed rezoning and development do not align perfectly with the Township's 2023 Land Use Plan and Imagine Miami Vision 2025 Comprehensive Plan which calls out a preference for hotel, large office, or multi-family uses in this area. Given the site also calls for the adaptive reuse of the structures, the use of a school was not listed as a preferred land use. If the proposed use does not come to realization the rezoning to an Agricultural zoning district would significantly affect any future development of the area, which would then allow kennels, farms, and other specialized animal raising.

As there is no surrounding zoning district designated as A, Agriculture, a rezoning would not be complimentary with the surrounding land and uses. The existing structures adaptive reuse would give life to this area however, the proposed school use is not listed as one of the desired uses in the 2023 Miami Township Land Use Plan.

**STAFF RECOMMENDATION:**

Based on the staff analysis in the following report, the following motion is recommended, DENIAL of Miami Township Zoning Map Amendment Case 590 requesting to rezone 182518k065 consisting of +/- 14.317 acres from I-Planned Industrial to A, Agricultural.

# Attachment A



MIAMI TOWNSHIP

**COMMUNITY DEVELOPMENT DEPARTMENT**  
APPLICATION FOR DISTRICT ZONE CHANGE  
6101 MEIJER DRIVE, MILFORD, OHIO 45150  
[www.miamitwpoh.gov](http://www.miamitwpoh.gov) (513)248-3731

Office Use Only

Case # **590**  
Fee \_\_\_\_\_  
Check # \_\_\_\_\_  
Receipt # \_\_\_\_\_

Date: July 21, 2023

Please check one of the following:

Application for a District Zone Change, Non-PUD (Fee - \$1200.00)

Application for a District Zone Change, PUD (Fee - \$1500.00)

Applicant Name: Cincinnati Classical Academy Phone : 513-554-0285

Mailing Address: 170 Siebenthaler Avenue, Cincinnati, Ohio 45215

E-mail: Jed@cincyclassical.org

Property Owner Name: Trinity Square Tri Ridge LLC Phone (513) 569-4324

Mailing Address: 5027 Madison Road, Suite 200, Cincinnati, Ohio 45227

E-mail: rob@vanhold.com

Representative's Name: David F. Robertson, Jr. Esq Phone: (513) 563-6161

Mailing Address 11137 Main Street, Cincinnati, Ohio 45241

E-mail: drobertson@dflegal.com

If the applicant is not the owner, then state the applicant's interest in the property \_\_\_\_

Prospective lease holder and owner

Address of Subject Property: 6285 and 6287 Tri Ridge Blvd., Loveland

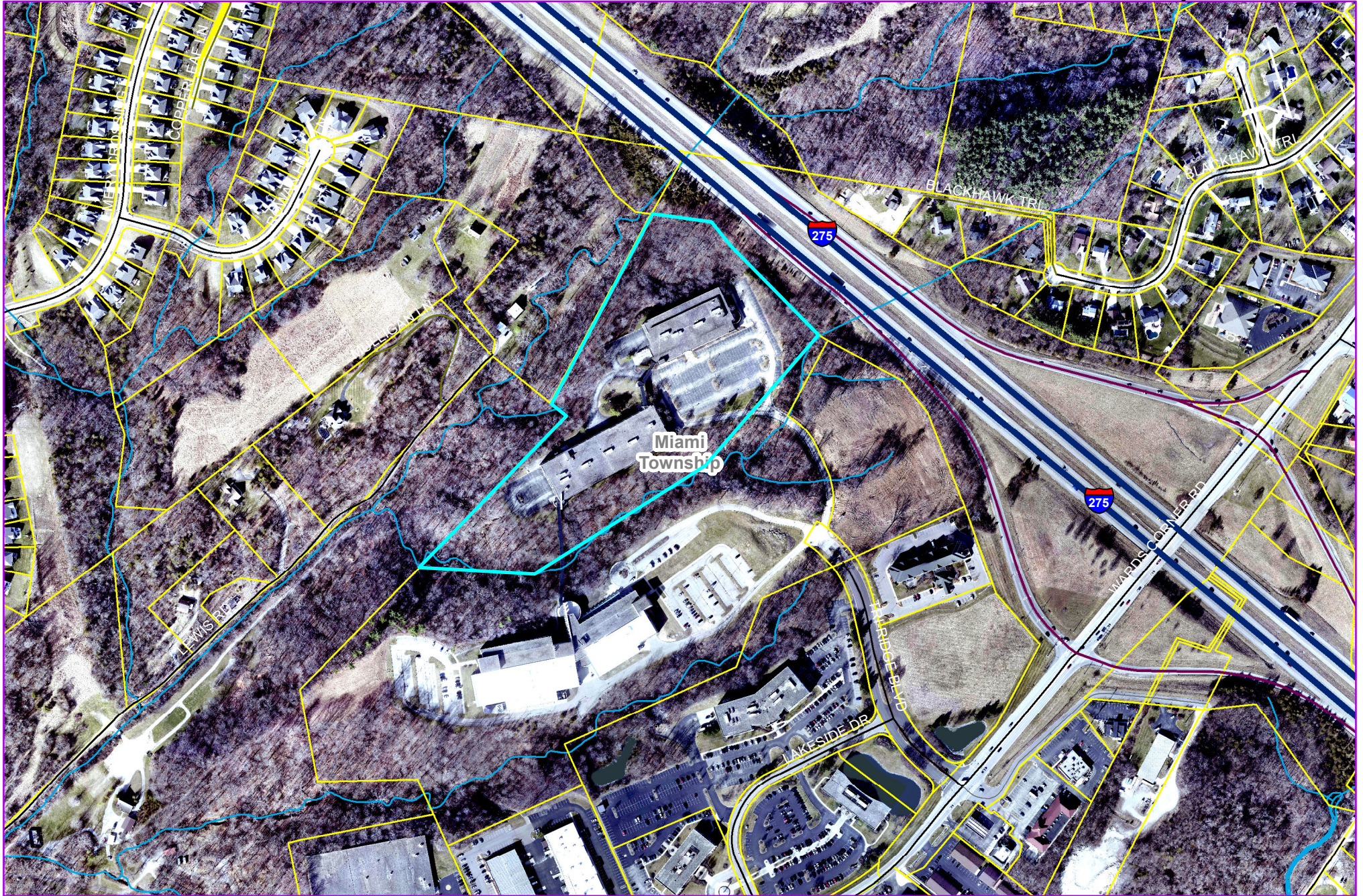
Please provide the Parcel Identification Number for each parcel being considered for this zone change: \_\_\_\_\_

182518K065

Total Acreage for which the Zone Change is requested: 14.317

Current Zoning: Industrial

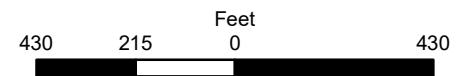
Proposed Zoning: Agricultural

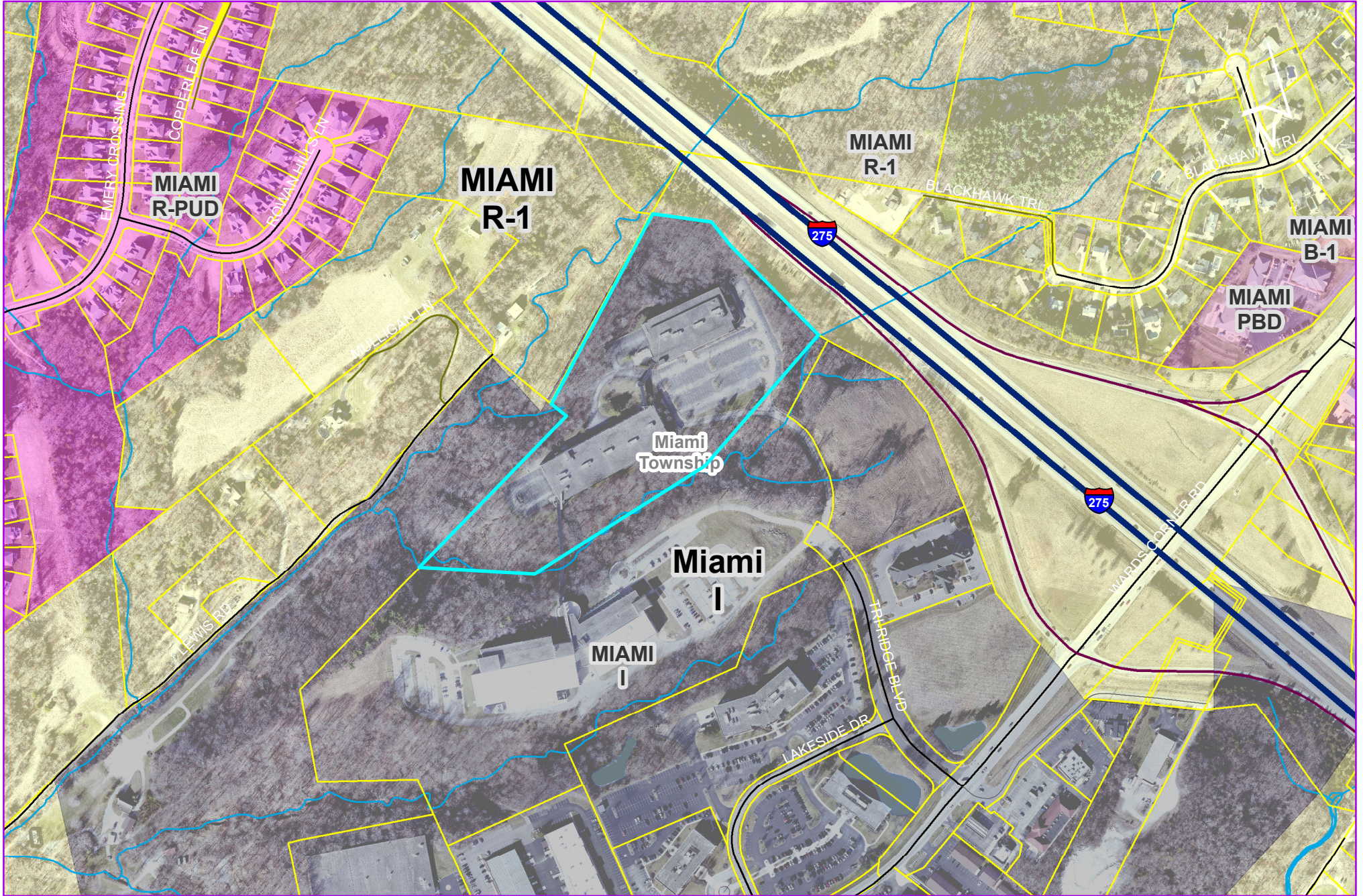


**PROPERTY INFORMATION:**

Parcel Number: 182518K065

Total Site Area: +/- 14.317 ac.

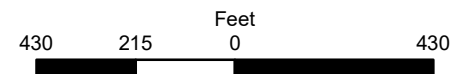




**PROPERTY INFORMATION:**

Parcel Number: 182518K065

Total Site Area: +/- 14.317 ac.







## CLERMONT COUNTY ENGINEER'S OFFICE

**Jeremy P. Evans, P.E., P.S.**  
Clermont County Engineer

July 12, 2023

TEC Engineering, Inc.  
Attn.: Andrea Harth, PE, PTOE, RSP  
7288 Central Parke Blvd.  
Mason, Ohio 45040

Re: Traffic Impact Study - Cincinnati Classical Academy

Dear Ms. Harth:

After review of the submitted Traffic Impact Study, we approve and agree with the recommendation of retiming the system to improve functionality of the corridor. Due to this recommendation, ODOT should be consulted regarding the study and future retiming. ODOT is the maintaining agency for the two I-275 ramp intersections as well as the overall corridor timing and should be aware of the potential impacts.

If you have any questions please contact me at (513) 732-8874.

Sincerely,

A handwritten signature in blue ink that reads "Amanda J. Beiting". The signature is fluid and cursive, with a large loop at the end.

Amanda J. Beiting, P.E.  
Senior Engineer

# Attachment E



CLERMONT  
COUNTY OHIO

BOARD OF COUNTY COMMISSIONERS

DAVID L. PAINTER • CLAIRE B. CORCORAN • BONNIE BATCHLER

Permit Central/Building Inspection Department

September 18, 2023

Leonard Kendall  
Department of Community and Economic Development  
101 East Main Street, Third Floor  
Batavia, OH 45103

In Re: Zoning Case 590 Review

I have reviewed the submitted zoning case for the proposed development. My comments are as follows:

1. Water and sewer being provided to this development are currently private. Public water and sewer end at the public roadway.

If you have any questions please call (513) 732-7737.

Sincerely,

A handwritten signature in blue ink that reads "Heather Woodall".

Heather Woodall, Engineer

Cc: File

# Attachment F

## Chapter 4 "A" AGRICULTURAL DISTRICT

### 4.01 PRINCIPAL PERMITTED USES

- A. Farms
- B. Single Family Dwellings
- C. Cultivation of plants and plantings, including nurseries, when not involving retail sales, or advertising of sales, on the premises.
- D. Specialized raising: poultry, pigeon, rabbit, and other similar animals.
- E. Dog kennels and veterinary establishments, but not nearer than two hundred (200) feet to any zoned residential district, or dwelling other than the dwelling of the lessee or owner of the site.
- F. Public and private forests and wild life reservations.
- G. Churches and other places of worship and Sunday school buildings, located not less than 40 feet from any other lot in any residential district.
- H. Schools and colleges for academic instruction, located not less than 40 feet and public buildings including libraries, museums and art galleries, located not less than 20 feet from any other lot in a Residential District.
- I. Public parks, playgrounds, recreational and community center buildings and grounds, provided that any principal building used therefore shall be located not less than 40 feet from any other lot in a residence district.
- J. Hospitals and institutions of an educational, religious, charitable, or philanthropic nature, provided, however, that such buildings shall not be located upon sites containing an area of less than five acres, may occupy not over ten percent of the total area of the lot, that the building shall be setback from all yard lines a distance not less than two feet for each foot of building height.

### 4.02 CONDITIONAL USES REQUIRING BOARD AUTHORIZATION

- A. Airport or aircraft landing area
- B. Roadside stands offering the sale only agricultural products grown on the premises from any of the uses specified in Section 4.01 above. Roadside stands shall be removed during any season or period when they are not being used.

- C. Country clubs, golf courses and other private non-commercial recreational areas and facilities or recreation centers, including swimming pools, provided that any principal building or swimming pool shall be located not less than 100 feet from any other lot in any residence district.
- D. Static transformer stations, and other utility station, provided there is no yard or garage for service or storage.
- E. Removal of dirt, top soil, except that such removal shall be limited to areas not less than 200 feet from street or highway right-of-way lines and not less than 50 feet from property lines, provided that any building housing power driven or power producing machinery or equipment shall be located at least 400 feet from any lot in any residence district.
- F. Cemetery including crematorium.

**4.03 ACCESSORY USES**

- A. Accessory uses, buildings, or other structures customarily incidental to any aforesaid permitted use, including barns, stables, and garages under conditions specified herein, provided that such accessory uses shall not involve the conduct of business, trade, or industry, or any private way or walk giving access to such activity.
- B. Customary professional activities carried on by a member of the immediate family, residing on the premises.
- C. The maximum size of an accessory structure shall be in accordance with the table below:

Description	Size
Lots less than one acre	900 square feet
Lots one acre up to five acres	1,200 square feet
Lots five acres or greater	1,800 square feet

- D. Accessory structures shall not occupy more than 30% of the rear yard

#### **4.04 HEIGHT REGULATIONS**

- A. No building shall exceed two and one-half stories or 35 feet in height except as provided below.
- B. Public, semi-public or public service buildings, hospitals (except as otherwise provided), institutions, or schools, when permitted in a District may be erected to a height not exceeding 60 feet, and Churches and Temples may be erected to a height not exceeding 75 feet if the building setback from each required yard line at least one foot of each additional building height above the height limit otherwise provided in the District in which the building is built.
- C. Church spires, domes, flagpoles, aerials, windmills, chimneys, cooling towers, elevator bulkheads, fire towers, belfries, monuments, stacks derricks, conveyors, state towers or scenery lofts, tanks, water towers, silos, farm buildings, or necessary mechanical appurtenances, may be erected to any lawful and safe height.

#### **4.05 FRONT YARD AREA REGULATIONS**

- A. There shall be a front yard 50 feet in depth measured from the right-of-way line. The right-of-way of any street shall be deemed to be 50 feet.
- B. Unless a greater width is proposed in the official highway map of Clermont County. In that case, the front yard shall be measured from the property right-of-way as shown in said map. However, no alignment setback or front yard depth shall be required to exceed the average of the minimum depths of the existing front yards on the lots adjacent on each side, if such lots are within 100 feet.
- C. Where lots have a double frontage, the required front yard shall be provided on both streets.
- D. Where a lot is located at the intersection of two or more streets, there shall be a front yard on each street side of a corner lot, except that the buildable width of such lot shall not be reduced to less than 40 feet. No accessory building shall project beyond the front yard line on either street.

#### **4.06 SIDE YARD AREA REQUIREMENTS**

There shall be a side yard on each side of a building, which yard shall have a width of not less than 20 feet.

#### **4.07 REAR YARD AREA REGULATIONS**

There shall be a rear yard having a depth of not less than 40 feet.

#### **4.08 PROJECTIONS INTO REQUIRED YARDS**

Terraces, uncovered porches, platforms and ornamental features which do not extend more than three feet above the floor level of the ground (first) story may project into a required yard, provided these projections be distant at least two feet from the adjacent side lot line.

- A. Open or lattice-enclosed fire escapes, fireproof outside stairways and balconies opening upon fire towers projecting into a yard not more than five (5) feet, and the ordinary projections of chimney and flues are permitted.
- B. An open unenclosed or screened porch, or paved terrace may project into a front yard for a distance not exceeding five feet.

#### **4.09 INTENSITY OF USE**

Every lot or tract of land shall have a minimum width of 150 feet at the building line and an area of not less than 40,000 square feet.

**LOT AREA, BULK YARD AND SCREENING REQUIREMENTS IN THE "A" DISTRICT**

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REQUIREMENTS	"A" DISTRICT
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**A. LOT REQUIREMENTS:**

- |   |                    |
|---|--------------------|
| 1. Minimum Lot Area<br>(Single Family Dwelling) | 40,000 square feet |
| 2. Minimum Lot Width                            | 150 Feet           |

**B. MAXIMUM HEIGHT:**

- |                                      |         |
|--------------------------------------|---------|
| 1. Principal Building                |         |
| a. Stories                           | 2 1/2   |
| b. Height                            | 35 feet |
| Whichever is less                    |         |
| 2. Accessory Structures (note 1)     |         |
| a. 900 square foot building or less  | 15 feet |
| b. 901 to 1,200 square foot building | 18 feet |
| c. 1,201 to 1,800 square feet        | 22 feet |

**C. MINIMUM YARD REQUIREMENTS:**

- |   |                  |
|---|------------------|
| 1. Principal Building   |                  |
| a. Front  | 50 feet          |
| b. Side   | 20 feet          |
| c. Rear   | 40 feet (note 2) |
| 2. Accessory Structure (Minimum setback from side and rear yards) |                  |
| a. 900 square foot building or less                               | 10 feet          |
| b. 901 to 1,200 square foot building                              | 10 feet (note 3) |
| c. 1,201 to 1,800 square feet                                     | 10 feet (note 3) |

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(Note1) Except when the accessory use is for agricultural purposes then the maximum height shall be 35 feet.

(Note 2) For double frontage lots, the required front yard shall be provided on both streets.

(Note 3) An Accessory Building in excess of 15 feet in height must be setback an additional foot for each additional foot in height.