

SUBJECT: Proposed text amendments for §1433-19(g) Base Development Regulations for Hillside Districts.

PURPOSE:

To obtain approval from the City Planning Commission (CPC) on text amendments related to excavation of hillsides.

PROPOSED TEXT AMENDMENT:

§ 1433-19. Base Development Requirements.

An application subject to review must comply with the following requirements:

- (a) **Maximum Building Envelope.** A new building or a building alteration, addition or repair must be contained within the maximum building envelope.
- (b) **Height Versus Width.** Buildings proposed on top of the hillside must be taller than wider to accentuate the vertical dimension.
- (c) **Stepping.** Buildings proposed below or above the brow of the hill must be staggered or stepped in depth and width to match topography and slope.
- (d) **Maximum Retaining Wall Height.** Retaining walls may not exceed eight feet in height.
- (e) **Rooftop Utilities.** Rooftop utilities and mechanical equipment should be avoided. If rooftop utilities and mechanical equipment are necessary, screening and sound control must be provided to integrate them into the rooftop.
- (f) **Landscaping of Pervious Surfaces.** All pervious surfaces remaining after completion of construction must be landscaped in trees, shrubs, grass or other ground covers to promote hillside stability and reduce excessive water runoff.
- (g) Excavation and fills should not exceed eight feet in cumulative height. **Excavation and/or fill of any height or cumulative amount that is not tied to a specific development is expressly prohibited. Regardless of height, documentation must be provided to show the excavation and/or fill is necessary to support a specific development and a staff review is required to determine conformance with all requirements of this chapter.**
- (h) The preliminary geotechnical evaluation should address relative hillside stability.

JUSTIFICATION:

The intention of the regulations in this chapter of the Zoning Code is to protect the hillsides of Cincinnati by preventing damage due to the stripping of vegetation, and unnecessary excavation. The purpose of the amendment is to ensure that excavation and fill in the hillside districts are tied to a specific development. It should be noted that accessory structures fewer than 600 square feet are not subject to review.

PUBLIC STAFF CONFERENCE:

A Public Staff Conference was held on February 13, 2008. There were no issues with this specific text amendment.

RECOMMENDATION:

The City Planning Department staff recommends that the City Planning Commission approve the text amendment as written.

RESPECTFULLY SUBMITTED BY:

Alex Peppers, Intern, City Planning Department

REVIEWED BY:

Margaret A. Wuerstle, AICP, Chief Planner
City Planning Department

12/13/07, 1/10/08
ZTAC

APPROVED:

Charles C. Graves, III
Director, City Planning Department