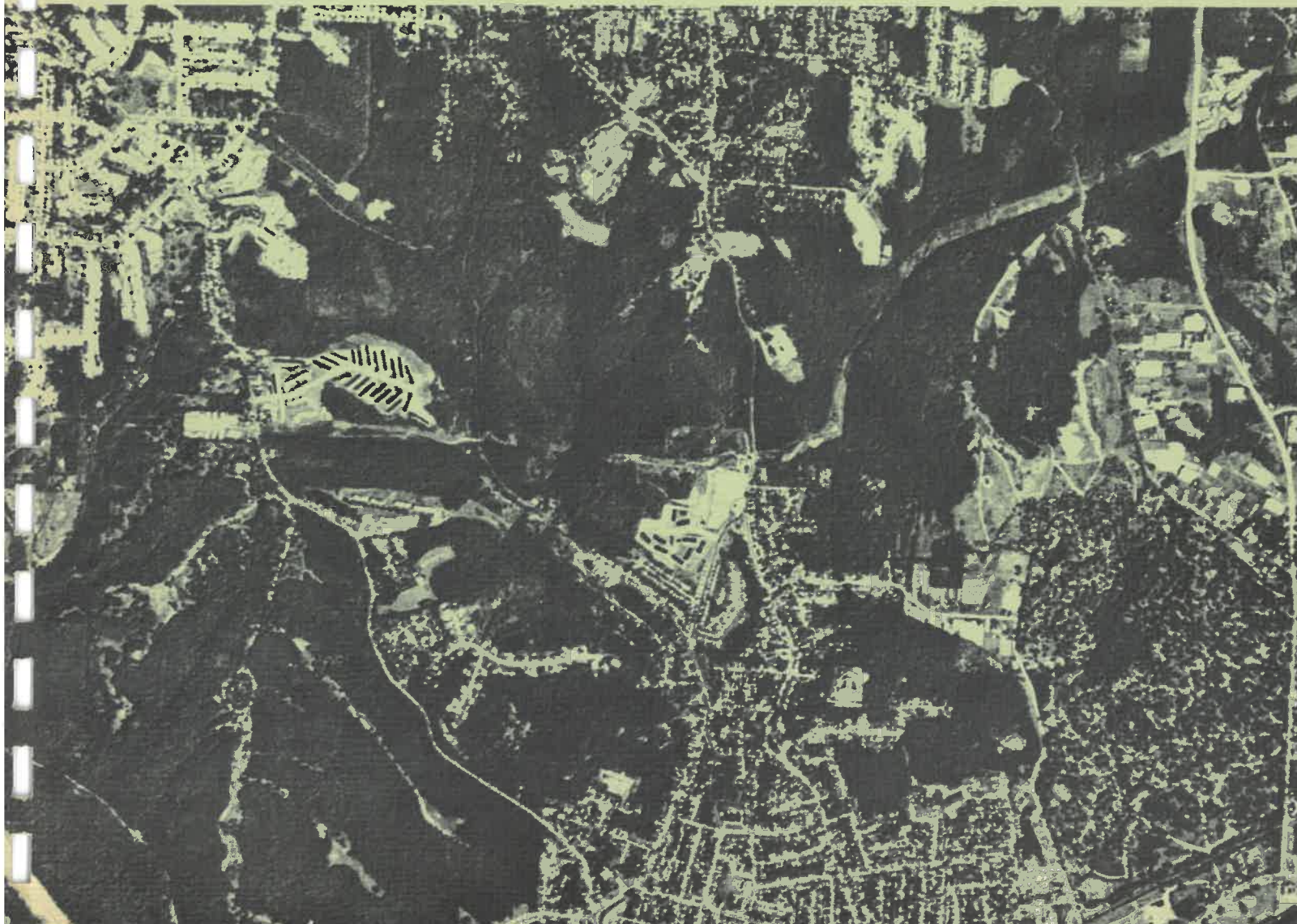


# Kirby Valley / Mt. Airy Hillside Plan

Strategies For  
Community Land Use

May, 1980



COVER AERIAL PHOTOGRAPH

1975 false-color composite image  
of Mt. Airy Forest, Kirby Avenue  
Valley and Spring Grove hillsides  
taken from an altitude of 570 miles  
by Landsat-2.

SOURCE

U.S. Department of the Interior

# COORDINATED CITY PLAN

## Part II: Community and Special Area Policies

SECTION NO.	2200
COMMUNITY AREA	KIRBY VALLEY/MT. AIRY
POLICY DIVISION	PHYSICAL FACILITIES
CATEGORY	HILLSIDES
SUBCATEGORY	
Adopted	May 30, 1980
Revised	

### GOALS and POLICIES

### PROJECTS or PROGRAMS

- (1) Future development on the Kirby Avenue Valley (11) and Mt. Airy Forest (10) hillsides must respect the sensitive and unstable characteristics of the hillsides as well as respond to the role of the hillsides as natural green edges that have traditionally defined the College Hill, Mt. Airy and Northside communities. /1 P. 13
- (2) Unless sources of funding for public acquisition and management are available or the non-profit Hillside Trust intervenes with conservation measures, the Kirby Avenue Valley (11) and Mt. Airy (10) hillside properties should remain in private ownership with the intensity and quality of potential development subject to Environmental Quality District Guidelines or Planned Unit Development Regulations. /1 P. 15
- (3) Future residential development should primarily occur at a low density (R-3) and cluster, through Planned Unit Development (PUD), in a manner that is sensitive to the park and open space characteristics of Mt. Airy Forest, Bradford-Felters Tanglewood and the Kirby Road Valley. /1 P. 13
- (4) In the future, if the State Department of Transportation and City Council determine that the proposed Colerain Modified Freeway project should be abandoned, alternative land uses, primarily low density (R-3) residential Planned Unit Developments, should be considered for the surplus right-of-way. /1 P. 14
- (5) Where appropriate hillside properties do not meet the minimum lot area requirements for Planned Unit Development (PUD), particularly in the vicinity of Leeper Street, Kentucky Avenue, Carlin Street and Washburn Street, the existing R-4 zoning should be retained with future development subject to Environmental Quality District (EQ-HS) guidelines. /1 P. 13
- (6) Land use and zoning recommendations for properties zoned R-5, B-1, B-3 and B-4, that are situated south of Ashtree Drive and front Kirby Road, Virginia Avenue and Colerain Avenue up to Leeper Street, should be considered when the Northside Community Plan is completed. /1 P. 14
- (7) Additional acreage should be acquired by the Park Board, linking the Fox Preserve to Bradford-Felters Tanglewood, if adequate funds are available for acquisition, maintenance and operation. /1 P. 14
- (8) Appropriate revisions and (or) additions to the Kirby Valley/Mt. Airy hillside policies should be accepted, and changes in these policies may be adopted when the Mt. Airy and Northside community plans are submitted to the City Planning Commission for consideration. /2

### FOOTNOTES

/1 City Planning Commission, Kirby Valley/Mt. Airy Hillside Plan, May 1980.

/2 City Planning Commission, Coordinated City Plan and Process-Policy Paper, December 1976.

KIRBY VALLEY/MT. AIRY HILLSIDE PLAN  
STRATEGIES FOR COMMUNITY LAND USE

CITY PLANNING COMMISSION  
CINCINNATI, OHIO  
MAY 1980

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## I. INTRODUCTION

On July 21, 1976 Cincinnati City Council passed Ordinance No. 357-1976 amending the City's Zoning Code to include Chapter 34, Environmental Quality (EQ) District Regulations. This original ordinance was subsequently amended by Ordinance No. 552-1979 passed December 12, 1979.

The EQ regulations enable three types of **protection districts**, including the Environmental Quality Hillside (EQ-HS) type. The intent of the EQ-HS district is "to assist the development of land and structures to be compatible with the environment and to protect the quality of the urban environment in those locations where the characteristics of the environment are of significant public value and are vulnerable to damage by development permitted under conventional zoning and building regulations."

To date EQ-HS Districts have been established for 5 of the 23 Hillside Areas identified in Chapter 34. The establishment of additional EQ-HS Districts is supported by many neighborhoods and has been assigned a high priority in their annual Community Work Program requests to City Council. In response to these requests the City Planning Commission has been granted 1979 and 1980 Community Development funds to prepare land use and zoning plans as well as define appropriate EQ-HS district boundaries for 5 additional hillsides.

This report summarizes the investigations and recommendations supporting the establishment of the Kirby Valley/Mt. Airy EQ-HS 7. It identifies the existing natural and man-made conditions, proposes a hillside land use plan and supporting zone changes, delineates an EQ-HS boundary and recommends a set of hillside development guidelines. The report also documents the level of neighborhood involvement throughout the planning process.

## II. HILLSIDE PLANNING AREA IDENTIFICATION

The Mt. Airy Forest (10) and Kirby Avenue Valley (11) hillsides, as identified in Chapter 34, encompass an area from I-74 and the West Fork Valley north to North Bend Road and generally east to Virginia Avenue and Kirby Road. Figure 1 defines the extent of the two hillside boundaries and their relationship to the Mt. Airy, College Hill and Northside neighborhoods.

Definition of the hillside planning area boundary was based on the existing land use pattern and the locations of the following 6 EQ-HS district characteristics defined in Chapter 34:

- 1) Slopes of 20% or greater;
- 2) Existence of Kope geologic formation;
- 3) Prominent hillsides which are readily viewable from a public thoroughfare;
- 4) Hillsides which provide views of a major stream or valley;
- 5) Hillsides which function as community separates .....
- 6) Hillsides which support a substantial natural wooded cover.

The actual hillside planning boundary (see Figure 2) is defined by Mt. Airy Forest and Colerain Avenue to the West; North Bend Road and Blue Bell Drive to the North; Glenview Avenue, Aiken High School, Bradford-Felters Tanglewood and Kirby Road to the East; and Virginia Avenue to the South.



**LEGEND:**



**HILLSIDE AREA**

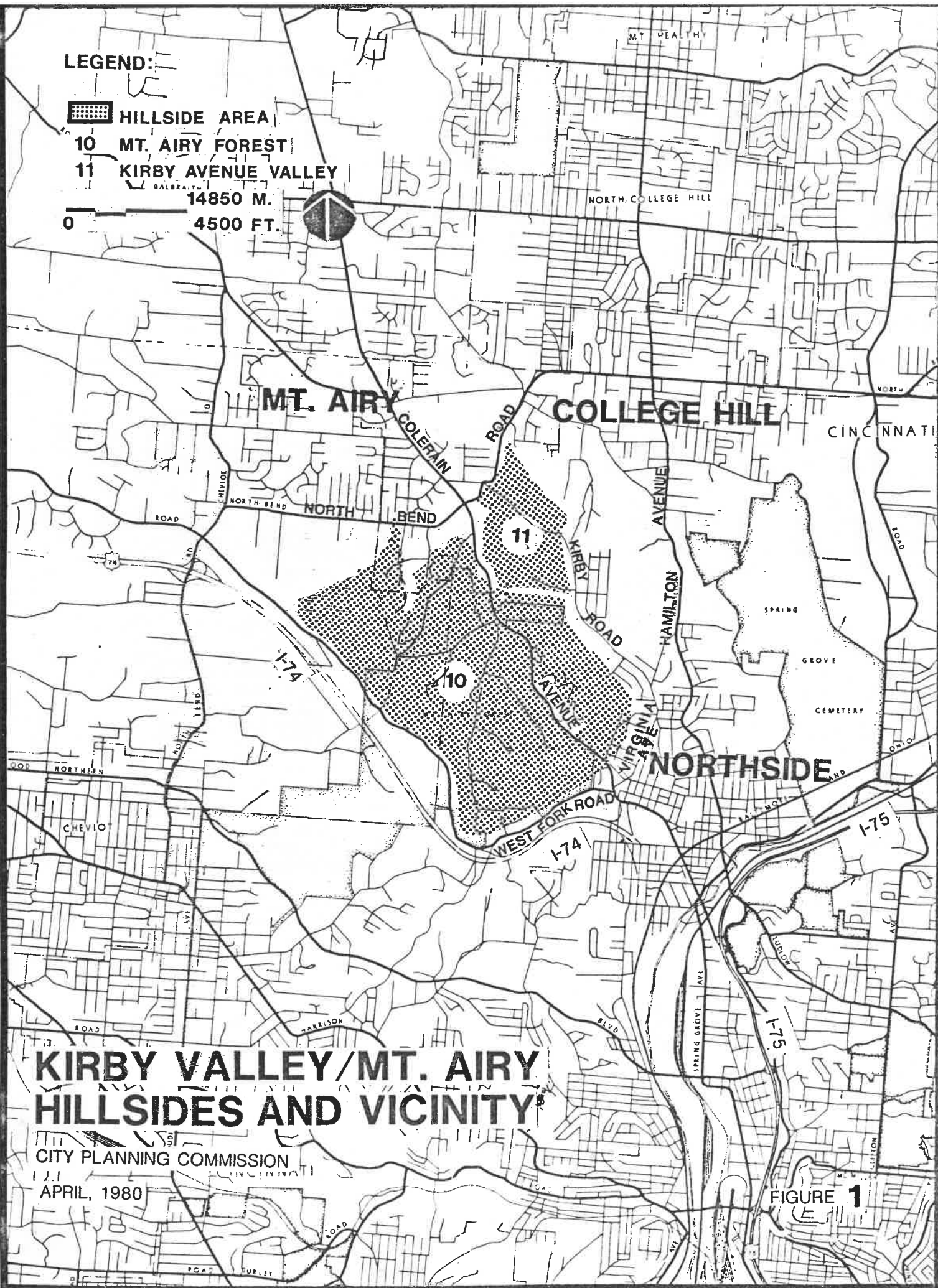
**10 MT. AIRY FOREST**

**11 KIRBY AVENUE VALLEY**

14850 M.

4500 FT.

0



**KIRBY VALLEY/MT. AIRY  
HILLSIDES AND VICINITY**

CITY PLANNING COMMISSION

APRIL, 1980

FIGURE 1

### III. EXISTING CONDITIONS

The following describes the land use, zoning, topography, soils, vegetation and tree cover characteristics within the Kirby Valley/Mt. Airy hillside planning area.

#### Land Use

The existing land use pattern, as shown on Figure 2, is primarily a mixture of low to medium density residential development interspersed with public park land and privately owned vacant land. Table 1 identifies the land use, acreage and number of dwelling units by zone within the planning area.

Colerain Avenue serves as a low density spine with commercial establishments clustered at the Virginia Avenue and North Bend Road intersections. Stems of low, medium, and high density residential development branch eastward from Colerain Avenue along the ridge-tops overlooking Kirby Valley.

Kirby Valley itself is relatively undeveloped particularly along Kirby Road which is flanked by an irregular pattern of single-family residences, park land (Bradford-Felters Tanglewood) and large tracts of undeveloped land.

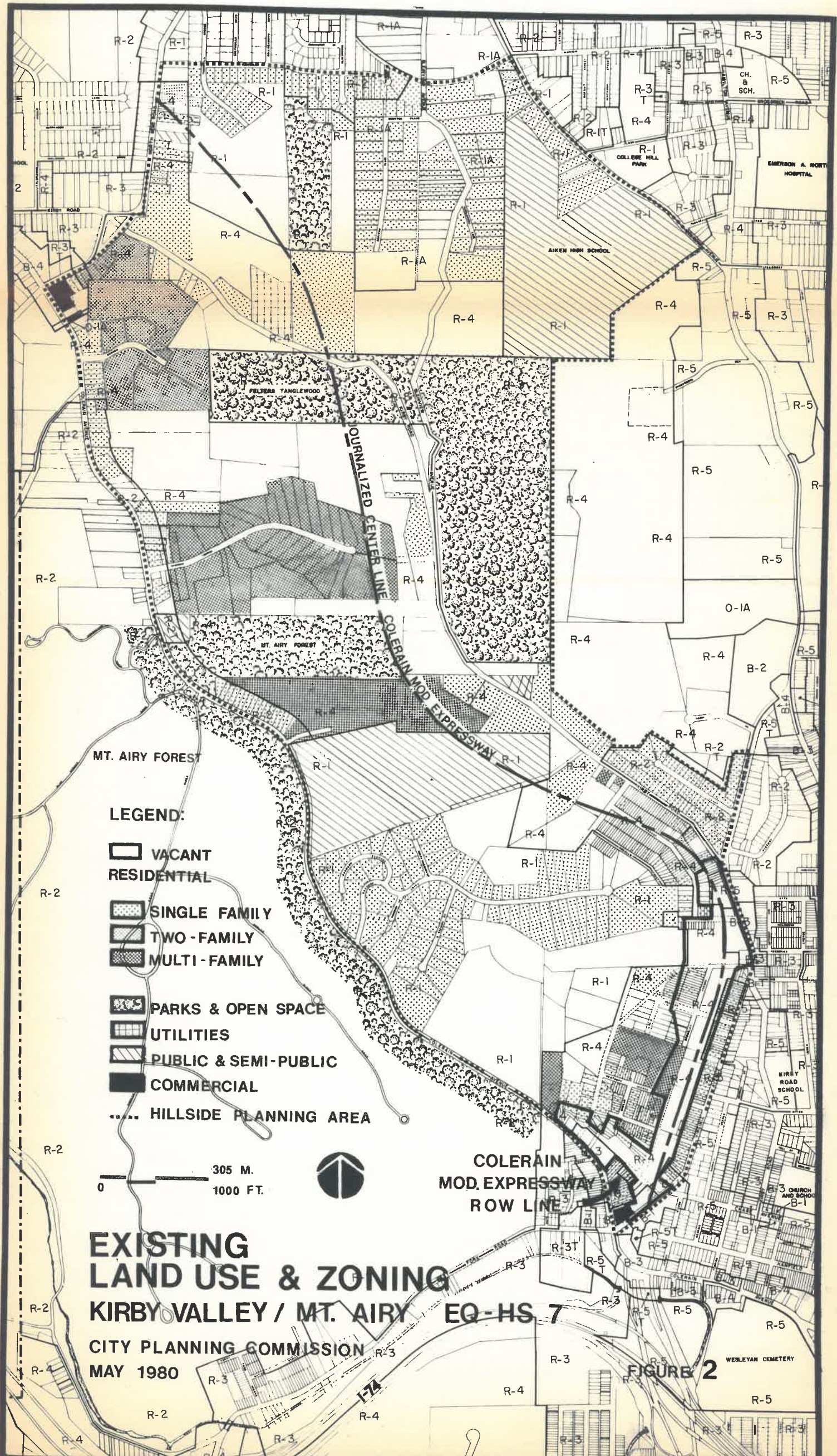
As Kirby Road approaches Northside, the land use pattern intensifies to include a mixture of single, two and multi-family residences, particularly along Virginia Avenue

TABLE 1  
 EXISTING LAND USE, ACREAGE & DWELLING UNITS BY ZONE  
 Kirby Valley/Mt. Airy Hillside Study  
 May, 1980



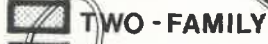

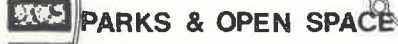

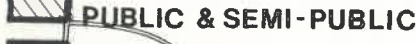


LAND USE CATEGORY <sup>1</sup>	ZONE	ACREAGE	DWELLING UNITS
Residential Single Family	R-1	121	159
	R-1A	51	59
	R-2	27	113
	R-4	95	115
	R-5	5	34
	B-1	1	2
	B-3	2	10
	Sub Total		302
Two Family	R-1	2	4
	R-2	2	4
	R-4	5	22
	R-5	4	16
	B-1	.5	2
	B-3	1	4
	Sub Total		14.5
Multi-Family	R-4	119	1493
Parks & Open Space	R-1	12	
	R-3	126	
	R-4	30	
	Sub Total		168
Utilities	R-4	6	
Public & Semi Public	R-1	45	
	R-2T	2	
	R-4	9	
	Sub Total		56
Commercial	B-4	2	
	O-1A	.2	
Sub Total		2.2	
Educational <sup>2</sup>	R-1	54	
Vacant	R-1	117	
	R-1A	15	
	R-2	3	
	R-4	272	
	R-5	8	
	B-3	6	
	B-4	1	
	Sub Total		422
Total Acreage		1143.7	
Total # Dwelling Units			2037

<sup>1</sup>[Land use categories correspond to Figure 2.]

<sup>2</sup>[Educational land use shown as Public & Semi-Public on Figure 2.]



**LEGEND:**

-  VACANT RESIDENTIAL
-  SINGLE FAMILY
-  TWO-FAMILY
-  MULTI-FAMILY
-  PARKS & OPEN SPACE
-  UTILITIES
-  PUBLIC & SEMI-PUBLIC
-  COMMERCIAL
-  HILLSIDE PLANNING AREA

0 305 M. 1000 FT.



**EXISTING LAND USE & ZONING**

**KIRBY VALLEY / MT. AIRY**

**EQ-HS 7**

**CITY PLANNING COMMISSION**  
**MAY 1980**

**FIGURE 2**

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Much of the vacant land to the west of and parallel to Virginia Avenue has either been acquired by the City or the State of Ohio for the proposed Colerain Modified Expressway. The feasibility of this project is currently being evaluated as one potential solution to relieve traffic congestion within the Colerain Avenue Corridor. Figure 2 identifies that portion of the proposed Colerain Modified Expressway right-of-way that has been surveyed and the path of Journalized Center Line through the study area.

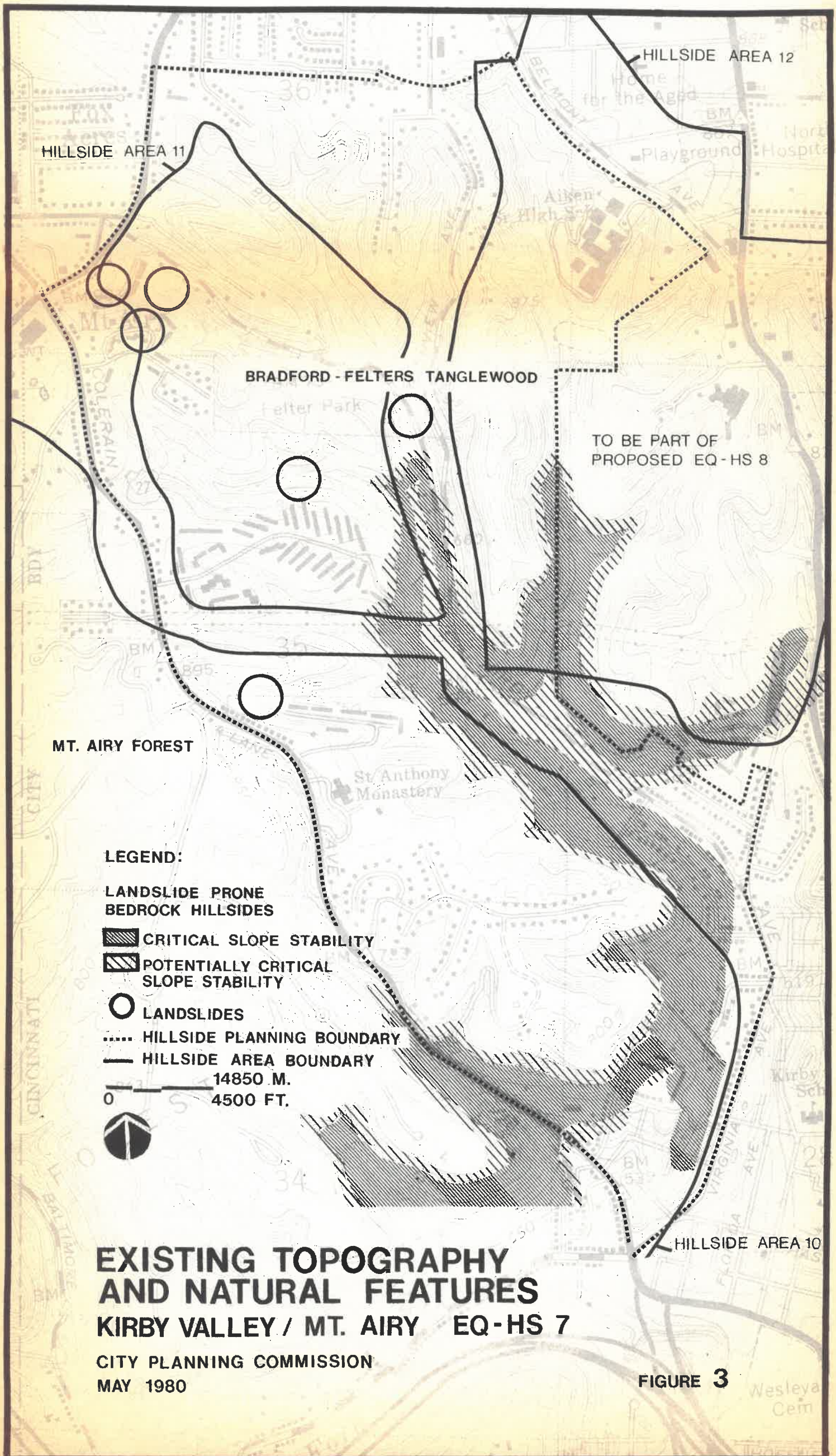
### Zoning

The zoning pattern for the planning area is also shown on Figure 2. Table 1 also identifies the number of acres included within each existing zone.

Residential zoning covers almost the entire planning area. Approximately 1130 gross acres are zoned primarily for residential development (R-1, R-1-A, R-2, R-3, R-4 and R-5) while only 435 gross acres or 38% of the area has been actually developed for residential use. A total of 284 gross acres or 25% of the area zoned residentially is used either for public and semi-public facilities or parks and recreation. The remaining 415 gross acres or 37% of the area zoned for residential development is vacant.

Several edges of the planning area, where arterials intersect, are zoned for commercial (B-1, B-3, B-4 and O-1A) development. The southeastern corner of the North Bend Road and Colerain Avenue intersection is part of the Mt. Airy neighborhood business district and is zoned B-4 and O-1A. The remainder of the commercial zoning is along Colerain Avenue, Virginia Avenue and Kirby Road in Northside. Only the northeast corner of the Colerain





between 500 ft. at Virginia Avenue to 925 ft. at North Bend Road.

The ridge tops which extend east from North Bend Road and south from Bluebell Drive and Glenview Avenue to overlook Kirby Road range between 875 ft. to 925 ft. in elevation.

The slopes within the planning area vary approximately between 3% and 60%. The predominant slopes fall within the 15% to 40% range and are commonly distributed throughout the entire planning area.

The topographic divide for the drainage network within the planning area is roughly bounded by Colerain Avenue, North Bend Road and Hamilton Avenue. The primary direction of drainage for all slopes is southeast through the Kirby Valley which joins the West Fork Valley to drain into the Mill Creek. The elongated pattern of the Kirby Valley drainage basin and its connecting channels is characteristic of the steep slopes along the City's entire northwestern hillside front.

### Soils

The following summary of critical soil types within the planning area is based on the soils survey conducted during March, 1980 by George A. Cummings, District Conservationist with the USDA Soil Conservation Service. A copy of the complete survey is included in Appendix A.

The soils found within the planning area include the following:

EcE2	Eden silty clay loam, 25 to 40 percent slopes
EdF(EdF2)	Eden flaggy silty clay loam, 40 to 60 percent slopes
EeD	Eden-urban land complex, 15 to 25 percent slopes
HrD	Bonnell silt loam, 15 to 25 percent slopes
PaD	Pate silty clay loam, 15 to 25 percent slopes
PaE	Pate silty clay loam, 25 to 35 percent slopes
SwB2	Switzerland silt loam, 3 to 8 percent slopes, eroded
SwC2	Switzerland silt loam, 8 to 15 percent slopes, eroded
SwD2	Switzerland silt loam, 15 to 25 percent slopes, eroded
SxB	Switzerland-urban land complex, 3 to 8 percent slopes
SxC	Switzerland-urban land complex, 8 to 15 percent slopes
UsB	Urban land - Martinsville complex, 3 to 8 percent slopes



The Eden (EcE2, EdF2, EeD), Bonnell (HrD) and Pate (PaD, PaE) soils dominate the moderate to steep slopes east of Colerain Avenue particularly throughout the entire Kirby Road Valley. These soils present unfavorable conditions that will require detailed soil suitability studies, specialized planning and design, and could lead to increased construction and maintenance costs. The Switzerland Soils (SwB2, SwC2, SwD2, SxB, SxC) are located along several ridge tops within the planning area. These soils offer only limited development potential unless the surface layer and upper subsoil are replaced and foundations designed to resist the shrink-swell of the subsoil. The Martinsville soil type, which is well drained, is found along parcels directly fronting Kirby Road south of Bradford-Felters Tanglewood. This soil type has a moderate potential for development. Table 2 indicates the land use limitations for each soil type present.

The composition and characteristics of bedrock geology within the planning area has been identified through a study prepared for the Cincinnati Institute, by James E. Hough & Associates and Robert W. Fleming, under Contract (1974) with the City Planning Commission. This study mapped areas of critical and potentially critical slope stability that are associated with the Kope bedrock formation and slopes between 10% and 20%.

Within the planning area the Kope formation and critical slopes occur in combination generally between the 750 feet and 550 feet elevations south and east of the Raeburn subdivision and along the eastern and western flanks of Kirby Road. These areas of critical and potentially critical slope stability are indicated on Figure 2 as well as the City-wide map of Landslide-Prone Bedrock Hill-sides available for review at the City Planning Commission Office in Room 228.

TABLE 2  
 LAND USE LIMITATION CHART<sup>1</sup>  
 Kirby Valley/Mt. Airy Hillside Study  
 April, 1980

Soil	Dwellings without Basements	Dwellings with Basements	Roads and Streets	Lawns & Landscaping	Picnic Areas
ECE2	Severe (slope, low strength)*	Severe (slope, low strength)	Severe (slope, low strength)	Severe (slope)	Severe (slope)
EdF2					
EeD					
HrD	Severe (slope, shrink-swell)	Severe (slope, shrink, swell)	Severe (low strength, slope, shrink-swell)	Severe (slope)	Severe (slope)
PaD	Severe (slope, shrink-swell)	Severe (slope, shrink-swell)	Severe (slope, shrink-swell, low strength)	Severe (slope)	Severe (slope, percs slowly)
PaE					
SwB2	Severe (low strength, shrink-swell)	Severe (slope, low strength, shrink-swell)	Severe (low strength, frost action, shrink-swell)	3-8% slight	3-8% slight
SwC2				8-15% moderate	8-15% moderate
SwD2				moderate(slope)	15+%
SxB, SxC				15 + %	Severe (slope)
UsB	(see Appendix A)			Severe (slope)	

\*Reasons for limitation enclosed in parentheses

<sup>1</sup>Prepared by George A. Cummings, District Conservationist-USDA Soil Conservation Service.

It should be noted that the areas of critical and potentially critical slope stability identified on Figure 3 is for "informational purposes only" and that "verification of information shown on the map, relative to specific parcels, should be by geotechnical investigation."

Recently the Engineering Division of the Department of Public Works has contracted with the engineering firm of Sowers and Dalrymple to identify and map the landslide susceptibility of the entire city. The consultants map breaks the city into categories of low, moderate, moderately high and high degrees of landslide susceptibility. The consultants definition of these 4 degrees of susceptibility is included in Appendix A.

Within the planning area, the majority of the Kirby Valley and properties extending both southwest and southeast from the Raeburn Subdivision to Colerain and Virginia Avenues fall within the high and moderately high categories. These areas are highly susceptible to landsliding and generally follow the Kope formation between the 750 feet and 550 feet elevations. The remainder of the study area generally falls within the moderate category, primarily above the 750 feet and 800 feet elevations. Only the ridge top between the 850 feet and 925 feet elevations are considered to have a low susceptibility for landsliding, particularly the Raeburn Subdivision, the former Glenmary property and properties along the eastern edge of Colerain Avenue and North Bend Road. The reader should consult the 1"=2,000' scale or 1"=800' scale Landslide Susceptibility Maps for a more detailed analysis of the level of geotechnical investigations required within the planning area.

Six (6) landslides have been identified within the planning area (See Figure 3) through research conducted by the consultant engineering firm that prepared the Citywide Landslide Susceptibility Map for the Department of Public Works. Three (3) of these located at Kirby and Glenview Avenues, 5400 Kirby Road and 5083 Colerain Avenue are currently being monitored by the Highway Maintenance Division. Five (5) of these slide areas have occurred in the vicinity of apartment complexes constructed during the past two decades. All six (6) of the slide areas have occurred in areas having slopes 20% or greater, unstable soil types and classified as having a moderately high to high susceptibility for landsliding<sup>1</sup> due to "human disturbance and natural processes."

#### Vegetation and Tree Cover

The following brief discussion of vegetation and tree cover characteristics within the planning area is based on field surveys and interpretation of Black and White aerial photographs at a scale of 1 inch = 200 feet and 1 inch = 600 feet. In the future, the reader should consult the Urban Natural Areas Study, available July 1980, for a more detailed analysis. Three forest types dominate the northern portion of the planning area, particularly north of St. Anthony's Friary. Mature, successional and open forest types composed of well developed and mature deciduous trees mixed with scattered pockets of conifers are prevalent within the panhandle of Mt. Airy Forest, extending across Colerain Avenue, and in Bradford-Felters Tanglewood in the Kirby Road Valley. Trees in these

<sup>1</sup>Landslide Susceptibility Map of Cincinnati, Ohio, Department of Public Works-Division of Engineering, 1980.

three forest types range from 15 feet to 60 feet in height and primarily form a closed to partially closed canopy. Ground cover throughout this forest type is primarily undisturbed and composed of mixed native species.

Along the edges of these relatively undisturbed forest types and particularly where development has disturbed the natural setting are two other types classified as woodlands and savannah. The woodlands type consists of a mixture of native, naturalized and ornamental trees, generally less than 60 feet in height, and shrub growth that forms a partially closed canopy over disturbed ground cover. The savannah type consist of the same mixture but the trees and shrubs are widely scattered. These two types dominate the southern portion of the planning area particularly in the vicinity of St. Anthony's Friary, Raeburn Subdivision, Glenmary property and throughout properties west of Virginia Avenue and Kirby Road where varying densities of residential development have occurred or where land has been secured for the potential freeway and existing high-tension line right-of-ways.

#### IV. RECOMMENDATIONS

The following chapter summarizes the proposed hillside land use plan, zoning plan and hillside Environmental Quality District (EQ-HS 7) boundary and guidelines recommended by the City Planning Commission (CPC) staff for the Kirby Valley/Mt. Airy hillside planning area.

##### Proposed Land Use Plan

The recommended Kirby Valley/Mt. Airy Land Use Plan appears on Figure 4. The general pattern of land use recommendations is sympathetic to the potential demand for future residential development in appropriate locations. It also recognizes that future development must respect the sensitive and unstable characteristics of the hillsides as well as respond to the role of the hillsides as natural green edges that have traditionally defined the College Hill, Mt. Airy and Northside communities.

The Plan recommends that future residential development should primarily occur at a low density (R-3) and cluster, through Planned Unit Development (PUD), in a manner that is sensitive to the park and open space characteristics of Mt. Airy Forest, Bradford-Felterd Tanglewood, and the Kirby Road Valley.

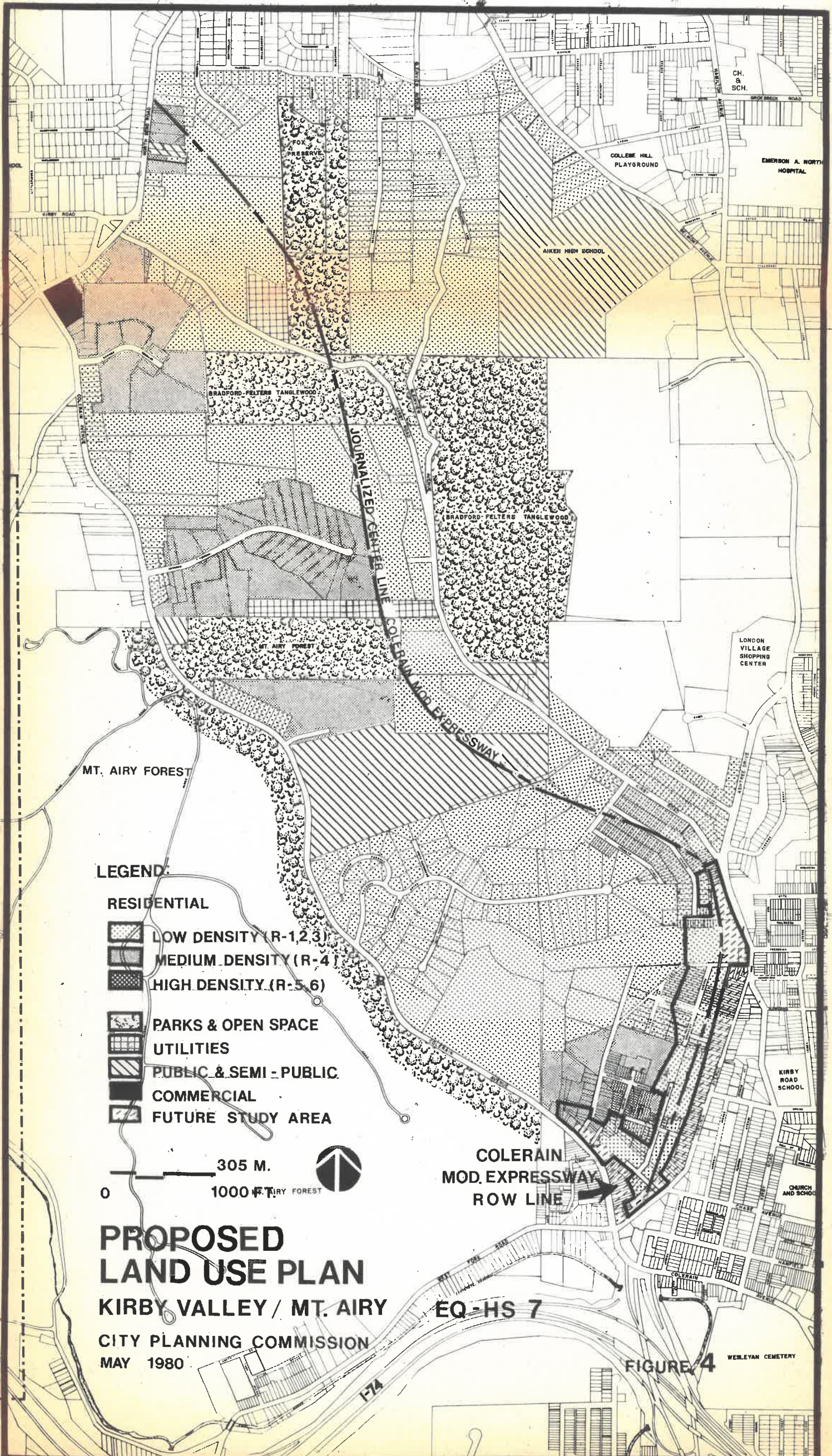
An increase in medium density (R-4) residential development is recommended for appropriate hillside properties that do not meet the minimum lot area requirements for Planned Unit Development (PUD), particularly in the vicinity of Leeper Street, Kentucky Avenue, Carlin Street, Washburn Street and Lambstone Street. Approximately 61 single family and two (2) two-family residences; many situated on parcels less than 1/2 acre, form an isolated residential pocket that is bordered to the west and north by two medium density (R-4) apartment complexes comprising 179 units. Since the majority

of these parcels are too small to permit Planned Unit Development, the existing R-4 zoning should be retained in order to stimulate assembly of these properties as they become available through attrition. The assembled properties would then offer opportunities for new apartment development subject to the development guidelines recommended for adoption as part of the proposed Kirby Valley/Mt. Airy EQ-HS 7 district.

The Plan also proposes alternative land uses, primarily low density (R-3) residential Planned Unit Developments, within the surveyed right-of-way and journalized center line of the proposed Colerain Modified Freeway. These recommendations recognize that the Colerain Corridor Study will probably begin in the near future and that State law requires the City to protect and acquire distressed properties within the right-of-way and 300 feet of the journalized center line as plotted on Figure 4. However alternative general land use recommendations seem appropriate, particularly if in the future the State Department of Transportation or City Council determines that the proposed freeway project should be abandoned.

The only other major land use recommendation is the addition of 32 acres of new park land along Kirby Road that would link the Fox Preserve to Bradford-Felters Tanglewood.

The Land Use Plan excluded properties zoned R-5, B-1, B-3, and B-4 that are situated south of Ashtree Drive and front the edges of Kirby Road, Virginia Avenue and Colerain Avenue up to Leeper Street (See Figure 4). Land Use recommendations for this area should be the subject of a future study since the current zoning covering these properties extends beyond the hillside planning boundary.



**LEGEND:**

**RESIDENTIAL**

- LOW DENSITY (R-1,2,3)
- MEDIUM DENSITY (R-4)
- HIGH DENSITY (R-5,6)

- PARKS & OPEN SPACE
- UTILITIES
- PUBLIC & SEMI - PUBLIC
- COMMERCIAL
- FUTURE STUDY AREA

0 305 M. 1000 FT.

**PROPOSED LAND USE PLAN**

**KIRBY VALLEY / MT. AIRY**

**CITY PLANNING COMMISSION**  
MAY 1980

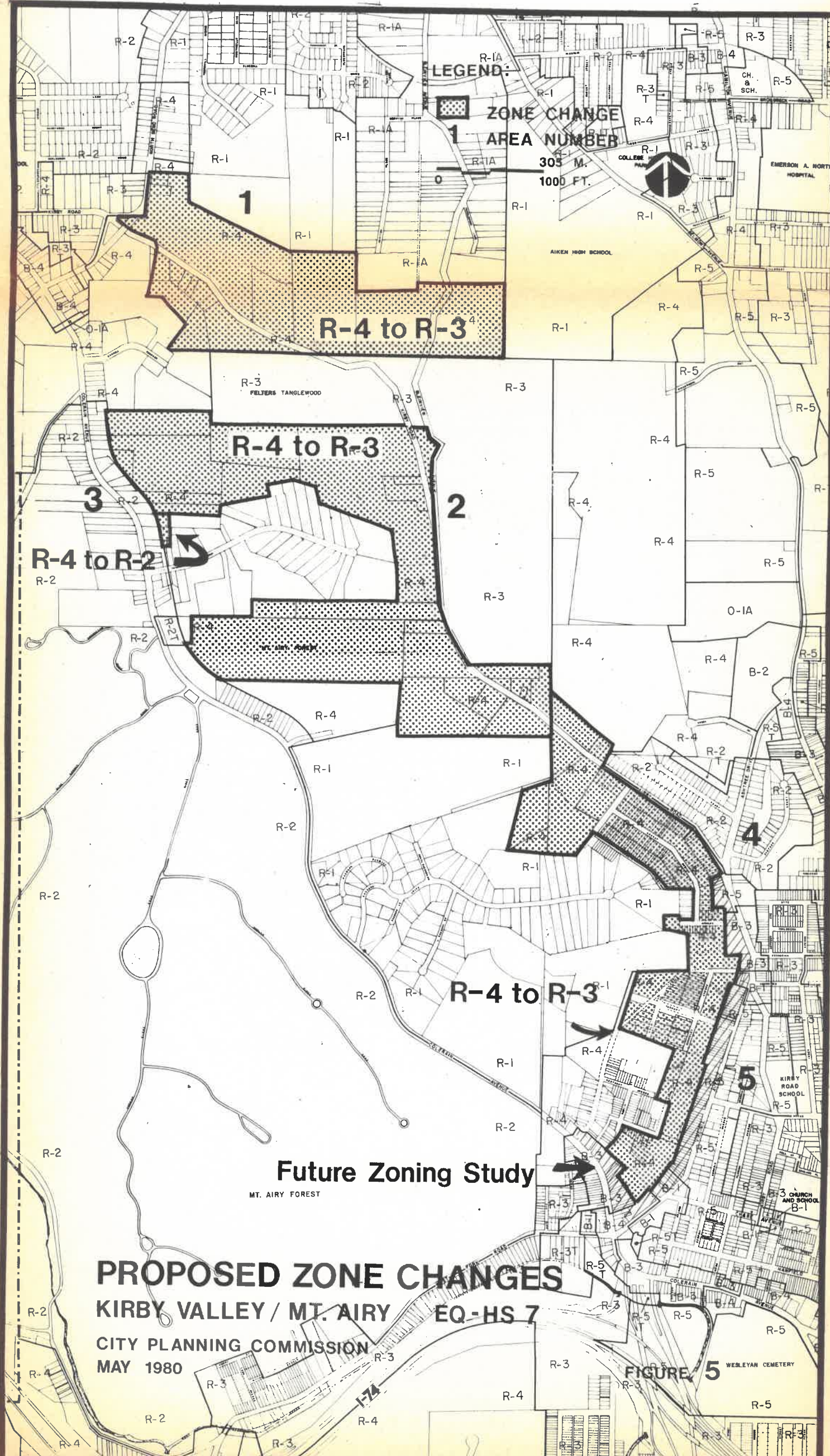
**COLERAIN MOD. EXPRESSWAY ROW LINE**

**EQ-HS 7**

**FIGURE 4**

142





LEGEND:

**ZONE CHANGE 1**  
**AREA NUMBER**

305 M.  
 1000 FT.

**1**  
**R-4 to R-3**

**2**  
**R-4 to R-3**

**3**  
**R-4 to R-2**

**4**  
**R-4 to R-3**

**5**  
**R-4 to R-3**

**Future Zoning Study**

**PROPOSED ZONE CHANGES**

**KIRBY VALLEY / MT. AIRY**

**EQ-HS 7**

**CITY PLANNING COMMISSION**  
**MAY 1980**

**FIGURE 5**

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To date only College Hill has a comprehensive community plan that has been accepted by the City Planning Commission (6/11/76). Mt. Airy and Northside are currently in the process of completing community plans that should be available for review during 1980.

The College Hill Plan's land use recommendations cover that portion of the hillside planning area north of Kirby Road and Bradford-Felters Tanglewood. The two land use plans are in general agreement in terms of recommended residential densities in the vicinity of North Bend Road, Bluebell Drive, Merryton Place and Glenview Avenue. However, the hillside land use plan does not support the College Hill Plans recreation and park/open space recommendations for the remaining properties fronting Kirby Road and adjoining the northern property line of Bradford-Felters Tanglewood, except for 32 acres east of the CG&E substation. Due to current budgetary constraints, the hillside plan recognizes that unless new sources of funding for acquisition and maintenance are available or the non-profit Hillside Trust intervenes with conservation measures, these properties should remain in private ownership with the intensity and quality of future development guided by the proposed Environmental Quality District guidelines.

The recommended Land Use Plan was presented to representatives from the College Hill, Mt. Airy and Northside communities on September 10, 1979. The Minutes from that meeting appear in Appendix B and later correspondence received from the communities concerning the hillside planning study appears in Appendix C.

Proposed Zone Changes

The proposed zone changes that support the Kirby Valley/Mt. Airy Land Use Plan appear on Figure 5. The following describes each of the proposed zone changes in terms of the CPC staff recommendation; location (the Area No. is keyed to Figure 5); property description (existing use and acreage); potential number of dwelling units permitted under the existing zoning and recommended zoning; and a summary of the considerations supporting the CPC staff recommendations:

Area No. 1

CPC staff recommendation - R-4 to R-3

Location - North of Bradford-Felters Tanglewood and west of Aiken High School. Includes properties east and west of lower Glenview Avenue and northeast and southwest of Kirby Road up to North Bend Road.

Property description - 7 single-family (26 acres)

- 2 two-family (.5 acres)

- CG&E substation (6 acres)

- Vacant (46 acres)

Total - 78.5 acres

Permitted R-4 (Reg.) dwelling units - 1,254

Recommended R-3 dwelling units - 784

- Considerations - Many slopes exceed 20%
- Moderate to high potential for landslides
  - Severe land use limitations due to Eden and Switzerland soils
  - Limited potential for additional residential development except along narrow ridge-tops

Area No. 2

CPC staff recommendation - R-4 to R-3

Location - Southwest of Bradford - Felters Tangletwood, north of St. Anthony's Friary and east of Colerain Avenue.

- Property description - 8 single-family (16.6 acres)
- Undeveloped rear portion of apartment complex (8.8 acres)
  - Transmission line right-of-way (8.2 acres)
  - Park (30.5 acres)
  - Church (1.1 acre)
  - Acquired for proposed Colerain Modified Freeway right-of-way (19.7 acres)
  - Vacant (52.8 acres)

Total - 137.7 acres

Permitted R-4 (Reg.) dwelling units - 2,387

Recommended R-3 dwelling units - 1,241

- Considerations - Severe terrain
- Many slopes exceed 20%
  - High potential for landslides
  - Kope present
  - Severe land use limitations due to Eden and Switzerland soils
  - Extremely limited potential for additional residential development

Area No. 3

CPC staff recommendation - R-4 to R-2

Location - Northeast of Colerain Avenue and Hawaiian Terrace intersection

Property description - Rear 3 single-family (.27 acres)

- Rear 2 two-family (.2 acres)

Total - .47 acres

Considerations - Frontage of these properties currently zoned R-2.

Area No. 4

CPC staff recommendation - R-4 to R-3

Location - Southeast of St. Anthony's Friary and Raeburn Drive subdivision, southwest of Kirby Road and northwest of Virginia Avenue.

Property description - 37 single-family (10 acres)

- 5 two-family (.9 acres)

- 3 four-family (.5 acres)
- 1 six-family (.15 acres)
- Church (.2 acres)
- Acquired for proposed Colerain  
Modified Freeway right-of-way  
(41.6 acres)
- Vacant (18.8 acres)

Total - 72.1 acres

Permitted R-4 (Reg.) dwelling units - 1,237

Recommended R-3 dwelling units - 773

- Considerations
- Many slopes exceed 20%
  - Moderate to high potential  
for land slides
  - Kope present
  - Severe to moderate land use limitations  
due to Eden, Pate, Bonnell and Martinsville  
soils
  - Large tracts of land assembled for proposed  
Colerain Modified Freeway
  - Potential for future Planned Unit Development

Area No. 5

CPC staff recommendation - R-5, B-1, B-3 and B-4 to remain  
(subject to future study)

Location - Kirby Road between Ashtree Drive and Virginia Avenue,  
Virginia Avenue between Kirby Road and Colerain Avenue,  
Colerain Avenue between Leeper Avenue and Virginia  
Avenue

Considerations - These zones extend outside the hillside planning area and therefore should be studied in their entirety as part of a comprehensive zoning study of Northside.

As indicated in the preceding descriptions of the proposed zone changes, approximately 4878 additional dwelling units could be constructed under the permitted R-4 zoning as compared to 2798 additional dwelling units permitted under the proposed R-3 zoning. Both figures are probably unrealistic due to the severe terrain and unstable soils and bedrock geology present in the Kirby Valley, but they do however serve as indicators as to the potential intensity of future development. It is also apparent that under the proposed R-3 zoning significant attached residential development could take place, particularly through Planned Unit Development (PUD), on lots of 100,000 square feet or more. Through PUD, properties could be developed "in a manner not permitted by the existing district regulation, without detriment to neighborhood properties, when such property has significant tree cover or unusual topography."

The description of the proposed land use plan indicated that to date, only College Hill has a community plan approved by the City Planning Commission. A number of proposed zone changes were recommended by the plan and considered by the City Planning Commission on April 21, 1978. One of the proposed changes recommended rezoning of Bradford-Felters Tanglewood from R-4 to R-3. The Commission approved this zone change with the understanding that it was "a first step in reconsidering the entire Kirby Valley zoning."

The portion of proposed zone change No. 1 (R-4 to R-3), north of Kirby Road and Bradford-Felters Tanglewood, is in agreement with the College Hill Plan.

The other three (3) recommended zone changes are outside of the College Hill Plan, but they consider the remainder of the R-4 zoning within the Kirby Road Valley.

The proposed zone changes were presented along with the land use plan to representatives of the College Hill, Mt. Airy and Northside communities at the September 10, 1979 meeting. The minutes from this meeting appears in Appendix B and later correspondence in Appendix C.

#### Proposed EQ-HS Boundary and Guidelines

The proposed Kirby Valley/Mt. Airy EQ-HS 7 district boundary is shown on Figure 6. On May 16, 1978, a joint correspondence was received from the College Hill, Mt. Airy and Northside communities requesting the establishment of an EQ-HS district. This correspondence, which appears in Appendix D, defined the general boundaries for the proposed EQ-HS district. This boundary was later refined by the City Planning Commission staff and presented along with the land use plan and proposed zone changes to the appropriate community representatives for their consideration on September 10, 1979. The minutes from that meeting appear in Appendix C and later correspondence received from the communities supporting the establishment of the Kirby Valley/Mt. Airy EQ-HS 7 (See Figure 6) appears in Appendix D.

Approximately 78% or 570 gross acres of the proposed Kirby Valley/Mt. Airy EQ-HS 7 are within the Mt. Airy Forest (10), Kirby Avenue Valley (11) and Spring Grove (12) hillside areas identified in Chapter 34 of the Zoning Code. Since the eastern portion of Bradford-Felters Tanglewood is visually related and flanks the Kirby Avenue Valley, it was included within the boundary even though it is part of the Spring Grove hillside area. The remaining 22% or 155 gross acres

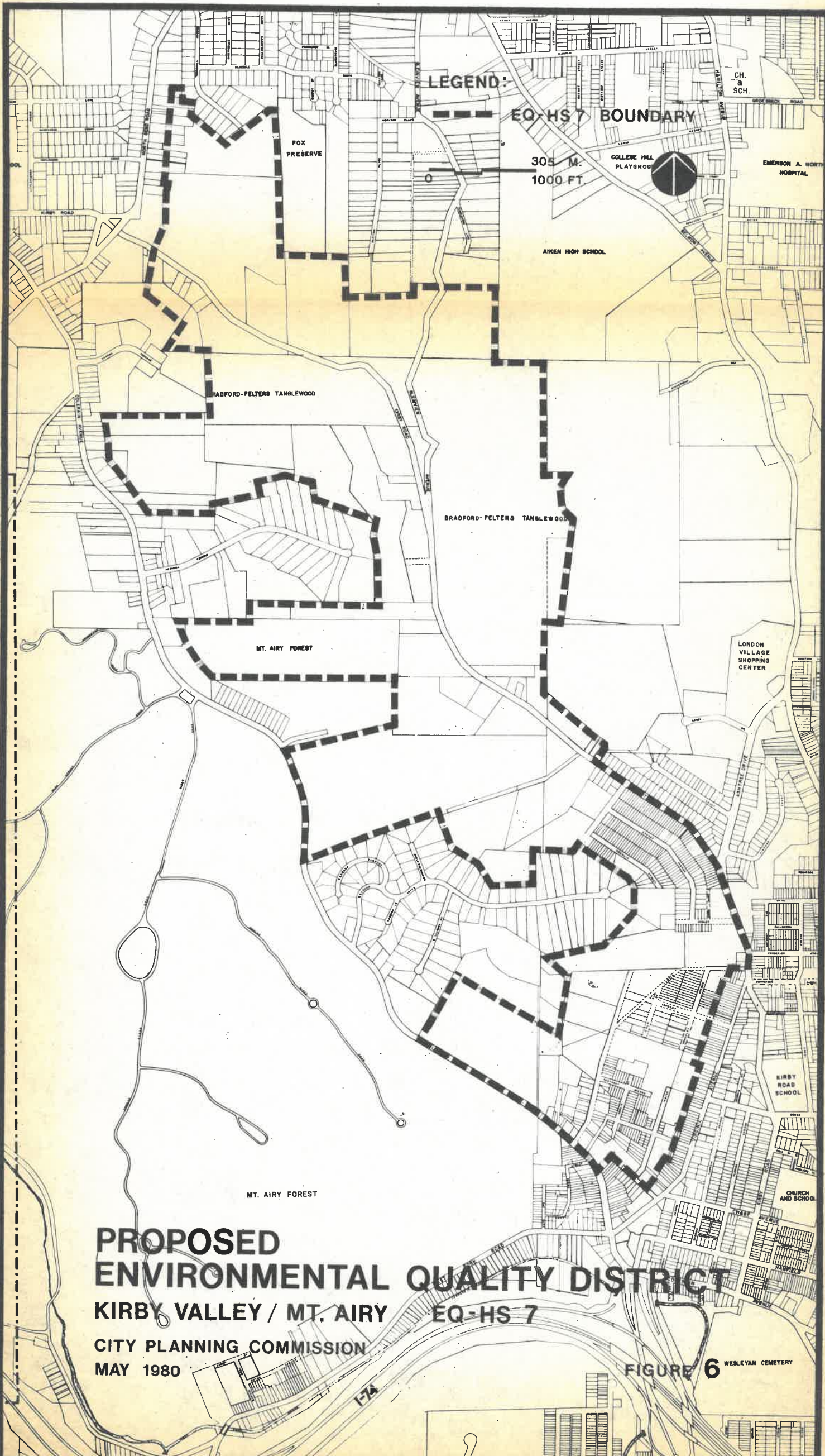


includes some slopes greater than 20%, Kope geologic formation, substantial natural wooded cover and in many cases functions as a community separator or is located in a valley below the hillside.

A total of 194 properties are involved with approximately 60% of these, or 122 acres, being used for residential purposes containing 105 single-family uses, eight (8) two-family uses and nine (9) multi-family uses (233 units). There are also 364 acres of vacant land, 58 acres acquired for the proposed Colerain Modified Freeway, 132 acres of park land, 43 acres of public and semi-public uses and 6 acres of utilities. The general residential density within the proposed district boundary varies considerably but overall it is approximately two (2) dwelling units per acre. The underlying zoning consists of R-1, R-1A, R-3, R-4, R-5 and B-3. Under the existing conventional zoning, approximately 5,226 additional dwelling units could be developed on vacant land within the proposed EQ-HS boundary.

As indicated earlier, slopes within the proposed EQ-HS boundary range between 3% and 60% with the majority of the area being between 15% and 40%. Kope bedrock formation in combination with the Eden, Bonnell, Pate and Switzerland soil types are common throughout the area. Due to these slope and soil characteristics, there is a moderate to high potential for landsliding.

The development guidelines recommended to be included in an ordinance applying an EQ-HS district to the Kirby Valley/Mt. Airy hillsides appear on the following pages. These guidelines were developed by the Mt. Airy Town Council and have been approved, see correspondence in Appendix D, by the College Hill Forum and the Northside Community Council.



LEGEND:

EQ-HS 7 BOUNDARY

305 M.  
1000 FT

**PROPOSED ENVIRONMENTAL QUALITY DISTRICT**

**KIRBY VALLEY / MT. AIRY EQ-HS 7**

**CITY PLANNING COMMISSION  
MAY 1980**

**FIGURE 6** WESLEYAN CEMETERY

202

On December 19, 1979 at the College Hill Town Hall, see notice appearing in Appendix E, the CPC held a staff hearing on the establishment of the proposed Kirby Valley/Mt. Airy EQ-HS boundary. A summary of this staff hearing also appears in Appendix E. There were no opponents at the hearing but several adjustments concerning the boundary were recommended. These included modification of the boundary to incorporate a greater portion of the former Glenmary property, consisting of steep slopes and unstable soil types, and to eliminate a relatively flat portion of the Gerbus property fronting North Bend Road. The proposed EQ-HS boundary appearing in Figure 6 includes these modifications.

ENVIRONMENTAL QUALITY DISTRICT

DEVELOPMENT GUIDELINES REPORT

(pursuant to Section 3405.3, Zoning Code)

DISTRICT: Environmental Quality Hillside No.            EQ-HS No.            District

AREA: Hillside Kirby Valley/Mt. Airy

DATE OF PLANNING COMMISSION  
APPROVAL/RECOMMENDATION: \_\_\_\_\_

CITY COUNCIL ADOPTION DATE: \_\_\_\_\_ Ord. No.: \_\_\_\_\_

REVIEWING AUTHORITY: City Planning Commission Staff  
(pursuant to Sec. 3405.2(a)).

I. BOUNDARY MAP

Attached to this report is an accurate plat of the territory described as EQ-HS #    District (Kirby Valley/Mt. Airy).

II. DISTRICT DESIGNATION STATEMENT

- A. EQ-HS #    District includes the areas identified as Mt. Airy Forest (#10) and Kirby Avenue Valley (#11) in Section 3402.2(c) and contains four of the six characteristics set forth in Section 3403.2(b) of the Zoning Code.
- B. The quality of the urban environment will be protected and enhanced by development which protects the distinctive environmental characteristics, such as the hillside slopes, the streams, the natural wooded areas, the trees and lawns around buildings, and the views over valleys.
- C. It is necessary that development controls over and above the controls provided by existing zoning provisions be adopted to protect the quality of the environment.

III. DEVELOPMENT GUIDELINES

The following statements are designed as guidelines rather than regulations for determining impact of a proposed physical improvement on the quality of the environment within the subject EQ-HS #    District.

A. General Guidelines

The guidelines as set forth in the "Cincinnati Hillside Development Guidelines" prepared by the Cincinnati Institute for the City Planning

Commission, December 1975 are hereby incorporated in the ordinance creating EQ-HS # District.

B. Specific Guidelines

The following specific guidelines are hereby incorporated in the ordinance creating EQ-HS # District:

1. Buildings should be planned and designed to relate well to other buildings in order to complement them, not neglect them, using colors, texture, choices of building shapes, sizes, orientation, and exterior building materials, and treatments to be harmonious with other buildings and the hillside environment.
2. Buildings should be planned in irregular forms (units, modules) to reflect the scale and proportions of houses and trees, with planting which overlaps building edges, and, if constructed on the side of a hill, they should be staggered vertically in steps according to topography in order to conform to the slope of the slope of the hill.
3. Cuts in the hills should not be made if they would leave cliff-like vertical slopes, nor should excessively high retaining walls be used. Employ methods and machines which match the grain and scale of the terrain being modified.
4. Respect the site's conditions or steepness, soil, bedrock, and hydrology so as to insure hillside stability both during and after development. A qualified engineering geologist and a soils engineer must complete a survey of each project prior to development.
5. Buildings should be planned to fit into the hillsides rather than altering the hillsides to fit the buildings. This should be accomplished with as little cutting as necessary for foundations, parking, and access drives.
6. Multi-building development should be planned with buildings in clusters where such arrangement will help to minimize changes in the topography and reduce destruction of trees.
7. The natural appearance of the hillside and ecological equilibrium should be maintained by respecting existing vegetation as well as tree planting and other landscape measures.
8. Buildings should be planned and designed to take advantage of views without obstructing the valley views from other buildings within the district.
9. Because hillside buildings are frequently seen from above and at close range, their roofs should be designed with the same sensitivity as their facades. Rooftop utilities should be avoided or screening provided or some form of sound control, or otherwise integrate them into the rooftop.

10. Historic site and functional site features such as old buildings and retaining walls should be retained and restored.
11. Where possible, utility connections should be located underground.
12. To encourage quality building construction and environment for all residential development adequate off street parking must be provided with landscaping to screen the parking area from main traffic routes. Landscaping, paving, lighting, walkways and other urban amenities must be provided in a manner that will respect the environment.
13. Where multi-family units are built, off-street contained play areas should be provided that are landscaped yet safely designed.
14. Signs should be harmonious with the architecture of the buildings on which they are located. Whenever possible, signs should be flat against the building or erected in such a location as not to obstruct the view of traffic.
15. None of the above is to be construed to prevent or inhibit implementation of the recommendations of the Colerain Corridor Transportation Study currently being conducted by the City, State, and Federal governments.



March 13, 1980

## INTRODUCTION

The Hamilton County Soil and Water Conservation District has received a request from Bob Duffy, City Planner, Cincinnati City Planning Commission for soils data on Kirby Valley - Mt. Airy proposed Environmental Quality District. The site is located on the east side of Colerain Avenue, west of Hamilton Avenue, south of North Bend Road, and north of Virginia Avenue.

## FINDINGS

The soils found on this site are as follows:

EcE2	Eden silty clay loam, 25 to 40 percent slopes
EdF(EdF2)	Eden flaggy silty clay loam, 40 to 60 percent slopes
EeD	Eden-urban land complex, 15 to 25 percent slopes
HrD	Bonnell silt loam, 15 to 25 percent slopes
PaD	Pate silty clay loam, 15 to 25 percent slopes
PaE	Pate silty clay loam, 25 to 35 percent slopes
SwB2	Switzerland silt loam, 3 to 8 percent slopes, eroded
SwC2	Switzerland silt loam, 8 to 15 percent slopes, eroded
SwD2	Switzerland silt loam, 15 to 25 percent slopes, eroded
SxB	Switzerland-urban land complex, 3 to 8 percent slopes
SxC	Switzerland-urban land complex, 8 to 15 percent slopes
UsB	Urban land - Martinsville complex, 3 to 8 percent slopes

## SOILS DESCRIPTION

The EDEN SOILS are moderately steep(EeD), steep(EcE2), and very steep(EdF2), located on upland hillsides. Most areas are eroded and dissected by shallow drainageways. Intermittent sidehill seeps from water seeping along the surface of the nearly impervious shale bedrock commonly occur. Many areas are scarred by both old and recent landslides.

The typical profile for the EcE and EeD soils has a surface layer of about 5 inches and at a depth of 28 inches, the substratum is calcareous flaggy clay shale and light gray thin bedded limestone bedrock.

The EdF2 soil at a depth of 21 inches has flaggy clay shale and thin bedded limestone bedrock. Root development is restricted by the shale and limestone



bedrock wherever it occurs in the 20 to 40 inch depth range.

This soil is poorly suited for most urban uses due to steep slopes and limited depth to bedrock. It is subject to slip if fill is put on top of it, or the toe of the slope is undercut or surface or groundwater saturates the area.

The BONNELL SOIL is steep and formed in thin layers of loess and underlain glacial till on uplands. The surface layer is approximately 9 inches deep and a fragipan layer is located between the depths of 9 to 36 inches which restricts drainage. This soil is poorly suited for urban uses due to slope, and a moderate to high shrink-swell potential.

The PATE SOILS are moderately steep(PaD), and steep(PaE) on colluvial positions on lower hillslopes. These soils are associated with the Kope Bedrock Formation which is about 75 percent shale. Many areas are scarred by both old and recent landslides or slips. A few areas have bedrock outcrops.

The surface layer is approximately 10 inches thick and the subsoil about 44 inches thick. Permeability is slow or very slow. The subsoil of this soil is highly corrosive to steel structures. The soil is severely limited for most urban uses due to steep slopes, too clayey in the subsoil and low strength in the solum. It is one of the most slip prone soils in the county, especially if fill is loaded on top of it, or the toe of the slope is undercut or surface or groundwater saturates the area. The solum has low strength and will need to be improved or replaced by a suitable base material if local roads are to function properly. Cuts made into this soil will yield a clayey material with large flagstones that is sticky when wet and hard when dry. It is difficult material to grade or dispose of.

The SWITZERLAND SOILS are gently sloping(SwB2, SxB), strongly sloping (SwC2, SxC), and moderately steep on upland ridges and on hillsides. Permeability is moderate in the upper part of the solum and slow in the lower part. The silty upper part is very erosive when unprotected. The clay textured lower subsoil has a high shrink-swell potential and the very strongly acid portion of the subsoil is highly corrosive to concrete structures and pipes. The silty surface layer has a high potential frost-action.

Slope, low strength, high shrink-swell, potential frost-action and too clayey in the subsoil severely limits this soil as a building site. Local roads can be improved by replacing the silty, low strength surface layer and upper subsoil with a suitable base material. Also, footers and foundations should be placed below potential high frost-action and should be designed to resist high shrink-swell in the clayey portion of the subsoil.



The MARTINSVILLE SOIL is a deep, well drained soil formed in stratified loamy sediments on terraces. This soil has moderate permeability, and moderate frost-action potential.

The Martinsville soil has moderate potential for building sites because of shrink-swell, low strength and frost-action.

See Page 4 for Land Use Limitation Chart

A rating of SLIGHT indicates that soil properties and site features are generally favorable for the indicated use and limitations are minor and easily overcome.

A rating of MODERATE indicates that soil properties or site features are not favorable for the indicated use and special planning design or maintenance is needed to overcome or minimize the limitations.

A rating of SEVERE indicates that soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance are required. Special feasibility studies may be required where the soil limitations are severe.

#### RECOMMENDATIONS

1. Grading

If areas are to be cut and filled, small tracts of land should be developed to prevent severe erosion problems from occurring. Fill and cut slopes should be seeded immediately after construction.

2. Seeding

A grass mixture of Rye or Wheat at 3 lbs. per 1000 sq.ft. should be seeded for a temporary grass cover. A grass mixture of Tall Fescue at 1 lb. per 1000 sq.ft. or a mixture of Kentucky Blue grass, Perennial Ryegrass and Red Fescue at 1 lb. per 1000 sq.ft. can also be used.

An asphalt emulsion may be used to hold the seed, straw and fertilizer in place.

An alternative to seeding is to use sod staked in place.

3. Retention and Sediment Basins

To prevent flooding and siltation problems downstream retention and sediment ponds should be constructed. After construction, the pond should be maintained.

See Page 5

LAND USE LIMITATION CHART\*

Soil	Dwellings without Basements	Dwellings with Basements	Roads and Streets	Lawns & Landscaping	Picnic Areas
EcE2	Severe(slope, low strength)	Severe(slope, low strength)	Severe(slope, low strength)	Severe (slope)	Severe (slope)
EdF2					
EeD					
HrD	Severe(slope, shrink-swell)	Severe(slope, shrink-swell)	Severe(low strength, slope, shrink-swell)	Severe (slope)	Severe (slope)
PaD					
PaE	Severe(slope, shrink-swell)	Severe(slope, shrink-swell)	Severe(slope, shrink-swell, low strength)	Severe (slope)	Severe (slope, percs slowly)
SwB2					
SwC2	Severe(low strength, shrink-swell)	Severe(slope, low strength, shrink-swell)	Severe(low strength, frost action, shrink-swell)	3-8% slight	3-8% slight
SwD2				8-15% moderate	8-15% moderate
SxB,SxC				15 + %	ate(slope) 15 + %
				Severe(slope)	Severe(slope)

\*Reasons for limitation enclosed in parenthesis

4. Trees

Specimen trees should be protected by tree wells and/or snow fences. No grading of soil should be more than 6 inches over tree roots to be saved.

5. Drains

All buildings with basements should have footer drains with a minimum coverage of 5 feet of gravel over the drain.

If there are any questions, please contact the S.C.S. office. This report written by:

*G. A. Cummings*

George A. Cummings  
District Conservationist  
Soil Conservation Service  
Endicott Building, Office K  
Cincinnati, Ohio 45218  
825-9765

October 25, 1979

Mr. Robert Duffy  
City Planner  
Room 222, City Hall  
Cincinnati, Ohio 45202

Dear Mr. Duffy:

This is in response to your letter of October 12 concerning 1) our comments on the proposed Kirby Valley zone changes, EQD and land use plan, and 2) our recommendations on time, locations and number of hearings.

#### Hearings

As a first step, we recommend a joint hearing on the Kirby Valley EQD only which should involve Mt. Airy, College Hill, Northside and interested property owners. As discussed during our phone conversation on this date, we will help coordinate this with you and the other councils.

Land use and zoning changes should be handled at a subsequent hearing, after the EQD has been resolved. We understand that the November 12 target for hearings must be re-negotiated.

#### Comments on the Kirby Valley EQD

The proposed boundaries generally are acceptable.

#### Comments on Proposed Land Use

Two parcels along North Bend Road are keyed as high density R-5,6 (see attachment). This does not reflect current use and any changes along these lines have not been discussed by planning staff (Mr. Hoffman) at past meetings with MATC. If these are not errors, then we need to talk further before proceeding with hearings on this proposal.

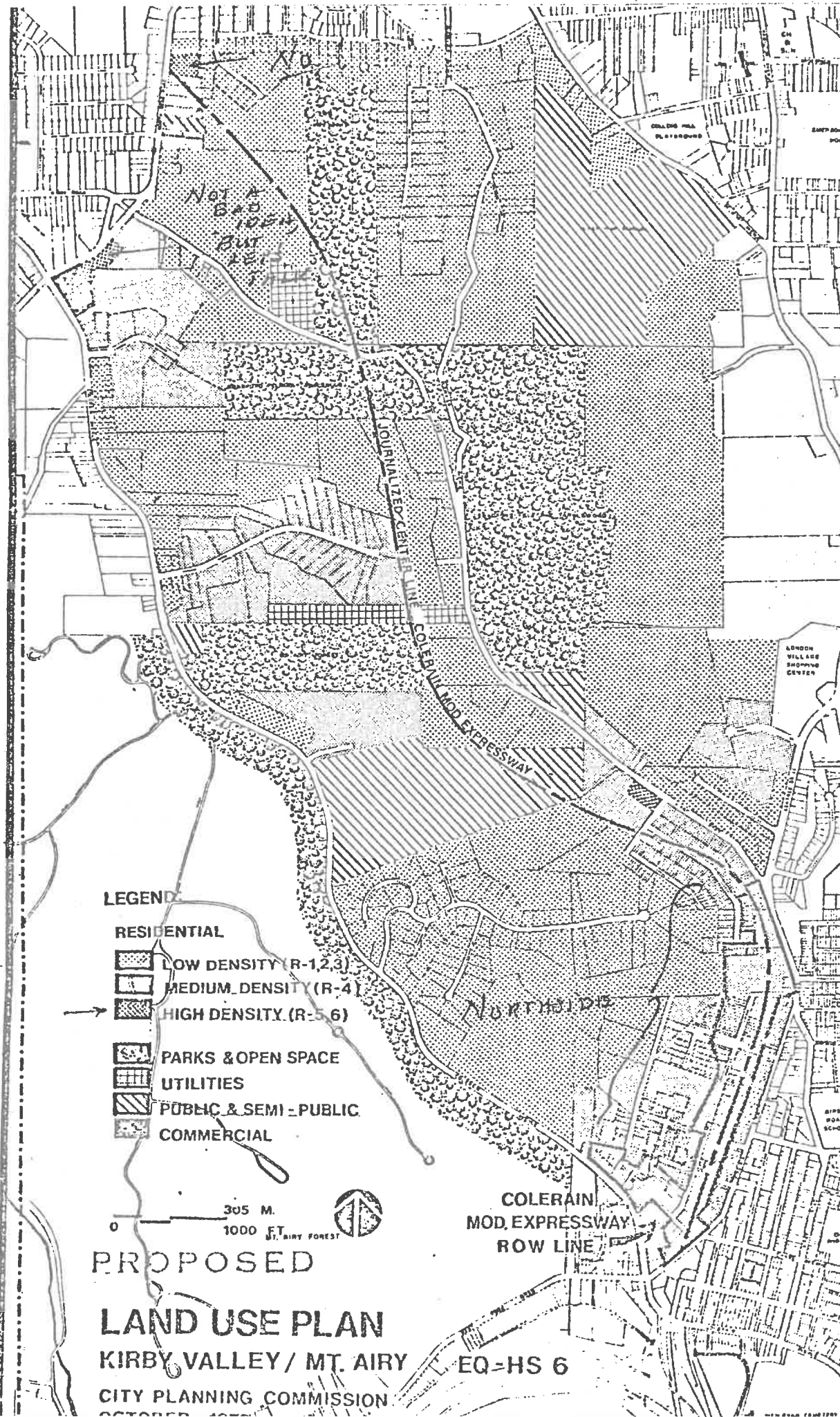
#### Proposed Zone Changes

Mapped changes in the North end of Kirby Valley do not accurately reflect results of joint planning efforts, over the past year, involving Mr. Hoffman and the MATC Zoning/Land Use Committee. We recognize that some change in approach for rezoning the parcels off Colerain may be appropriate because of adoption of PUD. However, we believe that upgrading of the parcel at North Bend and Kirby (Gerbus) to R-3 is not a viable change and not consistent with our current plans. The final recommendation for this parcel must hinge on EQD coverage. Meanwhile, we urge that you discuss this zone change with Mr. Hoffman.

  
Ron Downey

M.A.T.C. Board of Directors




cc: Mr. Erwin Hoffman (City Planning); Mrs. G. Besl (Chir., MATC Land Use/Zoning); Dr. A. Sikic (Chair., MTAC Environment); College Hill Forum; Northside Community Council; Mary Fitzpatrick; Don Bradt




NOT A  
BAD  
IDEA  
BUT...

**LEGEND**

**RESIDENTIAL**

-  LOW DENSITY (R-1,2,3)
-  MEDIUM DENSITY (R-4)
-  HIGH DENSITY (R-5,6)

-  PARKS & OPEN SPACE
-  UTILITIES
-  PUBLIC & SEMI-PUBLIC
-  COMMERCIAL

0 305 M. 1000 FT. 

**PROPOSED**

**LAND USE PLAN**

**KIRBY VALLEY / MT. AIRY**

**COLERAIN  
MOD. EXPRESSWAY  
ROW LINE**

**EQ-HS 6**

**CITY PLANNING COMMISSION**

# FORUM

college  
hill

COLLEGE HILL TOWN HALL, 1805 LARCH AVENUE, CINCINNATI, OHIO 45224  
P.O. BOX 24086

## REAL ESTATE COMMITTEE

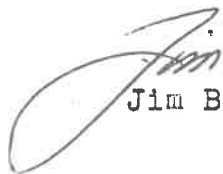
1 August 1979

Erwin E. Hoffman  
Administrator  
Land Use and Zoning  
City Planning Commission  
City Hall  
Cincinnati, Ohio 45202

Mr. Hoffman,

This letter is to inform you that the Mount Airy Town Council and the College Hill Forum are in complete agreement on the guidelines set forth for the Kirby Road E.Q.D. area.

Sincerely,



Jim Bodmer

RECEIVED

AUG 3 1979

CITY PLANNING COMMISSION  
BY \_\_\_\_\_



**MT. AIRY TOWN COUNCIL**  
**P. O. BOX 24013**  
**CINCINNATI, OHIO 45224**

August 17, 1979

Mr. Irwin E. Hoffman  
Administrator  
Land Use and Zoning

Dear Mr. Hoffman,

Mr. Sikic, before leaving on vacation, asked me to notify you that Mt. Airy, College Hill, and Northside are in agreement about specific guidelines to be incorporated in the ordinance creating an EQ-HS District in our area.

A copy of his letter to the Forum representative and the reworded guidelines are enclosed.

The communities request that your office proceed with the EQ-HS immediately.

Thank you for your assistance.

Sincerely,

*Mary Niehaus*

Mary Niehaus,  
MATC community support worker  
542-0992

2 enclosures

P.S.: The hillsides-parks-open space chapter for the Mt. Airy community plan will be subject to a public hearing Thursday, Sept. 13, at 8 p.m. at Little Flower School. The land use and zoning chapter will be reviewed Sept. 26 - Wednesday- at 7:30 p.m., probably at United Methodist Church.

Notice of a Public Hearing  
by the Staff of the City Planning Commission  
on the Establishment of an Environmental Quality-Hillside District  
in the Kirby Road Valley  
December 10, 1979 - 7:30 P.M.

College Hill Town Hall  
1805 Larch Ave. at Belmont  
Ground Floor - East Entrance

The staff of the City Planning Commission will hold a public hearing on Monday, December 10, on a proposal to establish an Environmental Quality-Hillside District (EQ-HS District) for the Mt. Airy/Kirby Valley Hillside. The boundary of the proposed Mt. Airy/Kirby Valley EQ-HS District is shown on the attached map. The purpose of the hearing is to obtain individual and community response to the proposed change to be used in developing a recommendation to the City Planning Commission.

Meaning of the EQ-HS District

The establishment of an EQ-HS District would mean that any permits for new building construction or additions and any development involving any cut or fill would be subject to a review by a hearing examiner to determine compatibility with environmental guidelines. The purpose of such a review is to determine whether sufficient efforts are being made to protect hillsides containing natural wooded cover, to assure that the new construction is compatible with the environment, to insure slope stability and to preserve views.

Any written statement to the City Planning Commission is welcomed and should be sent to Room 232, City Hall. If there are questions, please address them to Mr. Hoffman or Mr. Meyer at 352-3475.

THE CITY PLANNING COMMISSION

*Erwin E. Hoffman*  
 Erwin E. Hoffman  
 Chief City Planner

EEH:RJD:bag



Summary of a staff hearing held on Monday evening, December 10, 1979 at the College Hill Town Hall, concerning the establishment of an EQD on the College Hill and Mt. Airy area.

In attendance were approximately 30 persons having been invited by notice sent to them. Mr. Robert Brodbeck represented the Planning Commission. Staff members present were Mr. Herbert W. Stevens, Mr. Erwin E. Hoffman, Mr. Lee Meyer, Mr. Robert Duffy, Mr. Ron Docter, Ms. Mobi Yousri and Mrs. Claire Oldendick.

Mr. Stevens opened the meeting by giving an explanation of the EQD system.

PROPONENTS:

Mary Fitzpatrick, 5238 Ponderosa Drive, 45239

- president of the Mt. Airy Town Council.
- read a letter from the Mt. Airy Town Council pledging their support of the EQD for the area.
- we will work with the Planning Commission and neighboring communities of College Hill and Mt. Airy on the implementation of the EQD system.
- we are not opposed to development, but we would like the kind of development that would have some controls over it and the EQD will do that.
- we wish to preserve the natural beauty of the area.
- we are opposed to swimming pools and apartment complexes sliding down our city's hills.

Jim Bodmer, 1631 Harbeson, 45224

- of the Real Estate division of the College Hill Forum.
- the College Hill Forum is in complete support of an EQD for the Kirby Road Valley.
- we want to emphasize the fact that we are not trying to discourage anyone from developing the area, but we would like it developed properly.

Betty Pape, 4537 Westview, 45223

- representing the Northside community.
- the quality of the valley is unique, it is untouched and undeveloped.
- a study has been in progress since the Colerain Modified Expressway was begun.
- some sort of protection is needed for the area.
- because of the density problem, we would ask for a zone change from R-5 to R-3 along the west side of Virginia Avenue, or have it included in the EQD.

Ron Downing, 5512 Kirby Avenue, 45239

- member of the Mt. Airy Town Council.

- as long as the developer was tied to a development plan, it made sense for the old Glenmary property not to be included in the EQD; however, if there is no understanding with the new developer, then the old Glenmary property should be included in the EQD.

Agnes E. Brienza, 4772 S. Raeburn, 45223

- include at least the part of the old Glenmary property with 20% slope or greater in the EQD area.

James Loeb, 2140 Raeburn, 45223

- I am a property owner on Raeburn.
- I would go along with the idea of including Glenmary in the EQD area.
- I would like to be notified when the meeting is to be held on the changing of the boundary lines around Raeburn Avenue.

Henry Gerbus, 2461 North Bend Road, 45239

- our property runs to the center of North Bend Road.
- since we are on top of the hill, the first 300 feet abutting North Bend Road should be exempt from the EQD.
- the flat land should be left out of the EQD.
- it is urgent to adopt the EQD system because of the amount of damage done on Kirby Road and to protect the hillside.
- I am in support of the EQD system.

OTHERS:

Stuart Faber, 734 Buff Court, 45231

- I represent the Raeburn Company, owners of part of the development on the old Glenmary property.
- the subdivision plan has already been approved.
- much of the grading is complete and most water and sewer lines are in.
- I am in favor of the flexibility that the EQD can give; however I am opposed to the arbitrariness of the EQD guidelines.
- some unusable lots under existing zoning regulations would become usable under EQD.
- I am concerned about adopting this type of program as I believe the guidelines are prejudiced as to what can and cannot be done.
- my company has only residual interest in this land.

Mrs. R. Caldwell, 4667 Kirby Road, 45223

- what does all this (the EQD legislation) mean to me, I do not understand any of it?  
Answer - if the land behind your property is to be developed, the development would have to be approved first.
- if someone wanted to build on land that had slid, could they do so? Answer - yer, if properly done.
- what will happen if more water comes down the hill?

Rev. J. Fitzpatrick, 5000 Colerain Avenue, 45223

- how old is the Planning Commission and how much clout does it carry?
- how old is the EQD system?
- Mr. Brodbeck explained the procedures of the City Planning Commission.

Roger Kirschner, 4951 Kirby Avenue, 45223

- what are the restrictions on run-off water and storm sewers, do you control these?
- if an apartment building on a hillside started slipping and the land became vacant, how would that land be controlled?
- I am very concerned about the run-off water coming down the hill from the apartment buildings built above.
- would it be possible for someone to cut down all of the trees on their own property?  
Answer - yes.

Joan Hensley, 5300 Kirby Road, 45223

- I own 15 acres of wooded land close to the Gas and Electric substation.
- if it is decided by other property owners that they prefer my land stay as wooded area, under the EQD system, could I still develop it? Answer - yes.

Mr. Sam L. Brown, 5634 Helen Street, 45216

- I own property in the area and I would like to know why the State of Ohio or the City did not buy it when they were acquiring property for the expressway system.
- they made me have my house demolished and the basement area filled in; however, they did not buy the land.

Thomas Gray, 4649 Kirby Road, 45223

- I would like a notice for the EQ-HS No. 6 and to be notified about future hearings.
- I believe that steep, geologic conditions are unstable (Cope Formations).

OPPONENTS: NONE

LAM:CO:co .  
12/18/79

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