



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Agenda - Final

Equitable Growth & Housing

Chairperson, Mark Jeffreys
Vice Chair, Victoria Parks
Councilmember, Meeka Owens
Councilmember, Jeff Cramerding
Councilmember, Anna Albi
Vice Mayor, Jan-Michele Kearney
Councilmember, Scotty Johnson
Councilmember, Seth Walsh
Councilmember Evan Nolan

Tuesday, June 17, 2025

1:00 PM

Council Chambers, Room 300

PRESENTATIONS

Proposed Zone Change to SF-4-MH at 3117 Victory Parkway in Walnut Hills

Kyle Gibbs, City Planner

Proposed Notwithstanding Ordinance for 515 Water St in the Central Business District

Andrew Halt, Senior City Planner

START OF PUBLIC HEARING

AGENDA

1. [202501102](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 5/29/2025, **AMENDING** the official zoning map of the City of Cincinnati to rezone certain real property that have Hamilton County Auditor Parcel ID Numbers 055-0003-0012, 055-0003-0011, 055-0003-0009, 055-0003-0008, 055-0003-0007, 055-0003-0001, 060-0006-0021, 060-0006-0017, 060-0006-0020, 060-0006-0016, 060-0006-0015, 060-0006-0029, 060-0006-0014, 060-0006-0051, 060-0006-0054, and 065-0003-0071 in the Walnut Hills neighborhood from the RM-1.2-T, "Residential Multi-Family-Transportation Corridor," and RMX-MH, "Residential Mixed-Middle Housing," zoning districts to the SF-4-MH, "Single-Family-Middle Housing," zoning district to facilitate the expansion of the Walnut Hills Cemetery in the Walnut Hills neighborhood.

Sponsors:

City Manager

Attachments: [Transmittal](#)
 [Ordinance](#)
 [Attachment I](#)
 [Attachment II](#)
 [Legislative Record](#)
 [CPC Memo to Clerk](#)

2. [202501209](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 6/17/2025, **AUTHORIZING** the real property located at 515 Water Street in the Central Business District to be developed and used as a temporary parking facility **NOTWITHSTANDING** the use limitations contained in Chapter 1413, "Manufacturing General," and Chapter 1415, "Riverfront Districts," of the Cincinnati Municipal Code and certain other zoning regulations governing the development of a temporary parking facility. (Subject to the Temporary Prohibition List <<https://www.cincinnati-oh.gov/law/ethics/city-business>>).

Sponsors: City Manager

Attachments: [Transmittal](#)
 [Ordinance](#)
 [Exhibit A](#)
 [Exhibit B](#)
 [Legislative Record](#)
 [CPC Memo to Clerk](#)

3. [202501251](#) **PRESENTATION**, submitted by Sheryl M. M. Long, City Manager, dated 6/17/2025, regarding the 515 Water Street Temporary Parking Facility.

Sponsors: City Manager

Attachments: [Transmittal](#)
 [Presentation](#)

4. [202501252](#) **PRESENTATION**, submitted by Sheryl M. M. Long, City Manager, dated 6/17/2025, regarding the Ordinance for the Rezoning of 3117 Victory Parkway in Walnut Hills in Mt. Auburn.

Sponsors: City Manager

Attachments: [Transmittal](#)
 [Presentation](#)

END OF PUBLIC HEARING

ADJOURNMENT

May 29, 2025

To: Mayor and Members of City Council 202501102

From: Sheryl M. M. Long, City Manager

Subject: Ordinance – Proposed zone change from Residential Mixed – Middle Housing (RMX-MH) and Multi-family Residential – Transportation Corridor (RM-1.2-T) to Single-family Residential – Middle Housing (SF-4-MH) at 3117 Victory Parkway in Walnut Hills.

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property that have Hamilton County Auditor Parcel Id Numbers 055-0003-0012, 055-0003-0011, 055-0003-0009, 055-0003-0008, 055-0003-0007, 055-0003-0001, 060-0006-0021, 060-0006-0017, 060-0006-0020, 060-0006-0016, 060-0006-0015, 060-0006-0029, 060-0006-0014, 060-0006-0051, 060-0006-0054, and 065-0003-0071 in the Walnut Hills neighborhood from the RM-1.2-T, “Residential Multi-family-Transportation Corridor,” and RMX-MH, “Residential Mixed-Middle Housing,” zoning districts to the SF-4-MH, “Single-Family-Middle Housing,” zoning district to facilitate the expansion of the Walnut Hills Cemetery in the Walnut Hills neighborhood.

The City Planning Commission recommended approval of the designation at its May 16, 2025, meeting.

Summary

The Walnut Hills Cemetery is located at 3117 Victory Parkway and is one of Cincinnati’s oldest operating cemeteries, opening in 1843. The cemetery is approximately 40 acres and has acquired additional land (expansion area) that it would like to use for in-ground burials and above-ground columbaria (structure for cremains). The expansion area is approximately 4.55 acres and includes twenty-five lots along Gilbert Avenue and one on Foraker Avenue. Two zones are present in the expansion area: 4.46 acres of Multi-family–Transportation Corridor (RM-1.2-T) and 0.085 acres of Residential Mixed–Middle Housing (RMX-MH).

The petitioner, McGill Smith Punshon, on behalf of Walnut Hills Cemetery Association, has requested a zone change to Single-family Residential–Middle Housing (SF-4-MH) for the expansion area lots to align with the existing cemetery and allow the cemetery to expand its use to the additional 4.55 acres of land.

The City Planning Commission recommended the following on May 16, 2025, to City Council:

APPROVE a zone change from Multi-family–Transportation Corridor (RM-1.2-T) to Single-family-Middle Housing (SF-4-MH) for Areas 1 and 2 located at 3064-3072 Gilbert Avenue, 3076-3090 Gilbert Avenue, 3102-3112 Gilbert Avenue, 3193 Victory Parkway, and parcels #060-0006-0052, #060-0006-0051, and #060-0006-0054 in Walnut Hills.

APPROVE a zone change from Residential Mixed-Middle Housing (RMX-MH) to Single-family-Middle Housing (SF-4-MH) for Area 4 located at 1152 Foraker Avenue in Walnut Hills.

DENY a zone change from Multi-family–Transportation Corridor (RM-1.2-T) to Single-family-Middle Housing (SF-4-MH) for Area 3 located at 3024 Gilbert Avenue, 3030-3036 Gilbert Avenue, 3044 Gilbert Avenue, and parcel #060-0006-0049 in Walnut Hills.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 3064-3072, 3076-3090, 3102-3112, 3024, 3030-3036, and 3044 Gilbert Avenue, 1152 Foraker Avenue, 3193 Victory Parkway and parcel numbers 060-0006-0052, 060-0006-0051, 060-0006-0054, and 060-0006-0049 in the Walnut Hills neighborhood from the RM-1.2-T, “Residential Multi-Family-Transportation Corridor,” and RMX-MH, “Residential Mixed-Middle Housing,” zoning districts to the SF-4-MH, “Single-Family-Middle Housing,” zoning district to facilitate the expansion of the Walnut Hills Cemetery in the Walnut Hills neighborhood.

WHEREAS, the Walnut Hills Cemetery (the “Cemetery”) currently occupies certain real property located at 3117 Victory Parkway in the Walnut Hills neighborhood, which property comprises approximately 40 contiguous acres and is located in the SF-4-MH, “Single-Family-Middle Housing,” zoning district; and

WHEREAS, the Cemetery has recently acquired approximately 4.55 acres in adjacent properties generally located at 3064-3072, 3076-3090, 3102-3112, 3024, 3030-3036, and 3044 Gilbert Avenue, 1152 Foraker Avenue, 3193 Victory Parkway, and parcel numbers 060-0006-0052, 060-0006-0051, 060-0006-0054, and 060-0006-0049 in the RM-1.2-T, “Residential Multi-Family-Transportation Corridor,” and RMX-MH, “Residential Mixed-Middle Housing,” zoning districts (collectively, the “Property”) with the intent to expand its operations onto that land; and

WHEREAS, the Cemetery has petitioned the City to rezone the Property, which is currently vacant land, from the RM-1.2-T, “Residential Multi-Family-Transportation Corridor,” and RMX-MH, “Residential Mixed-Middle Housing,” zoning districts to the SF-4-MH, “Single-Family-Middle Housing,” zoning district to facilitate the expansion of its operations; and

WHEREAS, the proposed zone change is consistent with Plan Cincinnati (2012), including the plan’s “Sustain” Initiative area goal to “[p]rotect our natural resources,” (page 194), as the expansion will preserve the Cemetery’s hillside and vistas; and

WHEREAS, at its regularly scheduled meeting on May 16, 2025, the City Planning Commission determined that the proposed zone change is in the interest of the public’s health, safety, morals, and general welfare, and it recommended rezoning the Property from the RM-1.2-T, “Residential Multi-Family-Transportation Corridor,” and RMX-MH, “Residential Mixed-Middle Housing,” zoning districts to the SF-4-MH, “Single-Family-Middle Housing,” zoning district; and

WHEREAS, a committee of Council held a public hearing on the proposed rezoning of the Property following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved rezoning the Property, finding it in the interest of the public’s health, safety, morals, and general welfare; and

WHEREAS, the Council resolves to rezone the Property from the RM-1.2-T, “Residential Multi-Family-Transportation Corridor,” and RMX-MH, “Residential Mixed-Middle Housing,” zoning districts to the SF-4-MH, “Single-Family-Middle Housing,” zoning district, finding it to be in the interest of the public’s health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the shape and area of the City of Cincinnati’s official zoning map in the location of the real property in the area generally located at 3064-3072, 3076-3090, 3102-3112 Gilbert Avenue, 3193 Victory Parkway, and identified as Hamilton County Auditor parcel numbers 060-0006-0052, 060-0006-0051, and 060-0006-0054 in the Walnut Hills neighborhood, labeled “Area 1” and “Area 2” and shown on the map attached hereto as Attachment A and incorporated by reference, and being more particularly described on the legal description contained in Attachment B attached hereto and incorporated by reference, is hereby amended from the RM-1.2-T, “Residential Multi-Family-Transportation Corridor,” zoning district to the SF-4-MH, “Single-Family-Middle Housing,” zoning district.

Section 2. That the shape and area of the City of Cincinnati’s official zoning map in the location of the real property in the area generally located at 1152 Foraker Avenue in the Walnut Hills neighborhood, labeled “Area 4” and shown on the map attached hereto as Attachment A and incorporated by reference, and being more particularly described on the legal description contained in Attachment B attached hereto and incorporated by reference, is hereby amended from the RMX-MH, “Residential Mixed-Middle Housing,” zoning districts to the SF-4-MH, “Single-Family-Middle Housing,” zoning district.

Section 3. That the shape and area of the City of Cincinnati’s official zoning map in the location of the real property in the area generally located at 3024, 3030-3036, 3044 Gilbert Avenue, and identified as Hamilton County Auditor parcel number 060-0006-0049 in the Walnut Hills

neighborhood, labeled “Area 3” and shown on the map attached hereto as Attachment A and incorporated by reference, and being more particularly described on the legal description contained in Attachment B attached hereto and incorporated by reference, is hereby amended from the RM-1.2-T, “Residential Multi-Family-Transportation Corridor,” zoning district to the SF-4-MH, “Single-Family-Middle Housing,” zoning district.

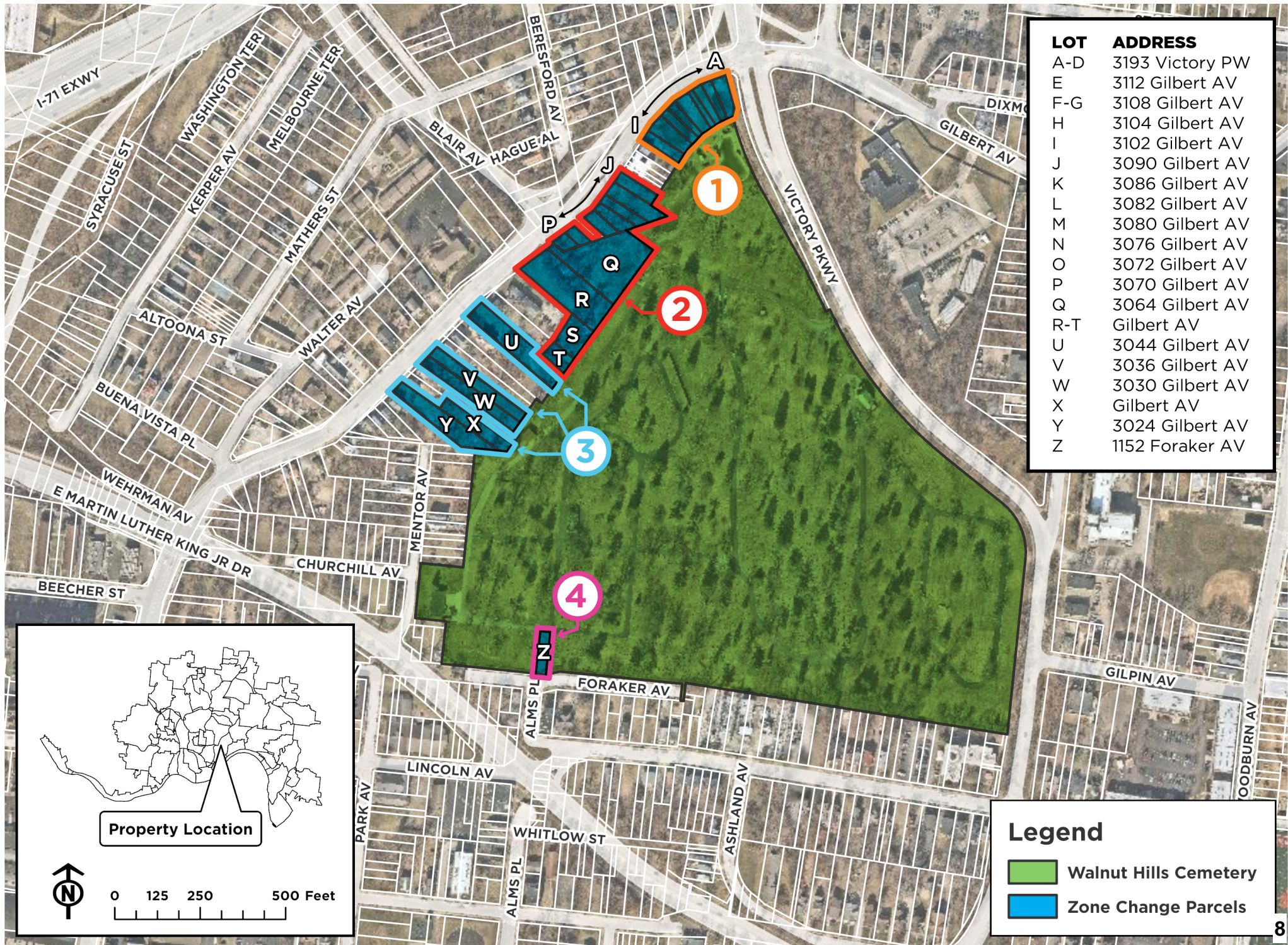
Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2025

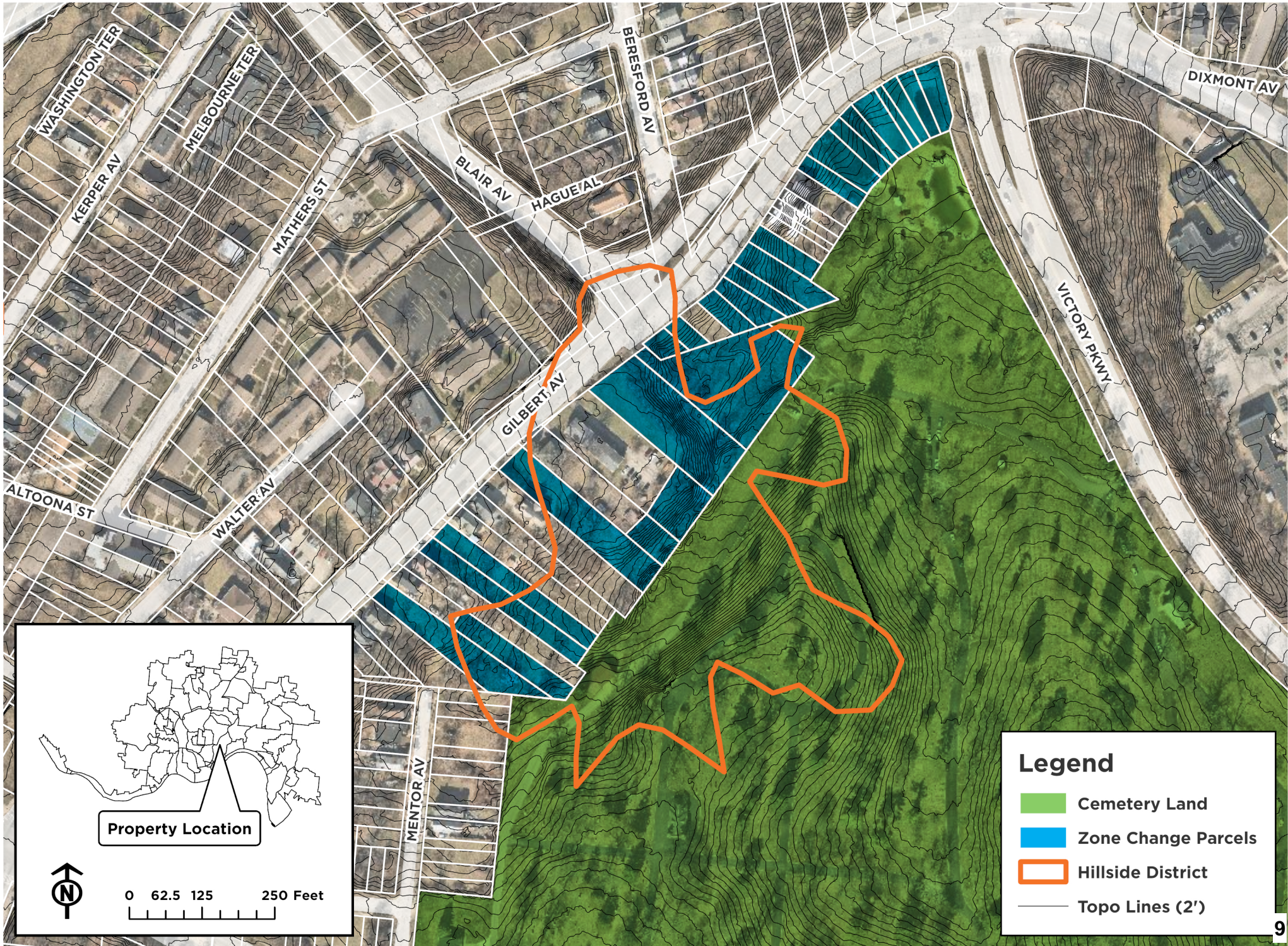
Aftab Pureval, Mayor

Attest: _____
Clerk

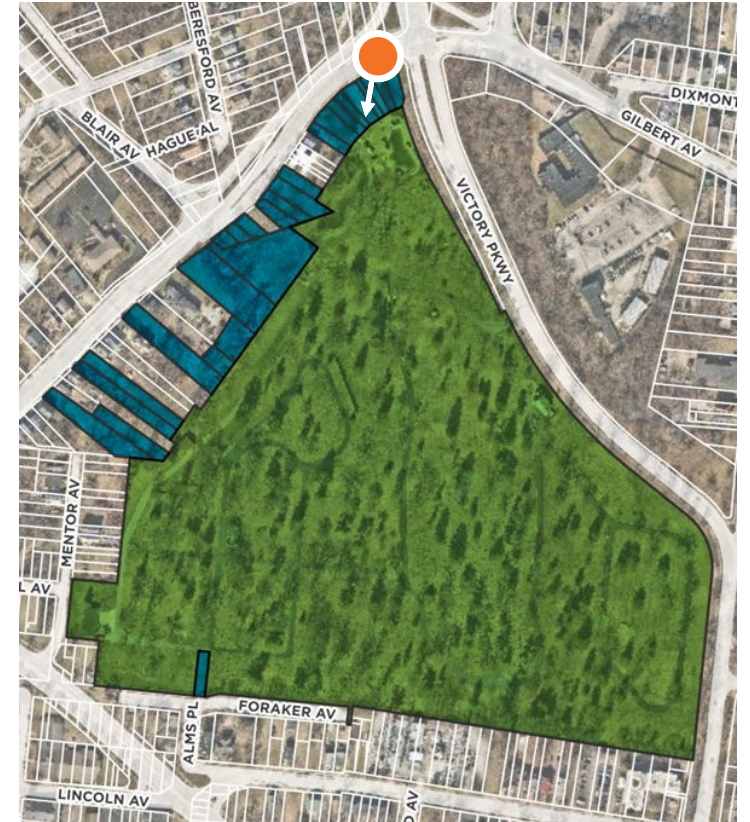
WALNUT HILLS CEMETERY ZONE CHANGE (3117 VICTORY PARKWAY)



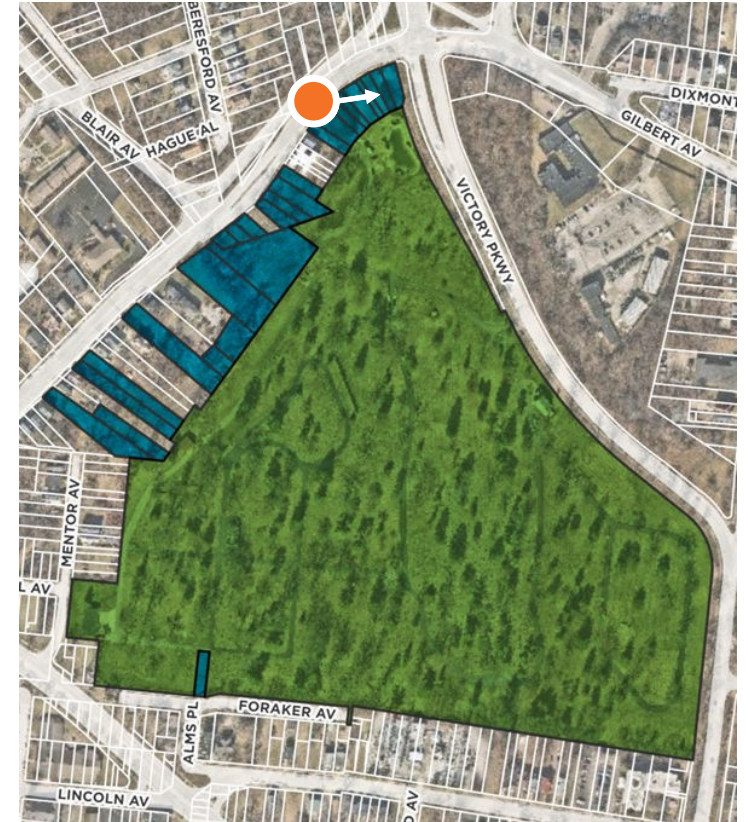
WALNUT HILLS CEMETERY ZONE CHANGE (3117 VICTORY PARKWAY)



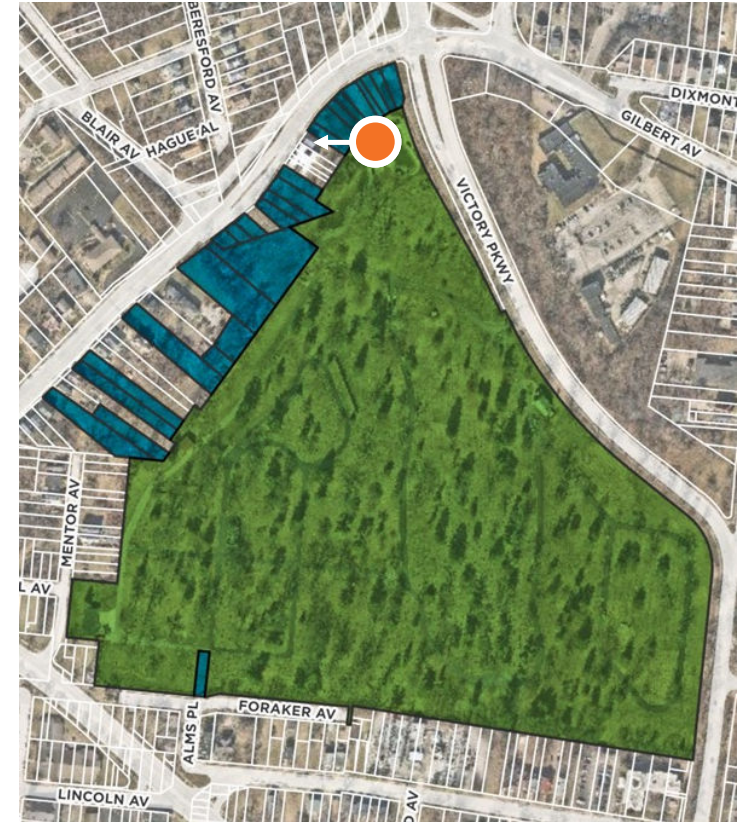
Location: Victory Parkway & Gilbert Avenue Corner



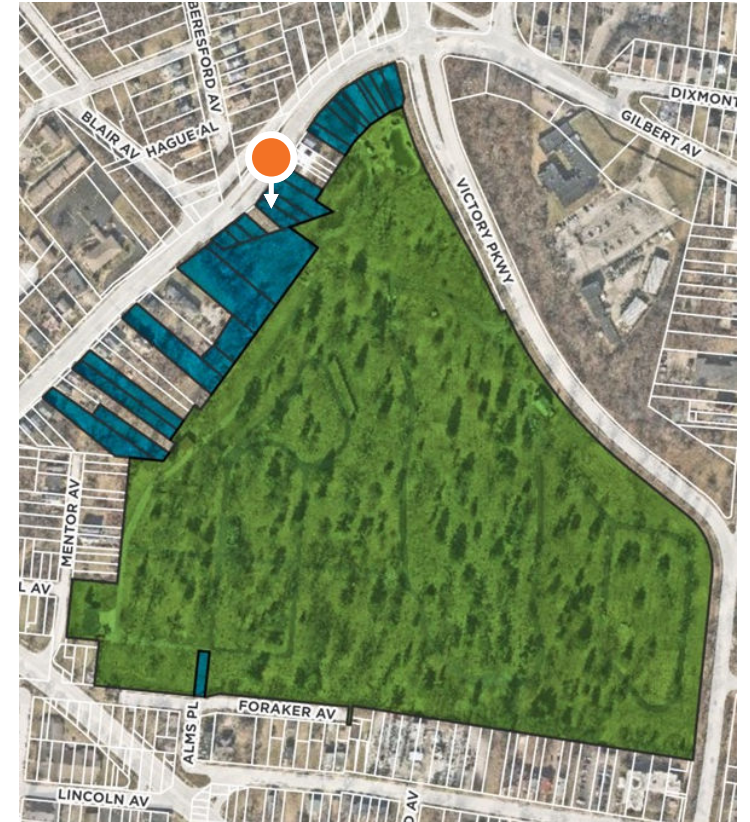
Location: Along Gilbert Avenue



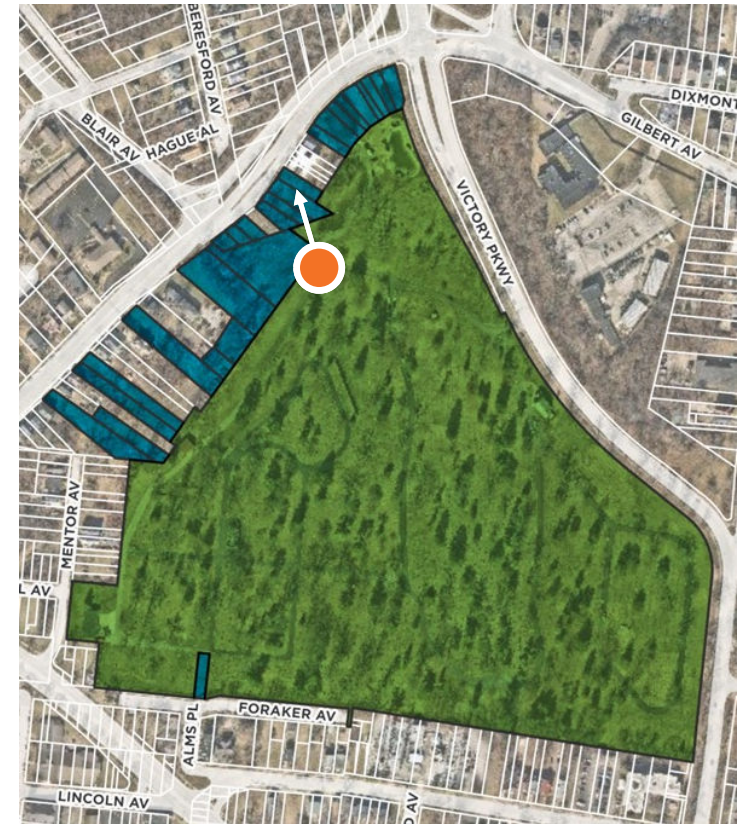
Location: From Cemetery facing Gilbert Avenue



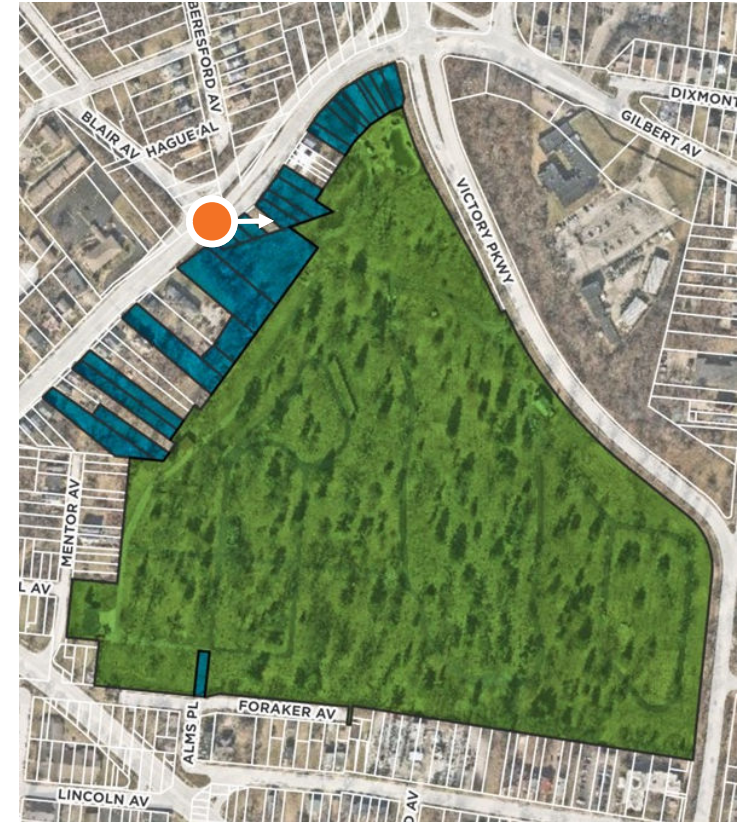
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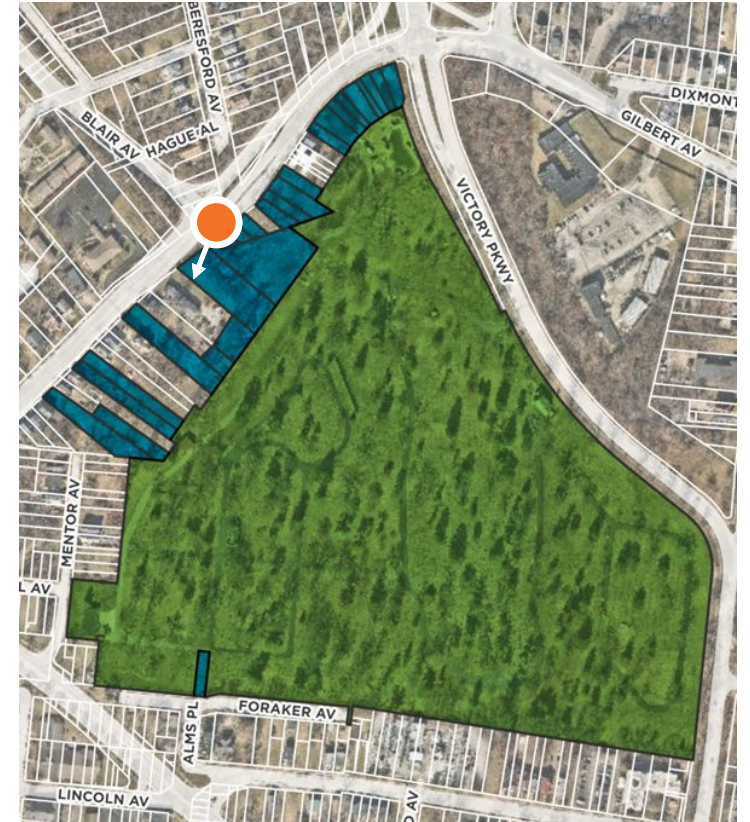
Location: From Cemetery facing Gilbert Avenue



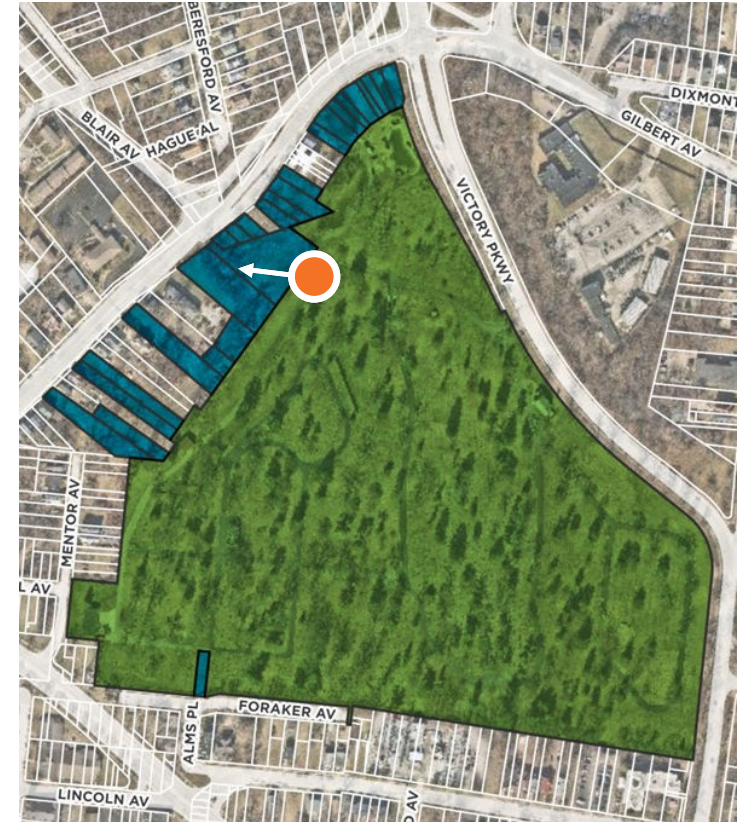
Location: Along Gilbert Avenue



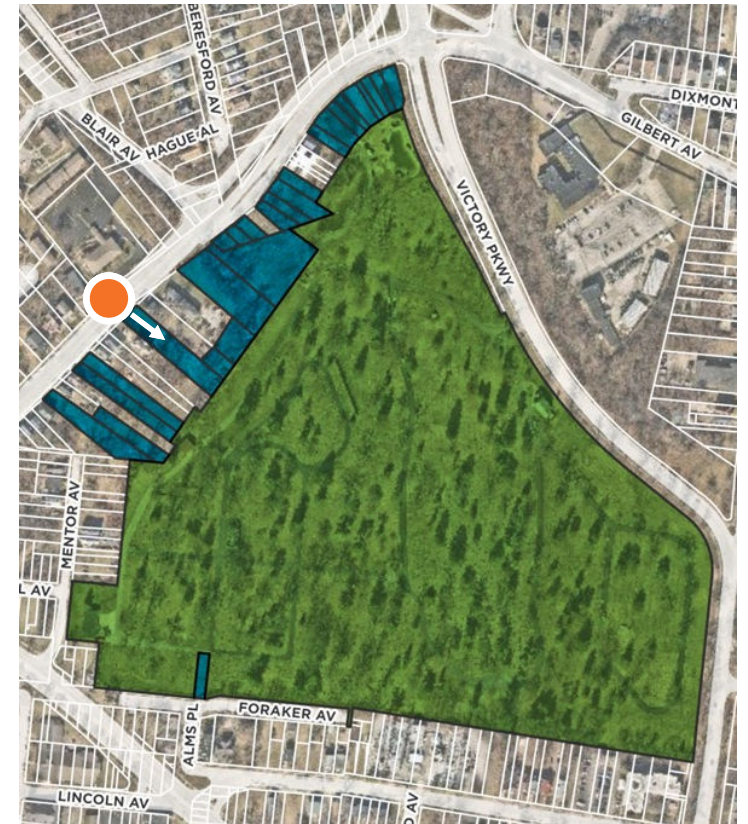
Location: Along Gilbert Avenue



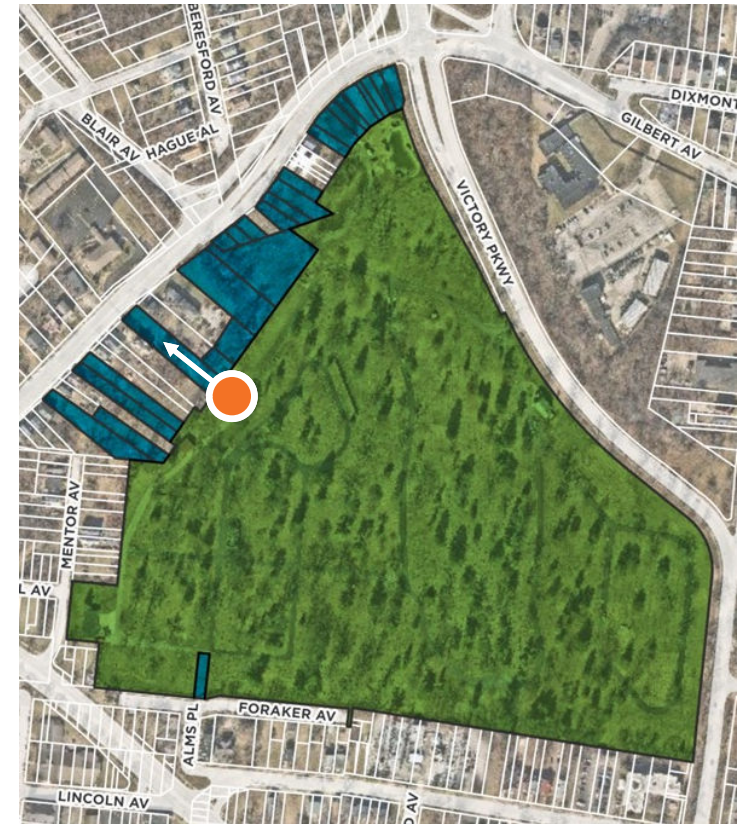
Location: From Cemetery facing Gilbert Avenue



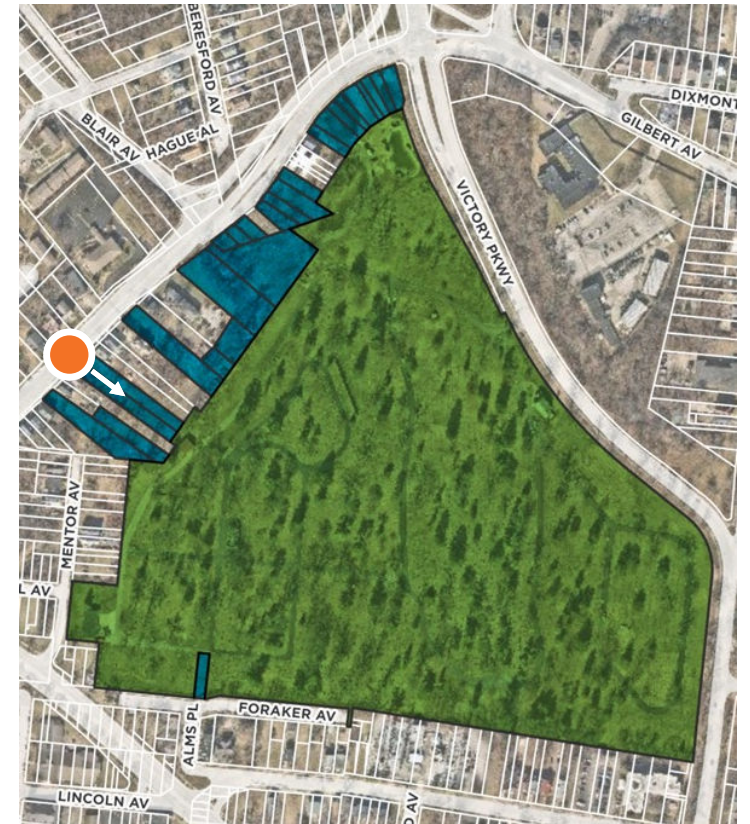
Location: Along Gilbert Avenue



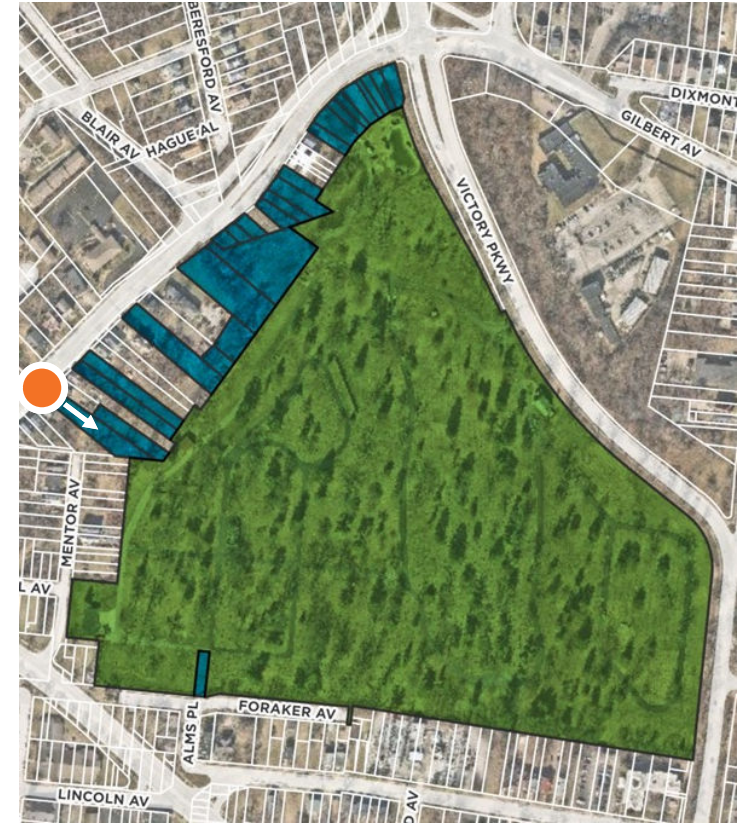
Location: From Cemetery facing Gilbert Avenue



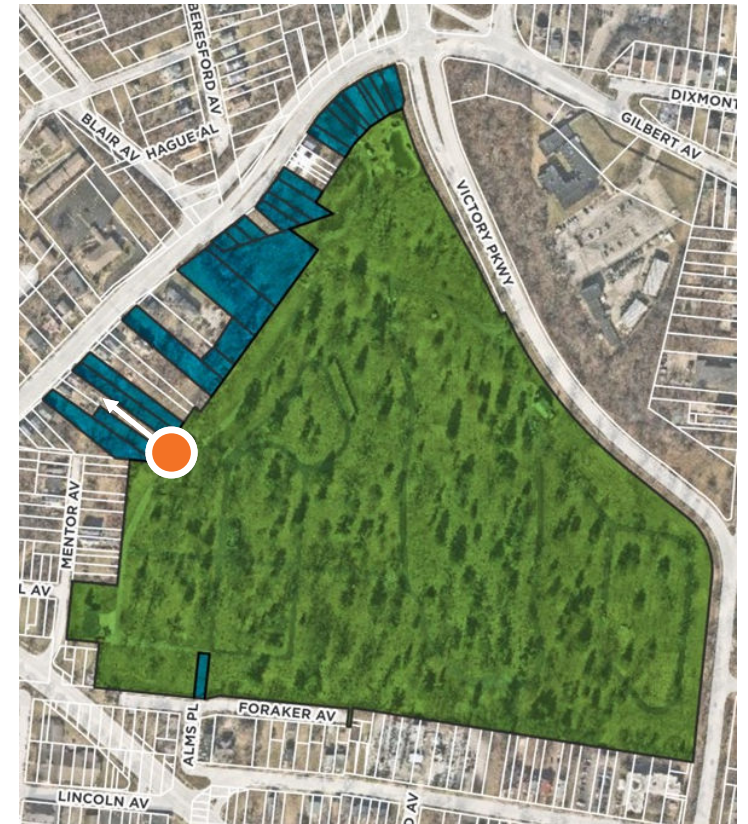
Location: Along Gilbert Avenue



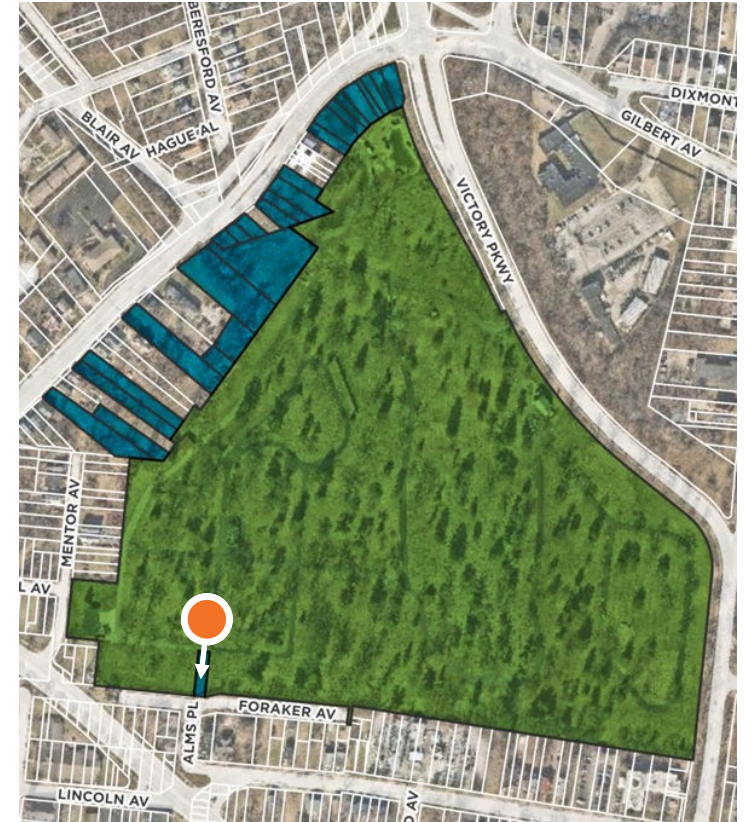
Location: Along Gilbert Avenue



Location: From Cemetery facing Gilbert Avenue



Location: From Cemetery facing Foraker Avenue



SUBJECT: A report and recommendation on a proposed zone change to Residential Single-family – Middle Housing (SF-4-MH) for the property located at 3117 Victory Parkway in Walnut Hills.

GENERAL INFORMATION:

Location: 3117 Victory Parkway, Cincinnati, OH 45206

Petitioner: McGill Smith Punshon
3700 Park 42 Drive, Suite 190B, Cincinnati, OH 45241

Property Owner: Walnut Hills Cemetery Association
3117 Victory Parkway, Cincinnati, OH 45206

ATTACHMENTS:

- Exhibit A – Location Map
- Exhibit B – Hillside Map and Site Photos
- Exhibit C – Existing Zoning Map
- Exhibit D – Coordinated Site Review (CSR) Letter
- Exhibit E – Applicant Engagement Overview
- Exhibit F – 1996 Aerial Map
- Exhibit G – Development Phasing
- Exhibit H – Zone Change Letter from Applicant
- Exhibit I – Zone Change Plat
- Exhibit J – Legal Description

BACKGROUND:

The Walnut Hills Cemetery is located at 3117 Victory Parkway and is one of Cincinnati’s oldest operating cemeteries, opening in 1843. The cemetery is approximately 40 acres and has acquired additional land (expansion area) that it would like to use for in-ground burials and above-ground columbaria (structure for cremains). The expansion area is approximately 4.55 acres and includes twenty-five lots along Gilbert Avenue and one on Foraker Avenue (Exhibit A). Further, the expansion area is vacant land with several lots within the Hillside Overlay District (Exhibit B). Two zones are present in the expansion area (Exhibit C): 4.46 acres of Multi-family–Transportation Corridor (RM-1.2-T) and 0.085 acres of Residential Mixed–Middle Housing (RMX-MH).

In February 2020, a zone change was proposed and approved to bring the existing cemetery into compliance with the Cincinnati Zoning Code and to expand it by approximately 1.8 acres. At that time, the existing cemetery was considered a legal non-conforming use within the Residential Mixed (RMX) zone. While the cemetery was able to continue operating in the RMX zone, expansion would not be possible in the RMX or Residential Multi-family 1.2 (RM-1.2) zoning districts.

The petitioner, McGill Smith Punshon, on behalf of Walnut Hills Cemetery Association, has requested a zone change to Single-family Residential–Middle Housing (SF-4-MH) for the expansion area to align with the existing cemetery and allow the cemetery to expand its use to the additional 4.55 acres of land.

ADJACENT ZONING AND LAND USE:

The adjacent zoning and land uses are as follows (Exhibit C):

North:

Zoning: Single-family Residential (SF-4) and Multi-family Residential–Middle Housing (RM-1.2-MH)
Use: Single-family residential, and religious institutions

East:

Zoning: Single-family Residential–Middle Housing (SF-4-MH) and Residential Mixed-Transportation Corridor (RMX-T)
Use: Cemetery and government services

South:

Zoning: Single-family Residential–Middle Housing (SF-4-MH) and Residential Mixed–Middle Housing (RMX-MH)
Use: Cemetery, single-family residents, and multi-family residents.

West:

Zoning: Single-family Residential–Middle Housing (SF-4-MH) and Residential Multi-family–Middle Housing/Transportation Corridor (RM-1.2-MH/T)
Use: Cemetery and single-family residential

COORDINATED SITE REVIEW:

The proposed project was reviewed by City departments through the Coordinated Site Review process in October 2024 (Exhibit D). No department had major concerns with the proposal. The Department of City Planning and Engagement – Zoning Division mentioned that the applicant would need conditional use approval for the cemetery use if the zone change is approved.

PUBLIC COMMENT AND NOTIFICATION:

A virtual Public Staff Conference was held on Wednesday, April 16, 2025, to discuss the proposed zone change. Notices of the Public Staff Conference and the City Planning Commission meeting were sent to all property owners within 400 feet of the property and the Walnut Hills Area Council (WHAC). Staff from the Department of City Planning and Engagement and the applicant team were present for the staff conference, along with five public members, including the WHAC president. The WHAC president shared that no major concerns have been raised during their council review process and that the council’s support was likely. No other public comment was collected from the meeting and no additional correspondence has been received.

Applicant Engagement

The applicant participated in six engagement meetings with the Walnut Hills Area Council (WHAC) as of May 8, 2025, as outlined in Exhibit E. The WHAC voted unanimously in support of the cemetery expansion project and will provide a letter of support prior to the City Planning Commission meeting.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed zone change will allow the cemetery to expand, maintaining and preserving the hillside and greenspace that exist in the expansion area, aligning with the Sustain Initiative Area in *Plan Cincinnati (2012)* within the Strategy to “Protect our natural resources (p. 194). Further, the cemetery expansion will provide public access to greenspace, aligning with the Sustain Initiative Area within the Long-range Initiative to “Provide active and passive recreation opportunities in/within 0.5 mile or 15 minutes walking distance from all residential areas” (p. 188).

Walnut Hills Reinvestment Plan (2017)

The expansion area is included in the *Walnut Hills Reinvestment Plan (2017)* but not explicitly discussed in the plan's recommendations. The expansion area is beyond the "Reinforce Neighborhood" boundary in the "Invest in People, Places and Homes" section (p. 43). Further, the westernmost lots are labeled as greenspace in the "Action Items" chapter (p. 64-65).

ANALYSIS

The Walnut Hills Cemetery is approximately 40 acres and is zoned Single-family Residential-Middle Housing (SF-4-MH). Before February 2020, the cemetery was considered a legal non-conforming use within the Residential Mixed (RMX) zoning district. While the cemetery was able to continue operating in the RMX zone, expansion would not be possible in the RMX or Residential Multi-family 1.2 (RM-1.2) zoning districts. A zone change to Single-family Residential (SF-4) was approved in 2020 to bring the existing cemetery into compliance with the Cincinnati Zoning Code and to expand it by approximately 1.8 acres. In 2024, the zoning designation of the cemetery changed to include the Middle Housing designation, SF-4-MH, as part of the Connected Communities initiative.

The proposed zone change came to the Department of City Planning and Engagement (DCPE) through the Coordinated Site Review process. The requested zone change must be approved before the petitioner can expand into the proposed expansion area. DCPE Staff recommended the proposed zoning district, SF-4-MH, because it is one of two zoning districts (SF-2 and SF-4) that allow for the expansion of existing cemetery uses (with conditional use approval) and align with the current zoning of the existing cemetery land.

Currently, the cemetery has a waitlist for burial plots and needs to begin offering land within a new expansion area to meet demand. The expansion area is approximately 4.55 acres and is currently vacant land owned by the Walnut Hills Cemetery Association. Exhibit F is a satellite view of the expansion area in 1996, showing a mix of vacant and low-density residential. The buildings that did exist in the expansion area have been cleared, and seven single-family homes and two multi-family buildings adjacent to the expansion area remain today. In Exhibit G, the petitioner shared a phase schedule for the expansion area. Areas 1 and 4 (Exhibit A) are phase one, to be developed first to finalize the project at the corner of Victory Parkway and Gilbert Avenue and help meet the cemetery's immediate demand. Phase two includes Area 2 and will be developed in "the next 3-5 years (or more)." Phase three includes Area 3 and is not expected to be developed for 8-10+ years. A zone change in Area 3 would permit cemetery use to occur along the side yards of existing property owners. The petitioner states, "This phase (phase three) will only commence once adjacent properties have been acquired to create a more cohesive design. Walnut Hills Cemetery does not plan to place any burials on small, fragmented properties." Adjacent property owners to the expansion area have been notified of the zone change, and no concerns have been communicated. Walnut Hills Cemetery has been praised for being a good neighbor and community partner throughout the process.

The proposed zone change can maintain and preserve the hillsides in the expansion area and provide public access to greenspace. Most lots in the expansion area along Gilbert Avenue have slopes that make development challenging, with eleven lots within the City's Hillside Overlay District. Although the expansion area and adjacent lots are zoned for higher-density housing (RM-1.2-T and RMX-MH), the historical development patterns in this section of Gilbert Avenue have not developed to meet this density potential.

Approving the zone change and permitting the cemetery expansion will help Walnut Hills Cemetery meet its demand for burial plots and offer public access to greenspace and a park-like setting that can be seen as an environmentally friendly use of vacant land. DCPE Staff is comfortable recommending that the City Planning Commission approve Areas 1, 2, and 4 in the proposed expansion area. DCPE Staff has reservations recommending approval for the lots in Area 3, at this time, based on frontage gaps along

Gilbert Avenue, the narrow widths of the lots, and the side yard proximity to existing homes. Areas 1 and 2 provide a more cohesive frontage and more land to help buffer the cemetery with existing structures.

CONCLUSION

The staff of the Department of City Planning and Engagement supports the proposed change in zoning to SF-4-MH in Areas 1, 2, and 4, as shown in Exhibit A, for the following reasons:

1. The proposed zone (SF-4-MH) is compatible in intensity and use with the surrounding area zoning, including the adjacent zone change in 2020.
2. The proposed use is an environmentally friendly, park-like setting that can maintain and preserve hillsides and greenspace.
3. The proposed use is consistent with Plan Cincinnati's Sustain Initiative Areas by providing public access to greenspace and passive recreation opportunities.
4. The existing zones (RM-1.2-T and RMX-MH) have not resulted in the "moderate intensity" and "moderately high density" development that is encouraged for the specific purposes of these zones (§ 1405-03).

The staff of the Department of City Planning and Engagement does not support the proposed change in zoning to SF-4-MH in Area 3, as shown in Exhibit A, for the following reasons:

1. The subject lots are not contiguous and create gaps in frontage along Gilbert Avenue.
2. The subject lots are narrow and adjacent to existing homes.
3. The proposed use, Cemetery, would be permitted abutting the side yards of existing homes.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

APPROVE a zone change from Multi-family-Transportation Corridor (RM-1.2-T) to Single-family-Middle Housing (SF-4-MH) for Areas 1 and 2 located at 3064-3072 Gilbert Avenue, 3076-3090 Gilbert Avenue, 3102-3112 Gilbert Avenue, and 3193 Victory Parkway in Walnut Hills.

APPROVE a zone change from Residential Mixed-Middle Housing (RMX-MH) to Single-family-Middle Housing (SF-4-MH) for Area 4 located at 1152 Foraker Avenue in Walnut Hills.

DENY a zone change from Multi-family-Transportation Corridor (RM-1.2-T) to Single-family-Middle Housing (SF-4-MH) for Area 3 located at 3024 Gilbert Avenue, 3030-3036 Gilbert Avenue, and 3044 Gilbert Avenue in Walnut Hills.

Respectfully submitted:



Kyle Gibbs, City Planner
Department of City Planning and Engagement

Approved:



Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

WALNUT HILLS CEMETERY ZONE CHANGE (3117 VICTORY PARKWAY)

EXHIBIT A

LOT	ADDRESS
A-D	3193 Victory PW
E	3112 Gilbert AV
F-G	3108 Gilbert AV
H	3104 Gilbert AV
I	3102 Gilbert AV
J	3090 Gilbert AV
K	3086 Gilbert AV
L	3082 Gilbert AV
M	3080 Gilbert AV
N	3076 Gilbert AV
O	3072 Gilbert AV
P	3070 Gilbert AV
Q	3064 Gilbert AV
R-T	Gilbert AV
U	3044 Gilbert AV
V	3036 Gilbert AV
W	3030 Gilbert AV
X	Gilbert AV
Y	3024 Gilbert AV
Z	1152 Foraker AV

Legend

- Walnut Hills Cemetery
- Zone Change Parcels

Property Location

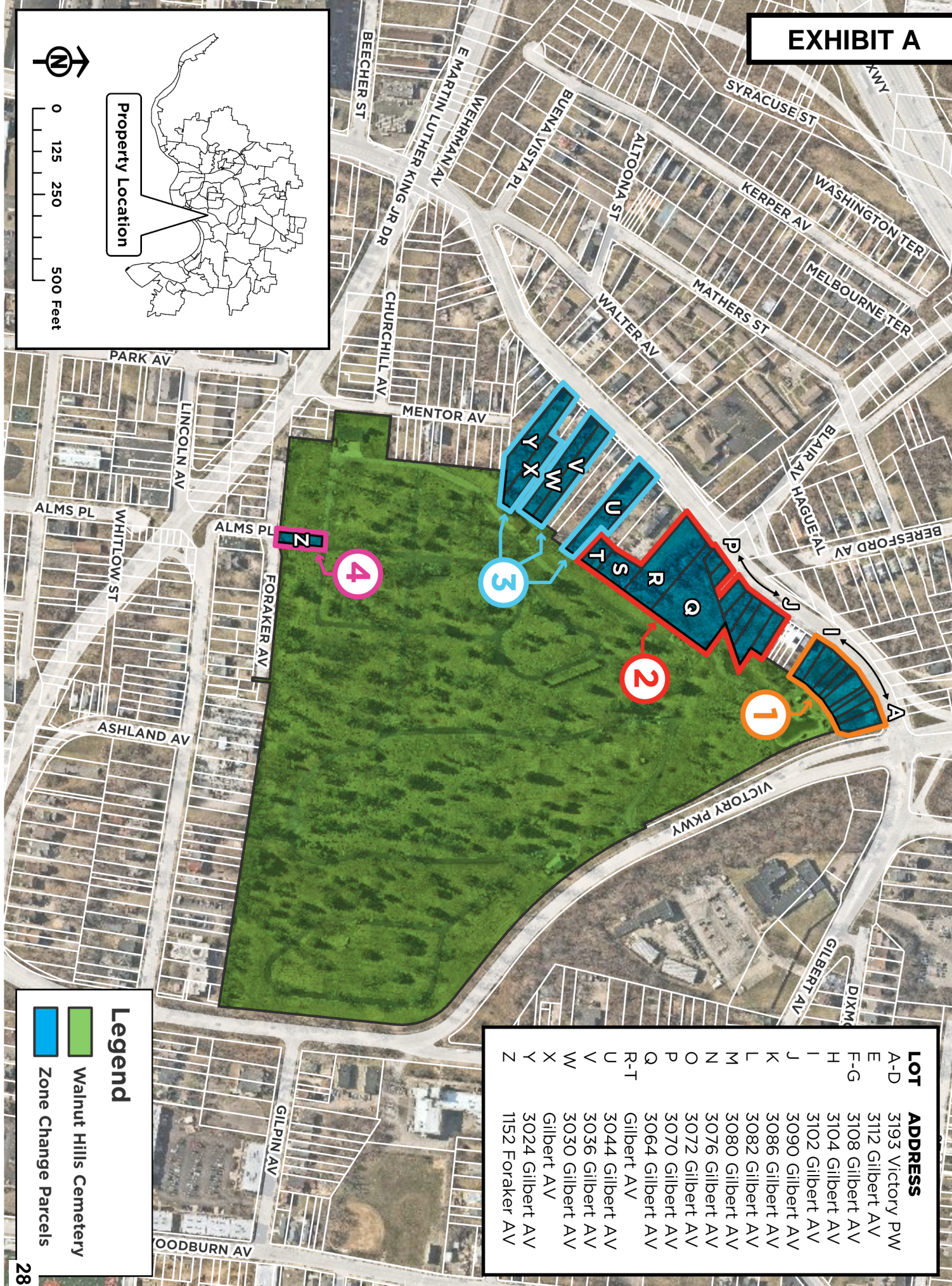
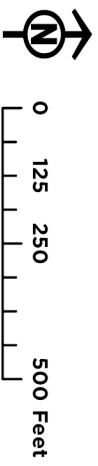
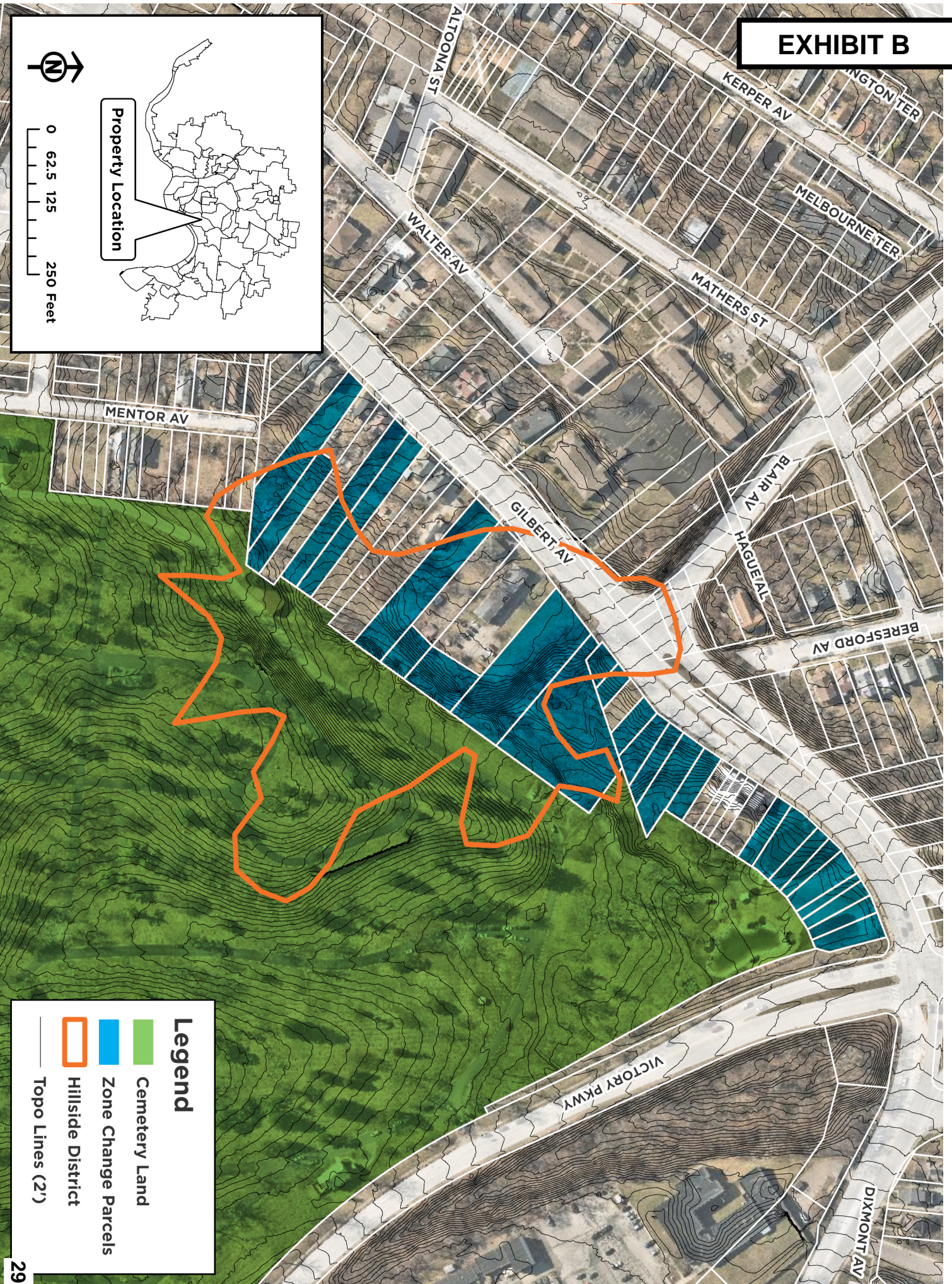


EXHIBIT B

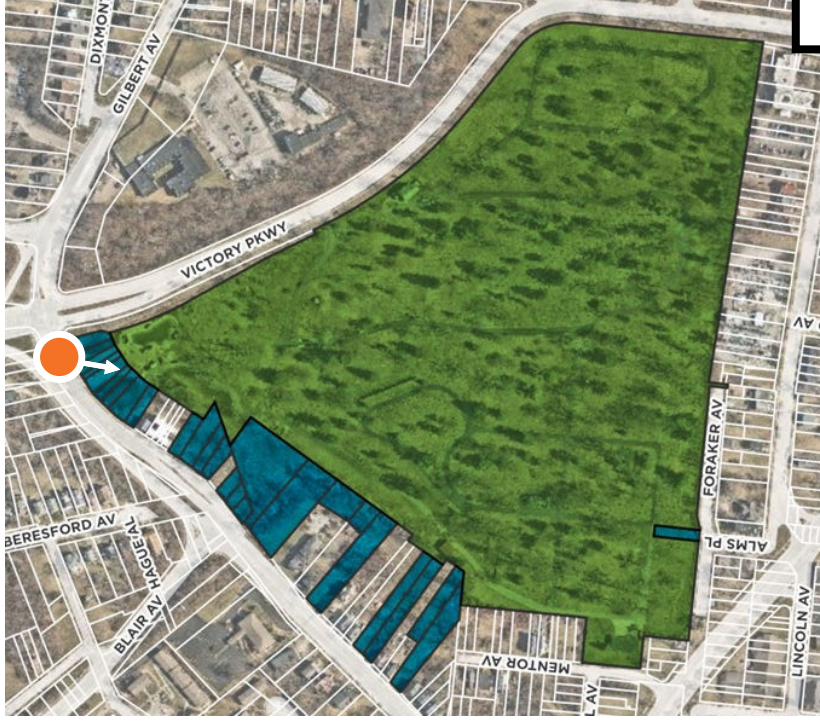
WALNUT HILLS CEMETERY ZONE CHANGE (3117 VICTORY PARKWAY)



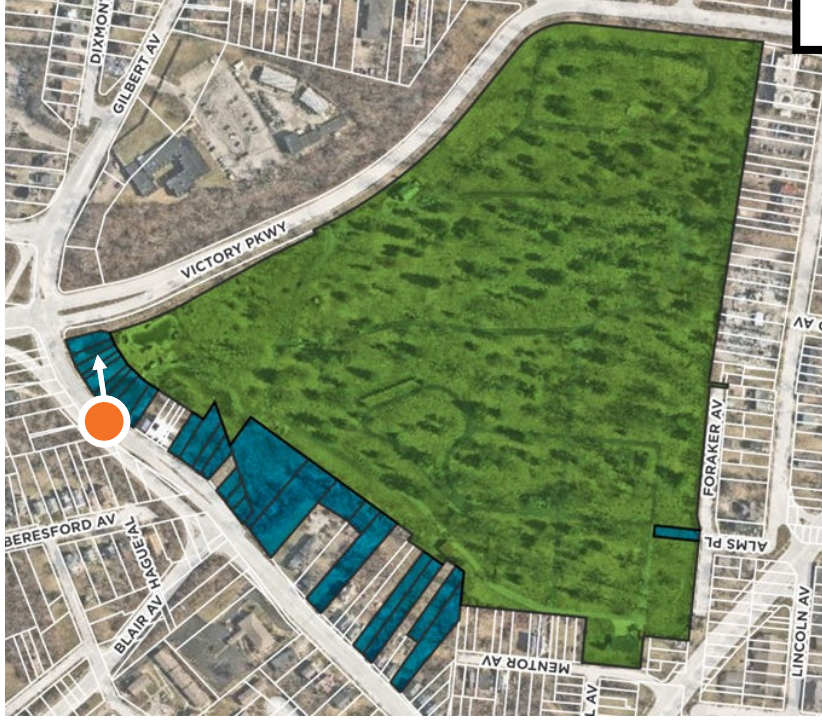
Legend

- Cemetery Land
- Zone Change Parcels
- Hillside District
- Topo Lines (2')

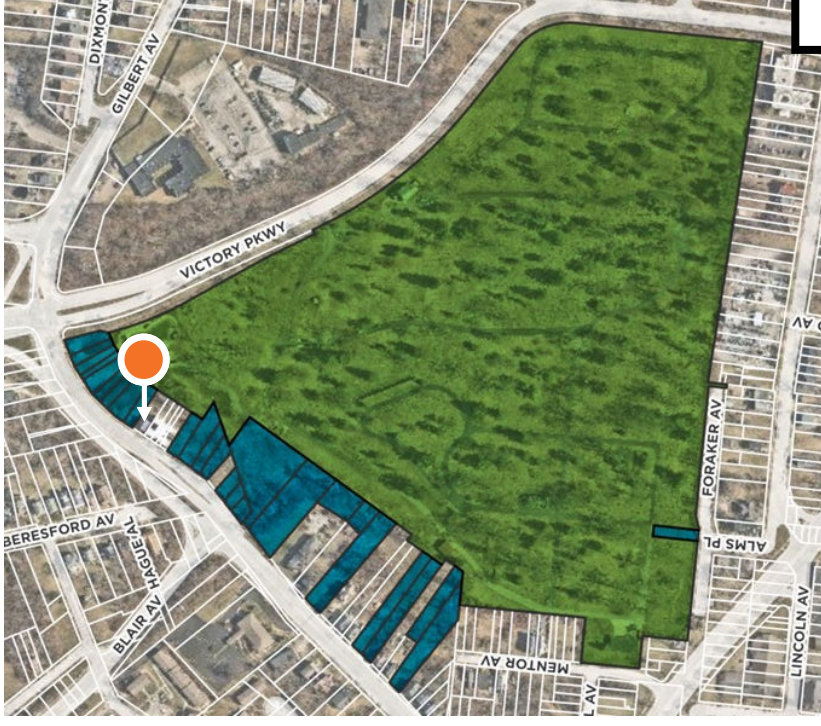
Location: Victory Parkway & Gilbert Avenue Corner



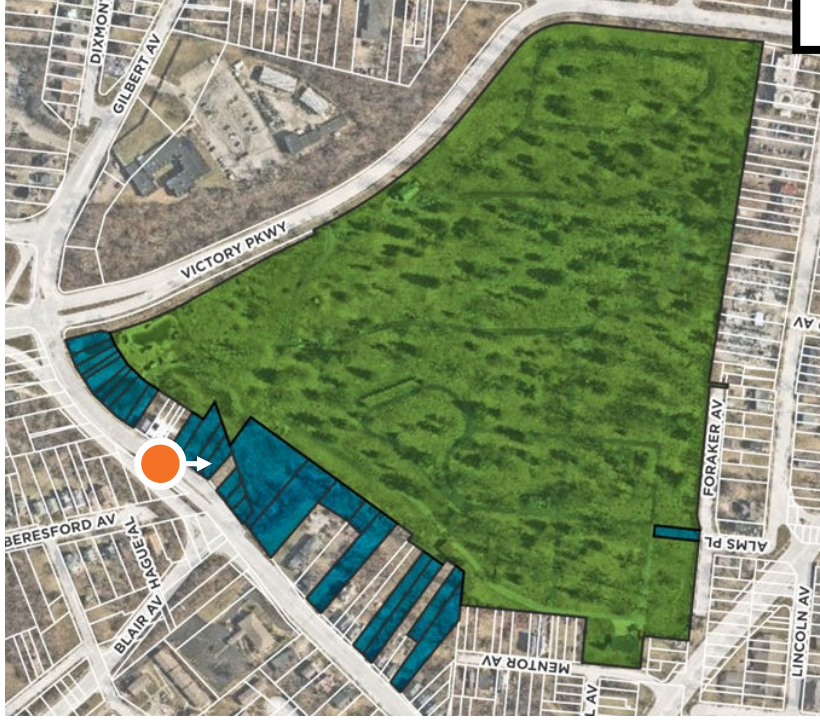
Location: Along Gilbert Avenue



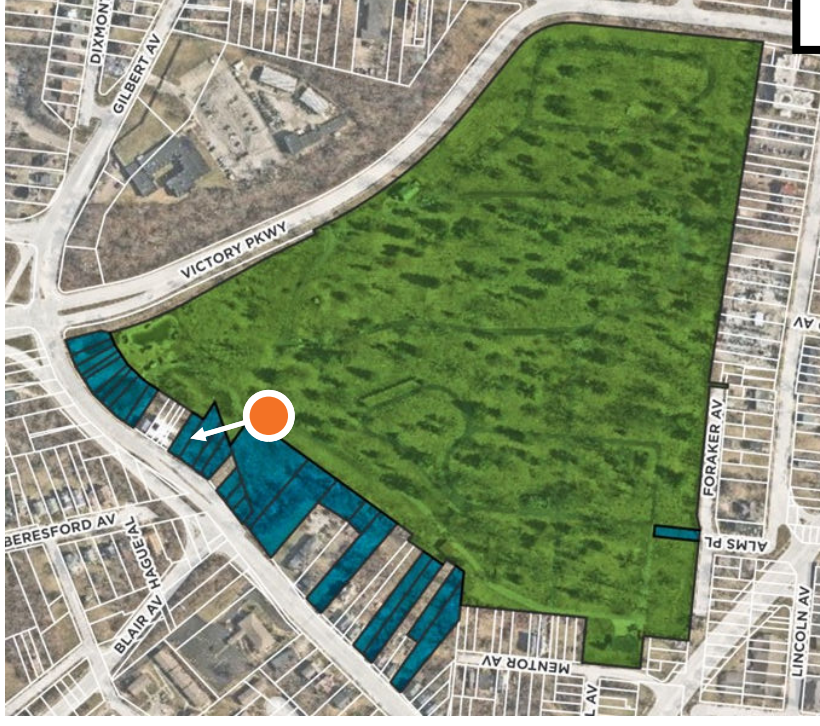
Location: From Cemetery facing Gilbert Avenue



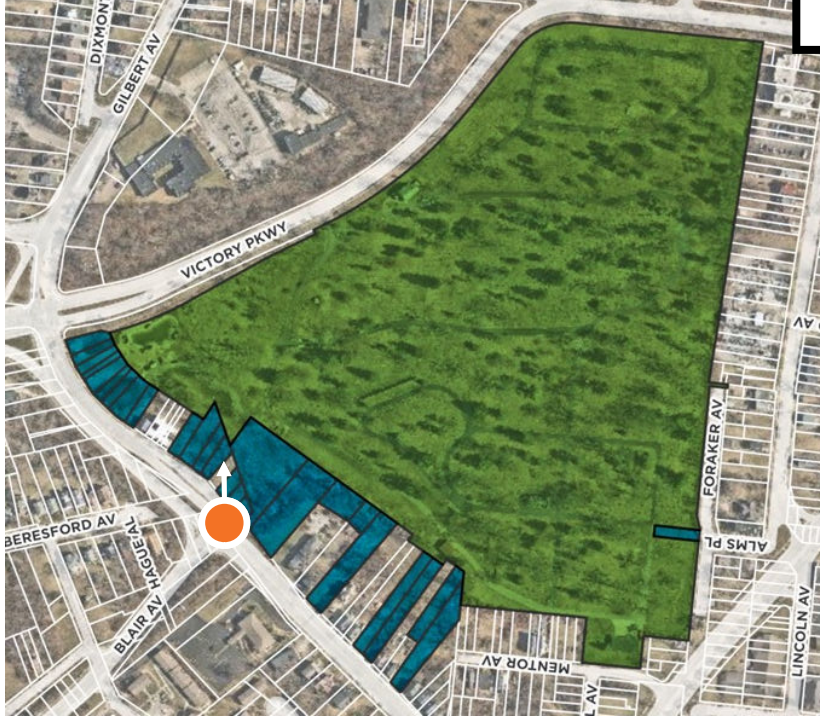
Location: Along Gilbert Avenue



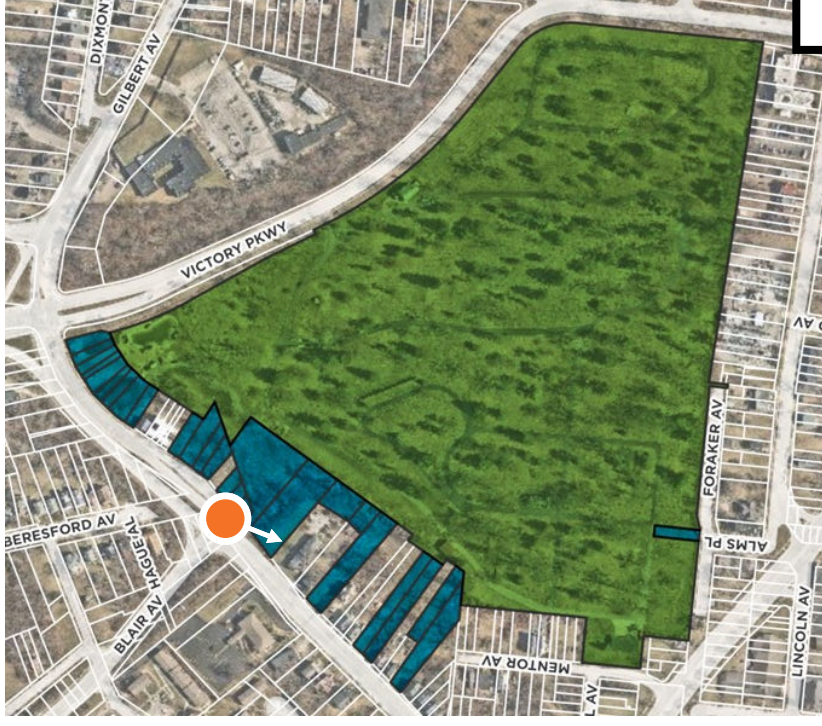
Location: From Cemetery facing Gilbert Avenue



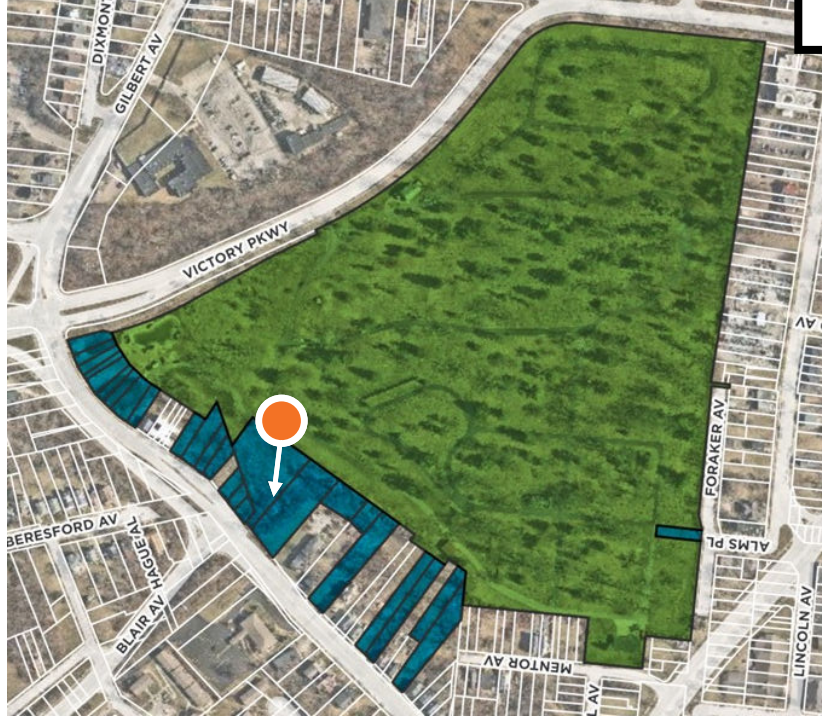
Location: Along Gilbert Avenue



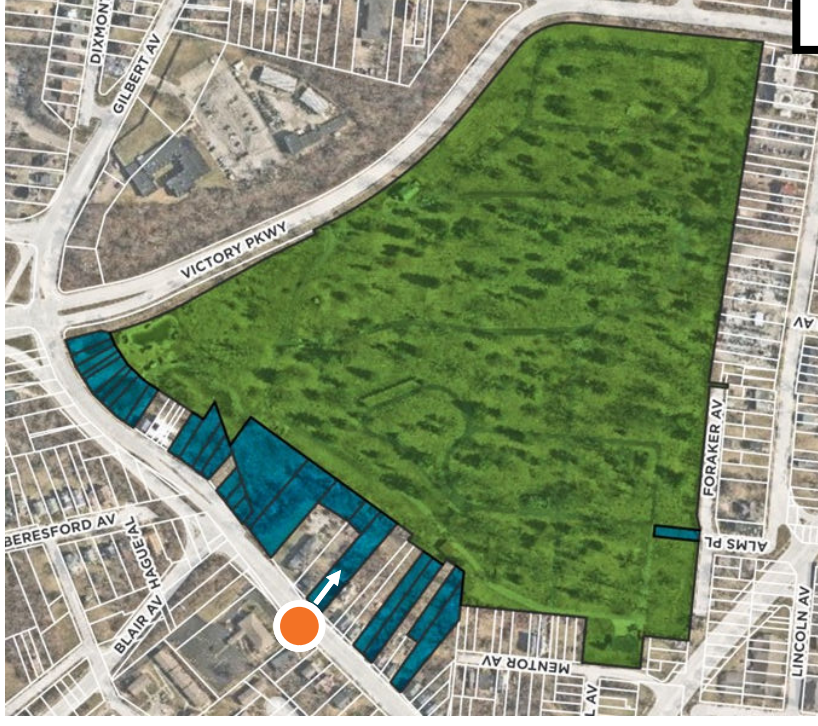
Location: Along Gilbert Avenue



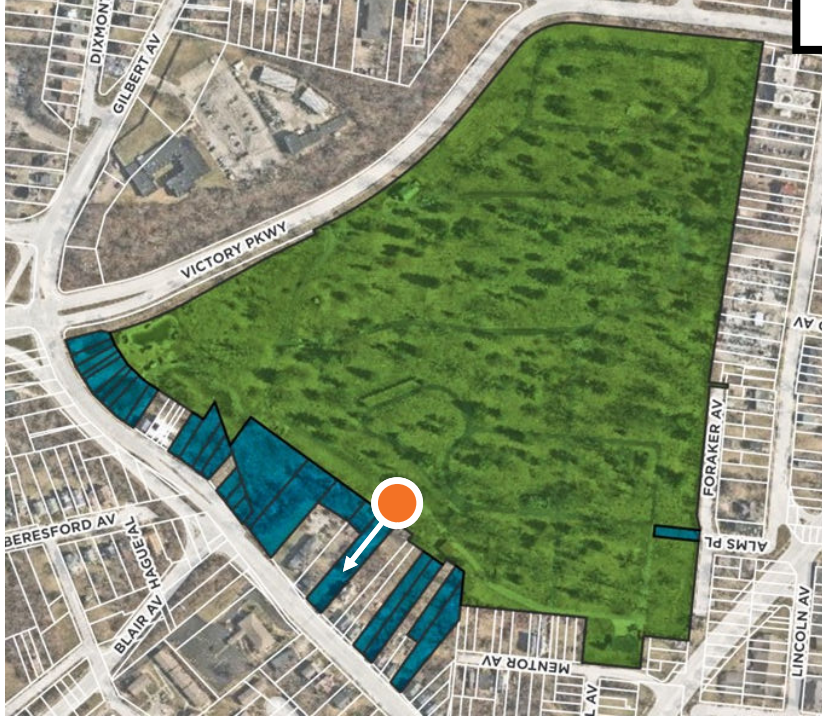
Location: From Cemetery facing Gilbert Avenue



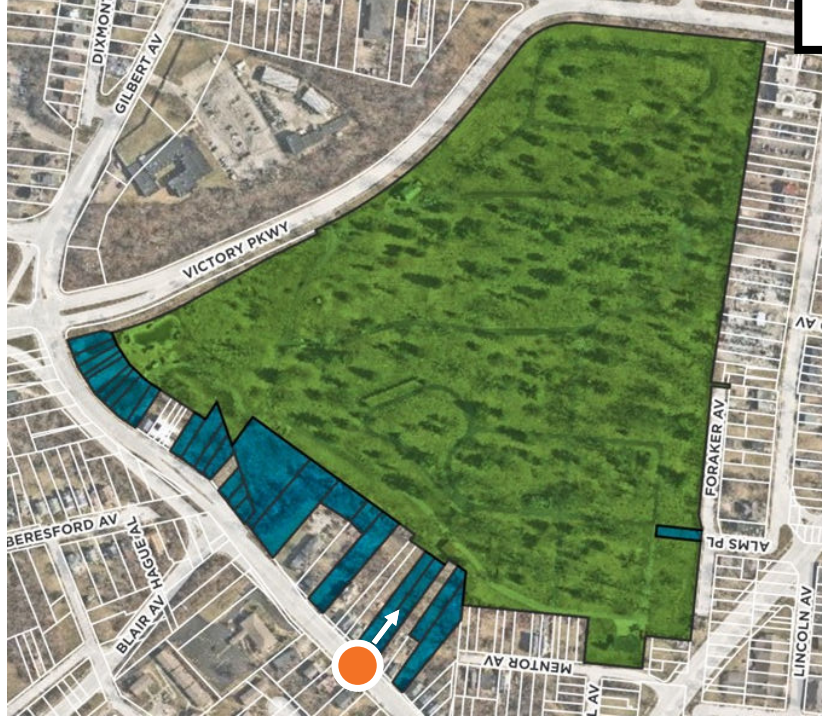
Location: Along Gilbert Avenue



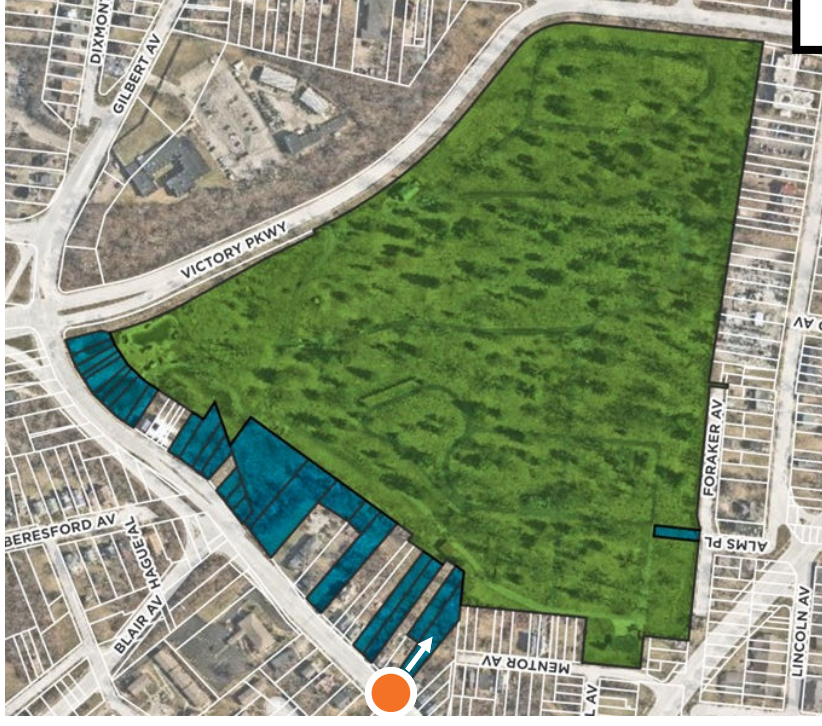
Location: From Cemetery facing Gilbert Avenue



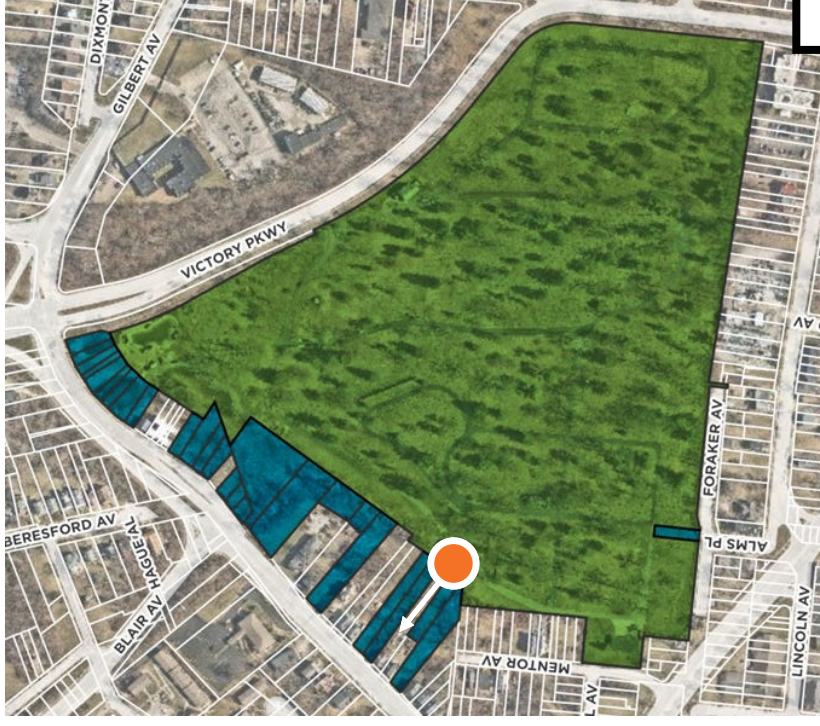
Location: Along Gilbert Avenue



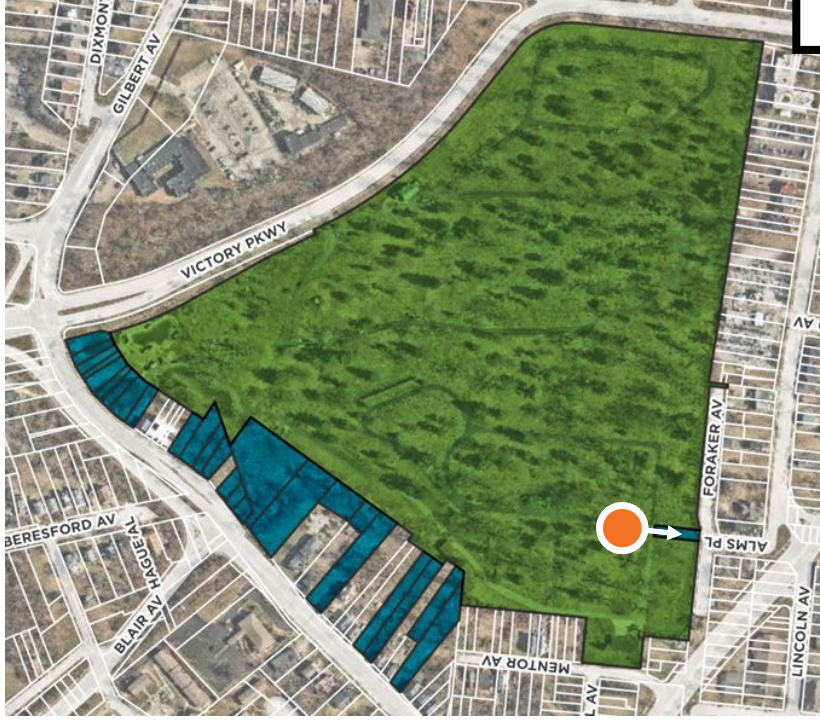
Location: Along Gilbert Avenue



Location: From Cemetery facing Gilbert Avenue

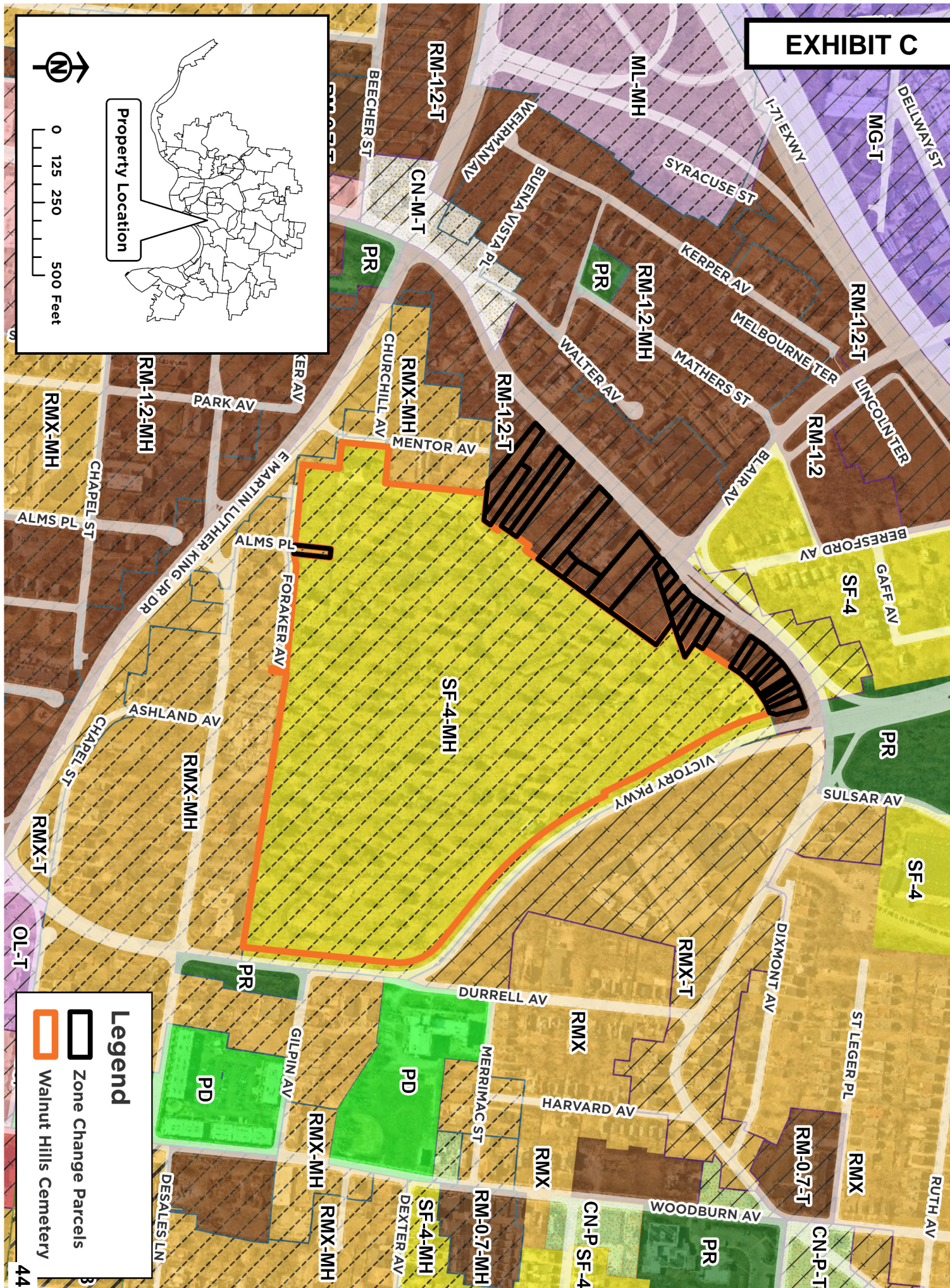


Location: From Cemetery facing Foraker Avenue



WALNUT HILLS CEMETERY ZONE CHANGE (3117 VICTORY PARKWAY) - ZONING MAP

EXHIBIT C





October 24, 2024

Mr. Bryan Grome
PLA - MSP
3700 Park 42 Dr. Suite 190B
Cincinnati, Ohio 45241

Re: 3117 Victory Parkway and 1152 Foraker Avenue | Walnut Hills Cemetery (P) -
(CPRE240081) Initial Comments and Recommendations

Dear Mr. Grome,

This **Preliminary Design Review** letter is to inform you that our Advisory-TEAM has reviewed your proposed project located at **3117 Victory Parkway and 1152 Foraker Avenue** in the Community of Walnut Hills. It is my understanding that you are seeking a zone change to allow for expansion of cemetery uses within a zoning classification that permits such uses as inground burial and columbarium structures. Thank you for developing within the City of Cincinnati.

City Planning & Engagement – Planning Division

Immediate Requirements to move forward with project:

1. The proposed project will require a Zone Change from the existing RMX-MH (Residential Mixed) and RM-1.2-T (Residential Multi-family) zoning districts to the SF-4-MH (Single-family Residential) zoning district. The applicant is aware of this requirement and has filed with the Department of City Planning and Engagement accordingly.
2. Staff from the Department of City Planning and Engagement has advised against pursuing a zone change for the noncontiguous zone change parcels at this time.

Requirements to obtain Permits:

- None

Recommendations:

1. The Department of City Planning and Engagement recommends that the applicant engage with the Walnut Hills Area Council to keep them informed of proposed plans for the site.

Contact:

- **Stacey Hoffman** | City Planning | 513-352-4890 | stacey.hoffman@cincinnati-oh.gov

City Planning & Engagement – Zoning Division

Immediate Requirements to move forward with project:

1. Complete the process for a zone change to SF-4-MH from RM-1.2-T for the northern parcels and RMX-MH for the southern parcel.

Requirements to obtain Permits:

1. Obtain Conditional Use approval for the cemetery land use, showing the proposed development of the additional acreage, prior to expansion.
2. A recorded Consolidation Plat, consolidating the newly zoned parcels with the existing cemetery holding, shall be required as a condition of Conditional Use approval.



3. Construction of any additional structures on the property requires Conditional Use approval. If a phased project is proposed, provide anticipated start dates for new burial sections and potential buildings.
4. Note that several of the parcels to the north are in the Hillside Overlay, so a preliminary geotechnical analysis will be required, as well as a Grading Plan showing cumulative excavation and fill. Additional zoning relief may be required along with the Conditional Use approval.

Recommendations:

1. Applicant and Planning please contact ZPE Tre Sheldon at the email address below when the zoning change has been finalized. ZPE will work with Applicant regarding the hearing process for Conditional Use approval and any other required relief and will provide the adjudication letter required by the Law Department for the Application for Zoning Relief.

Contact:

- **Tre Sheldon** | ZPE | 513-352-2422 | henry.sheldon@cincinnati-oh.gov

Metropolitan Sewer District (MSD)**Immediate Requirements to move forward with project:**

- None

Requirements to obtain Permits:

1. MSD has no comments.

Recommendations:

1. None

Contact:

- **Rob Kern** | MSD | 513-352-4311 | rob.kern@cincinnati-oh.gov

Stormwater Management Utility (SMU)**Immediate requirements to move forward with project:**

- None

Requirements to obtain Permits:

1. No comments at this time.

Recommendation:

- None

Contact:

- **Kevin Gold** | SMU | 513-222-3643 | kevin.gold@gcww.cincinnati-oh.gov

Water Works**Immediate requirements to move forward with project:**

- None

Requirements to obtain Permits:

1. A stamped and recorded consolidation plat is required before any building permits are approved, or water service branches sold.



2. **Before a water service branch(es) can be purchased a total Frontage Fee of \$438.63 on Foraker Avenue, will need to be paid in full at time of the branch sale.**
3. The subject development has active and inactive water service lines at the following property:

Address	Branch #	Size	Meter #	Size	
3076 Gilbert Av.	H-25173	3/4"- FOD			*Lead on private side
3106 Gilbert Av.	H-34940	3/4"- FOD			*Lead on private side
3104 Gilbert Av.	H-34941	3/4"- FOD			*Lead on private side
3064 Gilbert Av.	H-30762	3/4"	038417	5/8"	
3070 Gilbert Av.	H-57407	3/4"	048839	5/8"	*Lead on private side
3072 Gilbert Av.	H-57645	3/4"	032867	5/8"	*Lead on private side
3090 Gilbert Av.	H-24058	3/4"- FOD			*Lead on private side
3074 Gilbert Av.	H-24058	3/4"	105414	5/8"	*Lead on private side
3086 Gilbert Av.	H-23166	3/4"- FOD			*Lead on private side
3102 Gilbert Av.	H-37658	3/4"- FOD			*Lead on private side
3112 Gilbert Av.	H-102024	3/4"	092178	5/8"	
3024 Gilbert Av.	H-36824	3/4"	038976	5/8"	*Lead on private side
3030 Gilbert Av.	H-62348	3/4"	011883	5/8"	*Lead on private side
3036 Gilbert Av.	H-62350	3/4"	119626	5/8"	*Lead on private side
3044 Gilbert Av.	H-148100	3/4"	061452	5/8"	

*Please note that there are known health risks with lead service lines. Greater Cincinnati Water Works records indicate the existing private side of these active and inactive water service lines (H-25173, H-34940, H-34941, H-57407, H-57645, H-24058, H-23166, H-37658, H-36824, H-62348, and H-62350) at this site are Lead Service lines. In accordance with CMC Chapter 401 Division M, the private side must be replaced with copper service lines if it is to remain or reactivated.

4. If the water service branch(es) are not to remain, the owner would be required to fill out the online Discontinuance Form (FOD) at <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/> authorizing the discontinuance of the account associated with the existing water service branch(es). This process must be completed before any new water service branch(es) can be sold.
5. **If the existing water service branch(es) for this project are not to be used for this development, they must be disconnected at the owner's / developer's expense. The discontinued branch(es) will require a drawing showing the branch(es) and branch number(s) that is to be physically disconnected from the main. Submit to Phil Young at Phillip.Young@gcwww.cincinnati-oh.gov.**

Recommendations:



1. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded fire protection company and plumber to perform the private water service branch design work and installation.
2. The Owner(s)/Developer(s) must have a licensed fire protection company and plumber that is bonded and certified with GCWW and fill out the Online Branch application <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service.

Contact:

- **Nancy Bonner** | Water Works | 513-591-7859 | nancy.bonner@gcww.cincinnati-oh.gov

Fire Department**Immediate Requirements to move forward with project:**

1. None

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Gregory Phelia Jr.** | Fire Dept. | 513-357-7598 | gregory.pheliajr@cincinnati-oh.gov

Office of Environmental Sustainability (OES)**Immediate Requirements to move forward with project:**

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Amanda Testerman** | OES | 513-352-5310 | amanda.testerman@cincinnati-oh.gov

Parks Department (Urban Forestry)**Immediate Requirements to move forward with project:**

- None

Requirements to obtain Permits:

- None

Recommendations:

1. As the neighborhood of Walnut Hills is still below the over canopy coverage goal of 40%, we would recommend including tree plantings as part of the overall landscape plan and future site development.

Contact:

- **Doug Fritsch** | Urban Forestry | 513-861-9070 | doug.fritsch@cincinnati-oh.gov

**Department of Transportation & Engineering (DOTE)****Immediate Requirements to move forward with project:**

- None

Requirements to obtain Permits:

1. A development plan needs to be reviewed and approved by DOTE if any vehicular access is requested.
2. A separate DOTE permit is required for all work in the public right-of-way.

Recommendations:

- None

Contact:

- **Morgan Kolks** | DOTE | 513-335-7322 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Buildings**Immediate Requirements to move forward with project:**

- None

Requirements to obtain Permits:

1. No permit issues.

Recommendations:

- None

Contact:

- **Art Dahlberg** | B&I Director | 513-352-2424 | art.dahlberg@cincinnati-oh.gov

Law Department**Immediate Requirements to move forward with project:**

1. No requirement at this time.
2. If this development were to create an encroachment in City right of way or property, a permanent change in the use of City right of way or City property or would require additional right of way to be dedicated, a Coordinated Report will be required. Application for Coordinated Report can be requested at real.estate@cincinnati-oh.gov.

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Renee Luttrell** | Law | 513-352-3338 | renee.luttrell@cincinnati-oh.gov



Department of Community & Economic Development (DCED)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Roy Hackworth** | DCED | 513-352-6119 | roy.hackworth@cincinnati-oh.gov

Health Department

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. No need for Health to review project as proposed.

Recommendations:

- None

Contact:

- **Trisha Blake** | Health Dept. | 513-352-2447 | trisha.blake@cincinnati-oh.gov

Police Department

Immediate Requirements to move forward with project:

- None at this time.

Requirements to obtain Permits:

- No comments.

Recommendations:

- None

Contact:

- **Katalin Howard** | Police Dept. | 513-352-3298 | katalin.howard@cincinnati-oh.gov
- **Brandon Kyle** | Police Dept. | brandon.kyle@cincinnati-oh.gov

This letter is not intended as the City's final approval of your project, but rather as an initial review and consultation to provide feedback from the City's various departments and to better coordinate between the City and developer. We hope you find this process both forthcoming and helpful.

Sincerely,

Rodney D. Ringer,
Development Manager

RDR: rdr

EXHIBIT E

May 8, 2025

Walnut Hills Cemetery
3117 Victory Parkway
Cincinnati, OH 45206

Kyle Gibbs
City Planner
805 Central Ave
Cincinnati, OH 45202

RE: **Zone Change**

Dear Kyle Gibbs;

Walnut Hills Area Council Process

MSP Design who represents Walnut Hills Cemetery has gone through an extensive process to gain a letter of approval for the Walnut Hills Area Council.

October 2024 - Initial contact to provide information to the Council (City of Cincinnati Zone Change Application, Coordinated site review application).

February 24, 2025 – Provide additional letter to the WHAC as requested.

March 18, 2025 – Online presentation to the WHAC Working Group which included all heads of the WHAC. Formal presentation of the project.

April 10, 2025 – WHAC Meeting, formal presentation of the project.

May 1, 2025 – WHAC Planning and Transportation Committee meeting (was not able to attend, but they presented questions for MSP).

May 8, 2025 – WHAC meeting to present our project and have the council vote in acceptance.

Sincerely,

McGill Smith Punshon, Inc.



Bryan Grome
Associate Landscape Architect

HISTORIC REVIEW FOR WALNUT HILLS CEMETERY ZONE CHANGE (1996)

EXHIBIT F

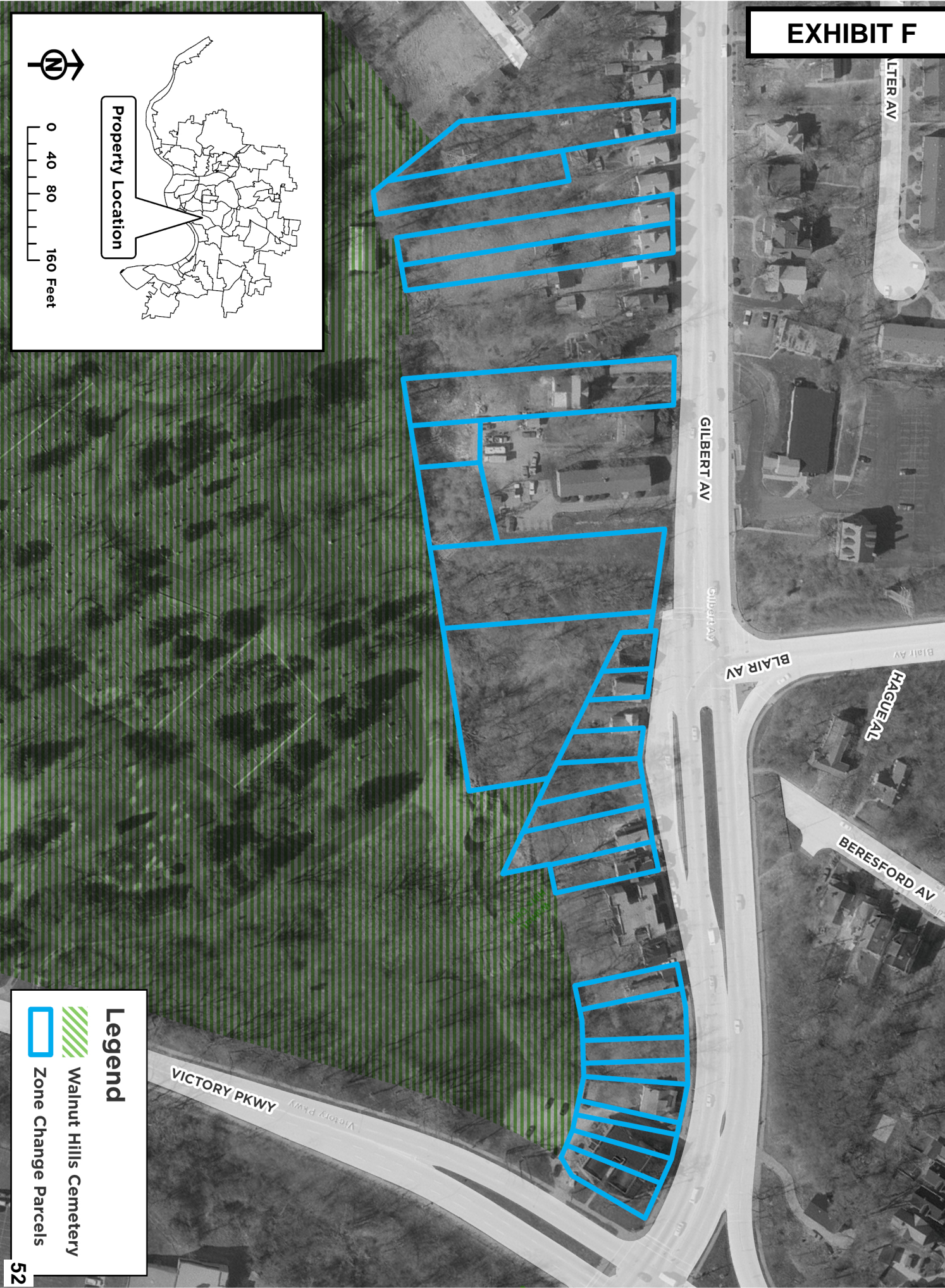


EXHIBIT G

May 8, 2025

Walnut Hills Cemetery
3117 Victory Parkway
Cincinnati, OH 45206

Kyle Gibbs
City Planner
805 Central Ave
Cincinnati, OH 45202

RE: **Zone Change**

Dear Kyle Gibbs;

Clarification on the Phasing of the Walnut Hills Cemetery Project

Regarding the Walnut Hills Cemetery location map created by the City of Cincinnati, MSP, on behalf of Walnut Hills Cemetery, would like to clarify the phasing of the project. MSP intends to proceed with the zone change for all areas and provide clarification on the timeframe for utilizing these properties.

Phase 1: The proposed Areas 1 and 4 will be utilized first. These areas are needed immediately by the cemetery to alleviate the backlog of pre-sold burial spaces. Area 1 will be used to finalize the project at the corner of Victory Avenue and Gilbert Parkway.

Phase 2: Area 2 will be developed approximately 3-5 years (or more) from now. This phase will be executed in conjunction with a master plan to outline the future expansion of the cemetery.

Phase 3: Area 3 will be developed in 8-10+ years. This phase will only commence once adjacent properties have been acquired to create a more cohesive design. Walnut Hills Cemetery does not plan to place any burials on small, fragmented properties.

Overall, the plan is to focus on Areas 1 and 4 first. As the cemetery fills up over the next 3-5 years, a master plan for Areas 2 and 3 will be created to plan for future cemetery expansion.

Sincerely,

McGill Smith Punshon, Inc.



Bryan Grome
Associate Landscape Architect

EXHIBIT H

February 19, 2025

Walnut Hills Cemetery
3117 Victory Parkway
Cincinnati, OH 45206

Kyle Gibbs
City Planner
805 Central Ave
Cincinnati, OH 45202

RE: **Zone Change**

Dear Kyle Gibbs;

Walnut Hills Cemetery is a historic cemetery dating back to 1843. In July 2020, Walnut Hills Cemetery was approved for conditional use to expand the cemetery uses to properties that the cemetery had acquired. The cemetery had been a non-conforming use within the RMX and RM1.2 zone, and it was recommended by City Planning staff to rezone the properties to SF-4. The zone change was approved with conditions for in-ground burials and columbarium's within the expansion areas.

Walnut Hills Cemetery continually procures adjacent properties as they go for sale to plan for the long future ahead. Currently the cemetery is in dire need of additional burials spaces in which the requested zone change will alleviate. The cemetery is running out of burial space and currently has approximately 75 residents waiting to pre-purchase a burial space. The properties that we are requesting a zone change will allow the cemetery to continue to operate as it has for the past 182 years. Additionally, the properties that we are requesting zone change are currently owned by Walnut Hills Cemetery and are not ideal for any residential buildings. There is an existing storm sewer easement along the south side of the lots along Gilbert Ave that also reduces the available building area.

We are requesting the same zone as what was approved in 2020 for the current properties now owned by Walnut Hills Cemetery. By allowing the zone change of these adjacent properties, the cemetery can continue to provide a needed service within the community of Walnut Hills.

Sincerely,

McGill Smith Punshon, Inc.



Bryan Grome
Associate Landscape Architect



GENERAL NOTES

BOUNDARY BASED ON DEEDS &
SURVEYS OF RECORD

EXISTING ZONE: RMX & RM-1.2

PROPOSED ZONE: SF-4 5.1732 ACRES

PROPOSED

ZONE CHANGE PLAT

SECTION 2 & 8, TOWN 3, 'FRACTIONAL RANGE 4'

WALNUT HILLS CEMETERY ASSOC
3317 VICTORY PARKWAY
CINCINNATI, OHIO 45206

WALNUT HILLS CEMETERY ASSOC
3317 VICTORY PARKWAY
CINCINNATI, OHIO 45206

EXISTING ZONE:	RMX & RM-1.2
PROPOSED ZONE:	SF-4 5.1732

EXISTING ZONE:	RMX & RM-1.2
PROPOSED ZONE:	SF-4 5.1732

SECTION 2 & 8, TOWN 3, FRACTIONAL RANGE 2

MILLCREEK TOWNSHIP

HAMILTON COUNTY, OHIO

Date	08/21/24
Scale	1" = 100'
Drawn by	SES Proj Mgr.
Survey Database	LH
DWG	
Katello	133.3002.2024.04.02.024
Project Number	1335.02
File No.	Sheet No.
13.352	1 / 1

MSBP

D E S I G N

McGill Smith Puncheon

Architect

Engineer

Landscaping/Architecture

Planning

2024 Proj. 42/26

2024 Proj. 42/26

2024 Proj. 42/26

2024 Proj. 42/26

2024 Proj. 42/26

2024 Proj. 42/26

2024 Proj. 42/26

2024 Proj. 42/26

2024 Proj. 42/26

2024 Proj. 42/26

**DESCRIPTION FOR: THE WALNUT HILLS CEMETERY
ASSOCIATION OF CINCINNATI**

**LOCATION: MILLCREEK TOWNSHIP
4.5495 Total Acres**

Situate in Section 8, Town 3, Fractional Range 2, Millcreek Township, Hamilton County, Ohio and being part of the lands conveyed to Walnut Hills Cemetery Association of Cincinnati by deeds recorded in O.R. Volume 13920, Page 664, O.R. Volume 14252, Page 2079, O.R. Volume 12339, Page 1238, O.R. Volume 10946, Page 1046, O.R. Volume 11116, Page 914, O.R. Volume 13788, Page 609, O.R. Volume 13880, Page 1221, O.R. Volume 13185, Page 2707, O.R. Volume 13615, Page 1935, O.R. Volume 13910, Page 712, O.R. Volume 15038, Page 1064, O.R. Volume 15104, Page 1431, O.R. Volume 13214, Page 2189, O.R. Volume 14434, Page 3055, O.R. Volume 14406, Page 2272, O.R. Volume 14964, Page 2707, O.R. Volume 14344, Page 1179, O.R. Volume 14337, Page 3569, Hamilton County, Ohio Recorder's Office and being more particularly described as follows;

Zone Parcel 1 (Par. 055-0003-0012, 055-0003-0011, 055-0003-0009, 055-0003-0008, 055-0003-0007) BEGINNING at the northeast corner of Lot 5, Wm. Durrell Subdivision as recorded in Plat Book 6, Page 11, Hamilton County, Ohio Recorder's Office and a point in the south line of Gilbert Avenue (R/W Varies);

Thence with proposed zoning lines and the south right of way line of said Gilbert Avenue for the following four (4) courses and distances:

- 1) North 33°17'50" East, 53.65 feet to a point;
- 2) North 43°17'50" East, 92.87 feet to a point;
- 3) North 56°52'50" East, 92.61 feet to a point;
- 4) North 67°52'50" East, 78.87 feet to the northwest corner of land as conveyed to The City of Cincinnati;

Thence with west lines of said The City of Cincinnati lands for the following two (2) courses and distances:

- 1) South 11°47'04" East, 102.58 feet to a point;
- 2) South 06°48'08" West, 27.60 feet to the northwest corner of land as conveyed to The Walnut Hills Cemetery Association of Cincinnati;

Thence with The Walnut Hills Cemetery Association of Cincinnati lands for the following four (4) courses and distances:

- 1) South 67°48'03" West, 35.65 feet to a point;
- 2) South 56°48'03" West, 65.69 feet to a point;
- 3) South 43°15'42" West, 66.47 feet to a point;

McGill Smith Punshon, Inc.
3700 Park 42 Drive ■ Suite 190B ■ Cincinnati, Ohio ■ 45241-2097
513.759.0004 ■ Fax 513.563.7099 ■ www.mcgillsmithpunshon.com



4) South 33°58'29" West, 42.71 feet to the southeast corner of said Lot 6, Wm. Durrell Subdivision;

Thence with the east line of said Lot 6, Wm. Durrell Subdivision, North 56°42'10" West, 124.49 feet to the POINT of BEGINNING.

Containing 0.7686 acres of land more or less.

Zone Parcel 2 (Par. 060-0006-0001, 060-0006-0021, 060-0006-0017, 060-0006-0020, 060-0006-0016, 060-0006-0019, 060-0006-0015, 060-0006-0029, 060-0006-0014, 060-0006-0052, 060-0006-0051, 060-0006-0054, 060-0006-0010):

BEGINNING at the southeast corner of Lot 1, Wm. Durrell's Subdivision as recorded in Plat Book 6, Page 11, Hamilton County, Ohio Recorder's Office and a northwest corner of land as conveyed to The Walnut Hills Cemetery Association of Cincinnati;

Thence with existing zoning lines and west lines of said The Walnut Hills Cemetery Association of Cincinnati lands for the following five (5) courses and distances:

- 1) South 33°14'57" West, 35.00 feet to a point;
- 2) South 56°45'03" West, 59.26 feet to a point;
- 3) South 70°42'57" West, 127.59 feet to a point;
- 4) South 54°05'18" East, 97.19 feet to a point;
- 5) South 35°56'02" West, 503.16 feet to the southwest corner of land as conveyed to Kesarin Napier;

Thence with proposed zoning lines and with the west line of said Kesarin Napier lands, North 49°22'14" West, 328.34 feet to a point in the south right of way line of Gilbert Avenue (R/W Varies);

Thence with proposed zoning lines and the south right of way line of said Gilbert Avenue for the following two (2) courses and distances:

- 1) North 44°47'08" East, 25.90 feet to a point;
- 2) North 47°34'42" East, 32.55 feet to the northwest corner of land as conveyed to Derrickson Family Living Trust;

Thence with proposed zoning lines and the lines of said Derrickson Family Living Trust lands for the following two (2) courses and distances:

- 1) South 49°28'06" East, 233.64 feet to a point;
- 2) North 45°46'02" East, 50.63 feet to the southwest corner of land as conveyed to Scappy Properties, LLC;

Thence with proposed zoning lines and lines of said Scappy Properties, LLC lands for the following two (2) courses and distances:

- 1) North 32°14'31" East, 98.57 feet to a point;
- 2) North 49°37'52" West, 201.12 feet to a point in the south right of way line of said Gilbert Avenue;

Thence with proposed zoning lines and the south right of way line of said Gilbert Avenue for the following four (4) courses and distances:

- 1) North 52°58'08" East, 130.44 feet to a point;
- 2) North 47°16'45" West, 5.78 feet to a point;
- 3) North 53°00'57" East, 80.00 feet to the northwest corner of land as conveyed to Hamilton County Land Reutilization Corporation;

Thence with proposed zoning lines and lines of said Hamilton County Land Reutilization Corporation lands for the following three (3) courses and distances:

- 1) South 47°17'03" East, 73.45 feet to a point;
- 2) North 70°42'57" East, 42.12 feet to a point;
- 3) North 47°17'03" West, 86.47 feet to a point in the south right of way line of said Gilbert Avenue;

Thence with proposed zoning lines and the south line of said Gilbert Avenue for the following two (2) courses and distances:

- 1) North 53°00'57" East, 37.38 feet to a point;
- 2) North 33°14'57" East, 131.23 feet to the northeast corner of said Lot 1, W. Durrell's Subdivision;

Thence with proposed zoning lines and the east line of said Lot 1, Wm. Durrell's Subdivision, South 56°45'03" East, 125.00 feet to the POINT of BEGINNING.

Containing 2.6657 acre of land more or less.

Zone Parcel 3 (Par. 060-0006-0006, 060-0006-0007):

COMMENCING at the southeast corner of Lot 2, Mather's Estate Subdivision as recorded in Plat Book 7, Page 47, Hamilton County, Ohio Recorder's Office, also being the southeast corner of land as conveyed to Cincinnati Webb I, LLC and a southwest corner of land as conveyed to The Walnut Hills Cemetery Association of Cincinnati;

Thence with the east line of said Cincinnati Webb I, LLC lands, North 54°25'57" West, 18.80 feet to the TRUE POINT of BEGINNING;

Thence with proposed zoning lines and continuing with the east line of said Cincinnati Webb I, LLC lands, North 56°13'49" West, 338.91 feet to a point in the south right of way line of Gilbert Avenue (R/W Varies);

Thence with proposed zoning lines and the south right of way line of said Gilbert Avenue, North 43°13'46" East, 74.05 feet to the northwest corner of land as conveyed to Helen Deering;

Thence with proposed zoning lines and the west line of said Helen Deering lands, South 53°50'04" East, 326.61 feet to a point in a west line of said The Walnut Hills Cemetery Association of Cincinnati lands;

Thence with existing zoning lines and a west line of said The Walnut Hills Cemetery Association of Cincinnati land, South 33°22'00" West, 59.39 feet to the TRUE POINT of BEGINNING.

Containing 0.5065 acres of land more or less.

Zone Parcel 4 (Par. 060-0006-0004, 060-0006-0049):

COMMENCING at the southeast corner of Lot 2, Mather's Estate Subdivision as recorded in Plat Book 7, Page 47, Hamilton County, Ohio Recorder's Office, also being the southeast corner of land as conveyed to Cincinnati Webb I, LLC and a southwest corner of land as conveyed to The Walnut Hills Cemetery Association of Cincinnati;

Thence with west lines of said The Walnut Hills Cemetery Association of Cincinnati lands and lines of said Cincinnati Webb I, LLC lands, South 35°49'24" West, 37.73 feet to the TRUE POINT of BEGINNING;

Thence with existing zoning lines and continuing with west lines of said The Walnut Hills Cemetery Association of Cincinnati lands for the following two (2) courses and distances:

- 1) South 36°08'23" West, 20.46 feet to a point;
- 2) North 84°22'14" West, 139.39 feet to the southeast corner of land as conveyed to La Ventura, LLC;

Thence with proposed zoning lines and the east line of said La Ventura, LLC lands, North 51°21'28" West, 257.34 feet to a point in the south right of way line of Gilbert Avenue (R/W Varies);

Thence with proposed zoning lines and the south right of way line of said Gilbert Avenue, North 44°53'30" East, 40.15 feet to the northwest corner of land as conveyed to Port of Greater Cincinnati Development Authority;

Thence with proposed zoning lines and lines of said Port of Greater Cincinnati Development Authority lands for the following two (2) courses and distances:

- 1) South 54°17'30" East, 134.28 feet to a point;
- 2) North 32°47'07" East, 37.25 feet to a point in the west line of said Cincinnati Webb I, LLC land;

Thence with proposed zoning lines and the west line of said Cincinnati Webb I, LLC lands, South 54°22'06" East, 238.99 feet to the TRUE POINT of BEGINNING.

Containing 0.5233 acres of land more or less.

Zone Parcel 5 (Par. 065-0003-0071):

BEGINNING at the northwest corner of Lot 171, Lane Seminary Subdivision as recorded in Plat Book 71, Page 2, Hamilton County, Ohio Recorder's Office;

Thence with proposed zoning lines and lines of said Lot 171, Lane Seminary Subdivision for the following four (4) courses and distances:

- 1) South 84°07'49" East, 30.00 feet to a point;
- 2) South 05°52'11" West, 124.00 feet to a point;
- 3) North 84°07'49" West, 30.00 feet to a point;
- 4) North 05°52'11" East, 124.00 feet to the POINT of BEGINNING.

Containing 0.0854 acres of land more or less.

The above description was prepared from a Zoning Plat by McGill Smith Punshon, Inc. dated April 30, 2024. Bearings are based on Plat Book 464, Page 86, Hamilton County, Ohio Recorder's Office

I hereby certify that the above description is a complete, proper and legal description of the property to be re-classified herein. The above description is based on existing deeds and plats of record and is not based on an actual field survey. Said description is to be used for the purpose of re-classification only, and is not to be used for the transfer of property.

Louis J Hanser P.S. #7843

Prepared by: McGill Smith Punshon, Inc.
Date: April 30, 2024
MSP No.: 13353.02

3035 GILBERT LLC
10921 REED HARTMAN HWY STE 213
CINCINNATI OH 45242

JAMES TEMPLE CHURCH OF
GOD IN CHRIST
1116 LINCOLN AVE
CINCINNATI OH 45206

BATTLE LORETTA @3
1121 WIONNA AVE
CINCINNATI OH 45224

REHAB IN PROCESS LLC
1203 BATES
CINCINNATI OH 45237

BENSON NICOLE
1219 LINCOLN AVE
CINCINNATI OH 45206

BELL KAREN & MARK R FOSTER
1226 LINCOLN AVE
CINCINNATI OH 45206

MID WEST JCB INVESTMENTS
1228 LINCOLN AVE
CINCINNATI OH 45206

HOPKINS ANDREW LEROY JR
1403 REGENT AVE
CINCINNATI OH 45237

HR HOLDINGS II LLC
1418 CENTRAL PKWY
CINCINNATI OH 45202

LA VENTURA LLC
1418 CENTRAL PKWY SUITE 201
CINCINNATI OH 45202

SMITH RICHARD J SR
1510 SOUTHRIDGE LN
CINCINNATI OH 45231

BURNS NICOLE
1515 LINCOLN AVE
CINCINNATI OH 45206

CINCINNATI METROPOLITAN
HOUSING AUTHORITY
1635 WESTERN AVE
CINCINNATI OH 45214

BJ HOMES LIMITED PARTNERSHIP
1727 E GALBRAITH RD
CINCINNATI OH 45215

DERRICKSON CHANDRA TR &
JANET DOUGLAS TR
1856 WYNNEWOOD LN
CINCINNATI OH 45237

MLK INVESTORS I LLC
2135 DANA AVE SUITE 200
CINCINNATI OH 45227

Z PROPERTIES HOLDINGS LLC
2641 CRESCENT SPRINGS PK STE C
CRESCENT SPRINGS KY 41017

WALLPE PAUL
2925 ALMS PL
CINCINNATI OH 45202

HAMILTON COUNTY LAND
REUTILIZATION CORPORATION
3 E FOURTH ST SUITE 300
CINCINNATI OH 45202

CURRY JANICE S
3009 GILBERT AVE
CINCINNATI OH 45206

WRIGHT SELENA @8
3011 ALMS PLACE
CINCINNATI OH 45206

TRUE HOLINESS COVENANT OF
PEACE ASSEMBLY OF WALNUT
3025 WALTER AVE
CINCINNATI OH 45206

DEERING HELEN
3038 GILBERT AVE
CINCINNATI OH 45206-1021

WILKS ANGENITA
3040 GILBERT AVE
CINCINNATI OH 45206-1021

AVONDALE CONGREGATION OF
3041 GILBERT AVE
CINCINNATI OH 45206

POELLNITZ TRACI
3054 MENTOR ST
CINCINNATI OH 45206

PARKER HELEN
3056 MENTOR ST
CINCINNATI OH 45206-1512

DUBOSE LADD
3071 MENTOR AVE
CINCINNATI OH 45206

HAYSBERT LOVE-VEE L
3073 MENTOR AVE
CINCINNATI OH 45206

WILLIAMS SABRINA L
3075 MENTOR ST
CINCINNATI OH 45206

ALLEN-BLUE JANIE 3100 GILBERT AVE CINCINNATI OH 45206	BESS DE-JURA MATHENIA & ALITOVIS J 3107 GILBERT AVE CINCINNATI OH 45206	WALNUT HILLS CEMENTARY ASSOCIATION OF CINCINNATI 3117 VICTORY PKWY CINCINNATI OH 45206
COOK BERTHA 3136 GAFF AVE CINCINNATI OH 45206-1016	KENNEY DONALD F & CHENILLE 3140 GAFF AVE CINCINNATI OH 45206-1016	CARTER DARLENE 3142 GAFF AVE CINCINNATI OH 45206-1016
MARBEH GROUP LLC 3143 GAFF AVE CINCINNATI OH 45242	SPENCER ARMENIA 3144 GAFF AVE CINCINNATI OH 45206-1016	CONN FREDERICK L & VOLORA M 3214 BERESFORD AVE CINCINNATI OH 45206-1010
TERRY DARREN & ROBIN 3219 BERESFORD AVE CINCINNATI OH 45206-1036	SUTTLES LINDA 3223 BERESFORD AVE CINCINNATI OH 45206	BELL JAMES & SHARON RICHARD-BELL 3227 BERESFORD AVE CINCINNATI OH 45206
HUGHES JUANITA 3228 BERESFORD AVE CINCINNATI OH 45206	THOMAS TONI 3230 BERESFORD AVE CINCINNATI OH 45219	CRENSHAW DAVID M 3231 BERESFORD AVE CINCINNATI OH 45206
ERVING BERTHA 3236 BERESFORD AVE CINCINNATI OH 45206	MCDANIEL SHAWN ANTHONY TR 3310 WABASH AVE CINCINNATI OH 45207	934 CHURCHILL AVE LLC C/O GRIFFIN FLETCHER & HERNDON LLP 3500 RED BANK RD CINCINNATI OH 45227
NAPIER KESARIN 3608 EASTERN AVE CINCINNATI OH 45226	YOUNG JOYCE M 3614 WOODFORD RD CINCINNATI OH 45213	KHAN DANIYAL 3625 VINE ST CINCINNATI OH 45220
TEKO LAND GROUP LTD 3665 ERIE AVE CINCINNATI OH 45208	FAULKNER JAMES 4079 VICTORY PKWY CINCINNATI OH 45229	STATE OF OHIO 505 S STATE ROUTE 741 LEBANON OH 45036
REYNOLDS BARBARA 5254 RIDGE AVE CINCINNATI OH 45213	DUKE ENERGY OHIO INC C/O TAX DEPARTMENT 550 TRYON ST P O BOX 1321 CHARLOTTE NC 28201	APPELMAN PROPERTIES LLC 632 RACE ST 2ND FL CINCINNATI OH 45202
NOYES PROPERTY MANAGEMENT LLC 634 CLINTON SPRINGS AVE CINCINNATI OH 45229	DREA3 - WH71 LLC 646 MAIN ST STE 200 CINCINNATI OH 45202	GLASSMEYER WALTER MICHAEL & WALTER 7870 SAGAMORE DR CINCINNATI OH 45236

THOMAS RICHARD
8358 WOODBINE AVE
CINCINNATI OH 45216

SCRAPPY PROPERTIES LLC
8435 BECKETT POINTE DR
WEST CHESTER OH 45069

EDMERSON ANTHONY P SR
919 FINDLEY ST
CINCINNATI OH 45214

CINCINNATI WEBB I LLC
9450 SW GEMINI DR PMB 71157
BEAVERTON OR 97008-7105

WOLF MAURA H &
SARAH H KOUCKY CO-TR
952 LENOX PL
CINCINNATI OH 45229

SKYLINE REAL ESTATE LTD
P O BOX 14296
CINCINNATI OH 45250

MFB PROPERTIES LLC
P O BOX 8305
CINCINNATI OH 45208

BYRD DANA
PO BOX 19503
CINCINNATI OH 45219

BOARD OF EDUCATION OF THE CITY
SCHOOL DISTRICT OF CINCINNATI
PO BOX 5384
CINCINNATI OH 45201-5384

RUFFIN MARY I
RR2 BOX 103
BUTLER AL 36904

WALNUT HILLS AREA COUNCIL
2640 KEMPER LANE
CINCINNATI OH 45206

May 29, 2025

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property that have Hamilton County Auditor Parcel Id Numbers 055-0003-0012, 055-0003-0011, 055-0003-0009, 055-0003-0008, 055-0003-0007, 055-0003-0001, 060-0006-0021, 060-0006-0017, 060-0006-0020, 060-0006-0016, 060-0006-0015, 060-0006-0029, 060-0006-0014, 060-0006-0051, 060-0006-0054, and 065-0003-0071 in the Walnut Hills neighborhood from the RM-1.2-T, “Residential Multi-family-Transportation Corridor,” and RMX-MH, “Residential Mixed-Middle Housing,” zoning districts to the SF-4-MH, “Single-Family-Middle Housing,” zoning district to facilitate the expansion of the Walnut Hills Cemetery in the Walnut Hills neighborhood.

Summary:

The Walnut Hills Cemetery is located at 3117 Victory Parkway and is one of Cincinnati’s oldest operating cemeteries, opening in 1843. The cemetery is approximately 40 acres and has acquired additional land (expansion area) that it would like to use for in-ground burials and above-ground columbaria (structure for cremains). The expansion area is approximately 4.55 acres and includes twenty-five lots along Gilbert Avenue and one on Foraker Avenue. Two zones are present in the expansion area: 4.46 acres of Multi-family–Transportation Corridor (RM-1.2-T) and 0.085 acres of Residential Mixed–Middle Housing (RMX-MH).

The petitioner, McGill Smith Punshon, on behalf of Walnut Hills Cemetery Association, has requested a zone change to Single-family Residential–Middle Housing (SF-4-MH) for the expansion area lots to align with the existing cemetery and allow the cemetery to expand its use to the additional 4.55 acres of land.

The City Planning Commission recommended the following on May 16, 2025, to City Council:

APPROVE a zone change from Multi-family–Transportation Corridor (RM-1.2-T) to Single-family-Middle Housing (SF-4-MH) for Areas 1 and 2 located at 3064-3072 Gilbert Avenue, 3076-3090 Gilbert Avenue, 3102-3112 Gilbert Avenue, 3193 Victory Parkway, and parcels #060-0006-0052, #060-0006-0051, and #060-0006-0054 in Walnut Hills.

APPROVE a zone change from Residential Mixed-Middle Housing (RMX-MH) to Single-family-Middle Housing (SF-4-MH) for Area 4 located at 1152 Foraker Avenue in Walnut Hills.

DENY a zone change from Multi-family–Transportation Corridor (RM-1.2-T) to Single-family-Middle Housing (SF-4-MH) for Area 3 located at 3024 Gilbert Avenue, 3030-3036 Gilbert Avenue, 3044 Gilbert Avenue, and parcel #060-0006-0049 in Walnut Hills.

Motion to Approve: Ms. Lemon Kearney

Seconded: Mr. Dansby

Ayes: Ms. Beltran
Mr. Dansby
Ms. Sesler
Ms. Lemon Kearney
Mr. Samad
Mr. Weber

THE CITY PLANNING COMMISSION

A handwritten signature in black ink, reading "Katherine Keough-Jurs". The signature is written in a cursive, flowing style.

Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

June 17, 2025

To: Members of the Equitable Growth and Housing Committee

From: Sheryl M. M. Long, City Manager

202501209

Subject: Emergency Ordinance – 515 Water Street Temporary Parking Facility

Transmitted is an Emergency Ordinance captioned:

AUTHORIZING the real property located at 515 Water Street in the Central Business District to be developed and used as a temporary parking facility **NOTWITHSTANDING** the use limitations contained in Chapter 1413, “Manufacturing General,” and Chapter 1415, “Riverfront Districts,” of the Cincinnati Municipal Code and certain other zoning regulations governing the development of a temporary parking facility.

The City Planning Commission recommended approval of the designation at its June 6, 2025 meeting.

Summary

The petitioner, The Hamilton County Board of Commissioners, is requesting a Notwithstanding Ordinance to facilitate the construction of a temporary parking lot at 515 Water Street in the Central Business District. The site is approximately 7.98 acres, and there would be about 964 total parking spaces.

The City Planning Commission recommended the following on June 6, 2025 to City Council:

ADOPT the Department of City Planning and Engagement findings and conclusions based on the fact that it will not have an adverse effect on the character of the area or the public health, safety and welfare and is consistent with the purposes of the Cincinnati Municipal Code Section 111-5 and zoning district(s); and

APPROVE the Notwithstanding Ordinance permitting the installation and operation of a parking facility at 515 Water Street in the Central Business District with the following conditions:

- a. That the Notwithstanding Ordinance is valid until March 1, 2026, after which point it will expire.
- b. That the proposed site plan substantially conforms to the site plan as submitted.
- c. That the City Manager and the appropriate City officials may order the removal of the temporary parking lot and the restoration of the Property, at no cost to the City:
(i) upon finding that the County has failed to comply with one or more of the conditions contained herein; (ii) upon the County’s vacation of the Property or abandonment of the parking lot.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement

EMERGENCY

MEH

- 2025

AUTHORIZING the real property located at 515 Water Street in the Central Business District to be developed and used as a temporary parking facility **NOTWITHSTANDING** the use limitations contained in Chapter 1413, “Manufacturing General,” and Chapter 1415, “Riverfront Districts,” of the Cincinnati Municipal Code and certain other zoning regulations governing the development of a temporary parking facility.

WHEREAS, the Hamilton County Board of Commissioners (“County”) owns the real property located at 515 Water Street in the Central Business District (“Property”), upon which the County proposes to construct a temporary parking facility (“Project”); and

WHEREAS, the Property consists of multiple parcels comprising approximately 17.98 acres that span the MG, “Manufacturing General,” and RF-M, “Riverfront Manufacturing,” zoning districts, portions of which are additionally located within the 100-year floodplain; and

WHEREAS, to authorize its construction and operation, the Project requires legislative approval to set aside certain zoning regulations; and

WHEREAS, the County is undertaking the Project to meet parking demands in the area, particularly those that arise during large-scale events and on gamedays at Paycor Stadium; and

WHEREAS, setting aside applicable zoning regulations to permit the development and use of the Property as a temporary parking facility will result in greater parking choice in the areas adjacent to Paycor Stadium and the Banks and encourage more public engagement and use of those spaces; and

WHEREAS, permitting the development and use of the Property as a temporary parking facility will not result in adverse effects to the surrounding area, which is surrounded by elevated expressways and commercial and industrial uses; and

WHEREAS, the City Planning Commission, at its regularly scheduled meeting on June 6, 2025, upon considering the factors set forth in Cincinnati Municipal Code Section 111-5, recommended the adoption of a notwithstanding ordinance authorizing the Project, subject to certain conditions; and

WHEREAS, authorizing the development of the Project is in accordance with the “Compete” goal to “[f]oster a climate conducive to growth, investment, stability and opportunity” and the strategy to “[g]row our own” by focusing on retention, expansion and relocation of existing businesses as described on pages 103-104 of Plan Cincinnati (2012); and

WHEREAS, Council finds that the Project will contribute to the city's energy, economic vitality, and job growth by providing additional parking options that support a major economic and employment generator for the region; and

WHEREAS, Council additionally finds that permitting the Project will not have an adverse effect on the character of the area or the public health, safety, and welfare, and that the Project is in the best interests of the City and the public's health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That, following its own independent review and consideration, Council incorporates the foregoing recitals as if fully rewritten and confirms that setting aside certain zoning regulation to authorize the Hamilton County Board of Commissioners' ("County") development and use of the property located at 515 Water Street in the Central Business District ("Property") in the Central Business District as a temporary parking facility ("Project") satisfies the criteria set forth in Cincinnati Municipal Code ("CMC") Section 111-5 in all respects. The Property is depicted on the map attached as Attachment A and incorporated by reference, and the Project is depicted on the plans attached as Attachment B and incorporated by reference.

Section 2. That Council specifically finds that authorizing the County to develop and use the Property as a temporary parking facility will not have an adverse effect on the character of the surrounding area or the public's health, safety, and general welfare, and that it is consistent with the purposes of the CMC and the zoning districts within which the Property is located, taking into account the factors listed in CMC Section 111-5.

Section 3. That Council authorizes the Property's development and use as a temporary parking facility, subject to the terms and conditions set forth in this ordinance. This authorization is granted notwithstanding the use and landscaping limitations contained in CMC Chapter 1413, "Manufacturing General," and CMC Chapter 1415, "Riverfront Districts," and notwithstanding other applicable zoning regulations that would prevent the Property's development and use as a

temporary parking facility, as proposed, including, but not limited to, the fence and light-pole height requirements set forth in CMC Chapter 1421, “General Site Standards,” and the off-street parking requirements and standards set forth in CMC Chapter 1425, “Parking and Loading Regulations.”

Section 4. That Council’s authorization of the Property’s development and use as a temporary parking facility is subject to the following conditions:

- a. That the Property shall be developed substantially consistent with the plans attached as Attachment B and those on file with the Department of Buildings and Inspections under permit no. 2025P03960; and
- b. That the Property may not be used as a parking facility on or after March 1, 2026, and that the City Manager and the appropriate City officials may order the removal of the temporary parking facility and the restoration of the Property to greenfield, at no cost to the City: (i) upon finding that the County has failed to comply with one or more of the conditions contained herein; (ii) at any time following March 1, 2026; or (iii) upon the County’s vacation of the Property or abandonment of the temporary parking facility. The temporary parking facility shall be deemed abandoned if the County intentionally discontinues its use and occupancy of the facility for more than ninety consecutive days.

Section 5. That this ordinance does not provide a variance from any other laws of the City, and the Property shall remain subject to all other CMC provisions, including Chapter 1109, “Flood Damage Reduction,” Chapter 1413, “Manufacturing Districts,” Chapter 1415, “Riverfront Districts,” Chapter 1421, “General Site Standards,” Chapter 1425, “Parking and Loading Regulations,” and Chapter 1427, “Signage Regulations.”

Section 6. That the City Manager and the appropriate City officials are authorized to take all necessary and proper actions to implement this ordinance, including by issuing building permits and related approvals, provided they conform to applicable building codes, accessibility laws, and other applicable laws, rules, and regulations.

Section 7. That the authorizations granted herein are specific to the County and shall not benefit the County's successors-in-interest, and that the authorizations shall expire upon March, 1, 2026, the County's vacation of the Property, or the County's abandonment of the temporary parking facility, whichever comes first. The temporary parking facility shall be deemed abandoned if the County intentionally discontinues its use and occupancy of the facility for more than ninety consecutive days.

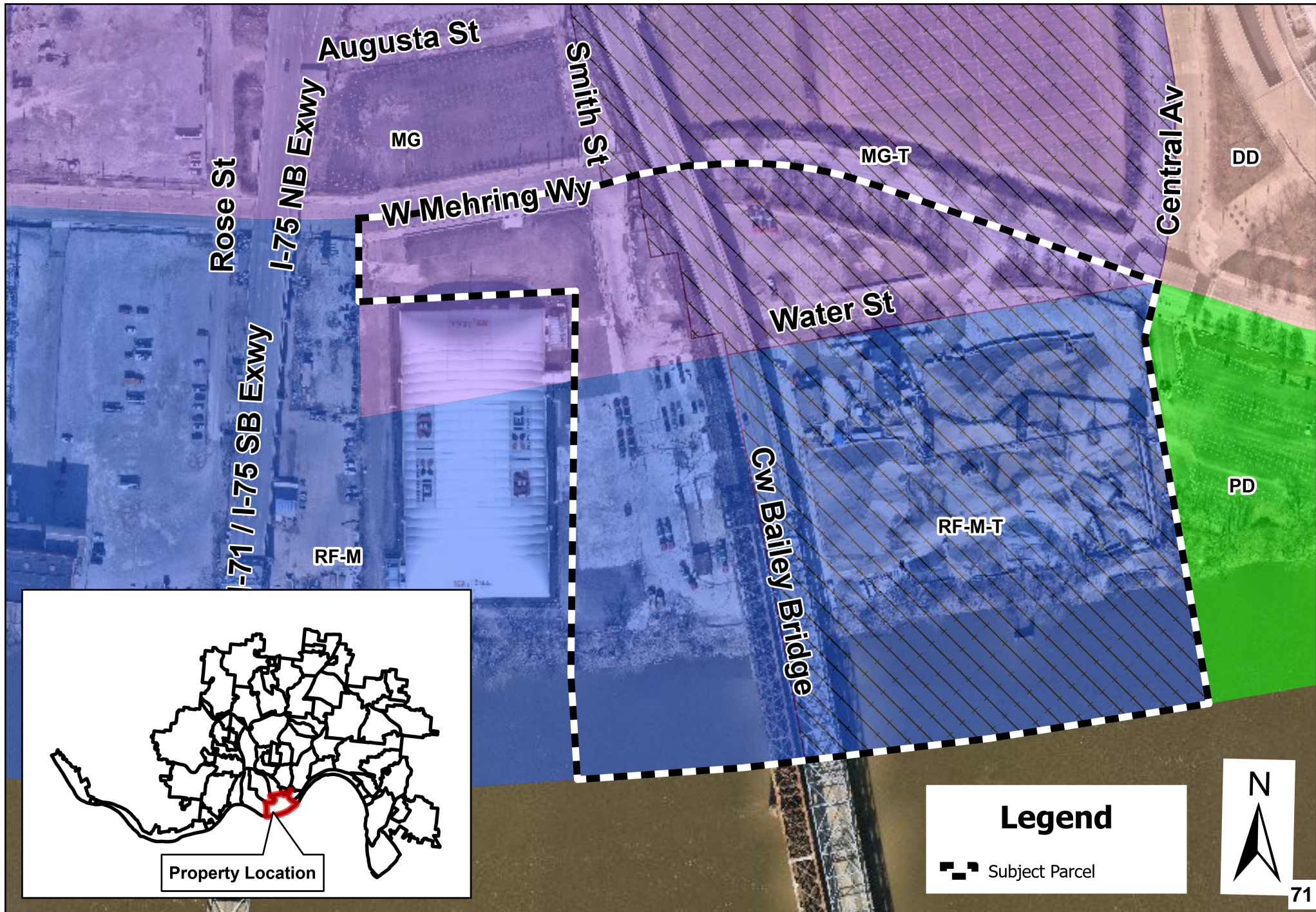
Section 8. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to allow the Project to proceed so that the temporary parking facility may commence operation in time for the upcoming events in the summer and fall seasons so that the corresponding benefits to the City and the Central Business District may be realized at the earliest possible time.

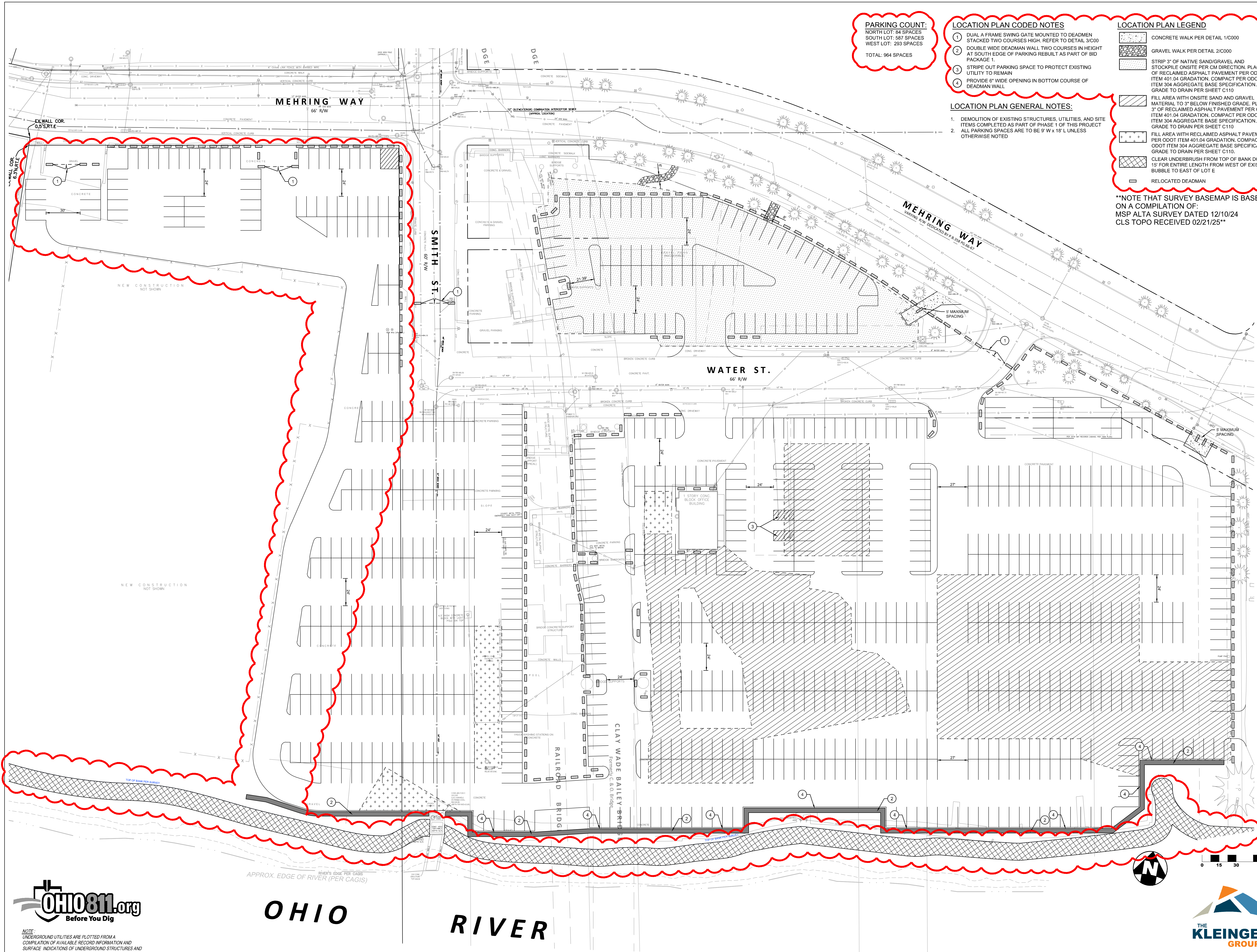
Passed: _____, 2025

Aftab Pureval Mayor

Attest: _____
Clerk

A Proposed Notwithstanding Ordinance at 515 Water Street in the Central Business District





NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

OHIO RIVER



0 15 30 60



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45389
513.778.7851



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THP Limited
100 East Eighth Street
Cincinnati, Ohio 45202
513.241.3222
THPLTD.com

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PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE/REVISIONS	ISSUE/REVISIONS
1	02/29/2025 BID PACKAGE #2
2	04/11/2025 ADDENDUM #3

TECHNICIAN
K. LAGRANGE
PROJECT MANAGER
S. KORTE
PRINCIPAL
S. KORTE
CHECKED BY
S. KORTE

HILLTOP LOT

DRAWING TITLE
LOCATION PLAN

JOB NUMBER
25041.00
DATE
04/11/2025
DRAWING NUMBER
C100

H:\2019\080725\0625_DWG_C100\190725C0005.dwg, 4/10/2025 4:18:07 PM, MapInfo

**Honorable City Planning Commission
Cincinnati, Ohio**

**ITEM 6
June 6, 2025**

SUBJECT: A report and recommendation on a proposed Notwithstanding Ordinance permitting a parking facility at 515 Water Street in the Central Business District.

GENERAL INFORMATION:

Location: 515 Water Street, Cincinnati, OH 45202

Applicant: Hamilton County Board of Commissioners

Applicant's Address: 138 E Court Street #603, Cincinnati, OH 45202

ATTACHMENTS:

Provided in addition to this report are the following attachments:

- Exhibit A - Location Map
- Exhibit B – Proposed Site Plan
- Exhibit C – Application Information
- Exhibit D – Zoning Adjudication Letter

BACKGROUND:

On May 8, 2025, the Department of City Planning and Engagement received an application for a Notwithstanding Ordinance (NWO) from the Hamilton County Board of Commissioners requesting the construction of a temporary parking lot at 515 Water Street in the Central Business District, the location of which is shown in Exhibit A. The Hilltop Concrete Plant was formerly located on the site and moved to the Riverside neighborhood in early 2025. Paycor Stadium, The Banks, and Smale Riverfront Park are located to the east of the site.

The property is approximately 17.98 acres and consists of multiple parcels both east and west of the Clay Wade Bailey Bridge. The property is currently zoned Manufacturing General (MG), Manufacturing General – Transportation Corridor (MG-T), Riverfront Manufacturing (RF-M) and Riverfront Manufacturing – Transportation Corridor (RF-M-T). Additionally, the property is in a Federal Emergency Management Agency (FEMA) Flood Plain. A Notwithstanding Ordinance is being requested because parking facilities are not a permitted use in the RF-M and RF-M-T zoning districts. In addition, the Cincinnati Zoning Code has requirements to maintain vegetation along the Ohio River Bank Area, and for surface parking lots to meet certain landscaping and design standards. These standards relate to topics including adding perimeter and interior landscaping, tree requirements, wheel stops, fences and walls, lighting, access drive and maneuvering aisles, and the use of certain specific surface materials. As the current proposal does not meet multiple requirements of the Cincinnati Zoning Code, the Applicant is requesting a Notwithstanding Ordinance.

The proposed temporary parking lot will be created from reclaimed asphalt pavement to produce approximately 964 total parking spaces, and the site plan is shown in Exhibit B. In discussion with Staff, the Applicant noted the request is for temporary approval of a parking facility with a final site design to be informed by the ongoing update to The Banks Master Plan, which is expected to be completed in December of 2025. While they have indicated the parking lot is temporary, no timeline for removal has been committed to by the Applicant. Once the update to The Banks Master Plan is complete, it is expected that Planned Development (PD) #43, The Banks, will be amended to reflect the updated Master

Plan, and it is anticipated that this site will be included in the amendment.

The Applicant has submitted a building permit which is currently under review by all applicable city departments. The Notwithstanding Ordinance is applicable only to items within the Cincinnati Zoning Code. The Applicant will continue to work with all applicable departments to meet requirements and obtain permits.

PROPOSED NOTWITHSTANDING ORDINANCE:

The proposed language in the Notwithstanding Ordinance authorizes the construction and operation of the development notwithstanding the following sections of the Cincinnati Zoning Code:

1. §1415-05: Land Use Regulations

- a. Parking Facilities are a prohibited use in the RF-M and RF-M-T zoning districts.

2. §1415-19: Ohio River Bank Area

- a. Existing tree cover and vegetation must be preserved between the pool stage of the Ohio River and a line 50 feet inland from and congruent with the Markland Dam pool stage, except where new construction, floodproofing or docking facilities are necessary to achieve compliance with Chapter 1109, Flood Plain Management, of the Cincinnati Building Code, a U.S. Army Corps of Engineers permit, or where modified by the Zoning Administrator pursuant to Chapter 1423, Landscaping and Buffer Yards. Existing landscaping is not provided on plans.

3. §1421-33: Fences and Walls

- a. **Maximum Height:** In any front, corner side yard or corner rear yard the maximum height of any fence or wall or any combination thereof may not exceed four feet in Residential Districts and six feet in all other districts and may not exceed an opacity of 50 percent. (EXCEPTION: Fences and walls used as parking lot screening per § 1425- 27). In any interior side or rear yard, the maximum height may not exceed six feet and may be 100 percent opaque.
- b. **Entry Gateway.** An entry gateway, trellis or other entry structure may be permitted in the required front yard provided the maximum height and width do not exceed ten feet.

4. §1421-39: Exterior Lighting

- a. All exterior light sources on private property, including canopy, perimeter, and flood, must be energy-efficient, stationary and shielded or recessed within the roof canopy to ensure that all light is directed away from adjacent properties and public rights-of-way. The maximum height may not exceed 20 feet above grade.

5. §1425-29: Surface Parking Lot Landscaping

- a. Surface parking lots shall comply with the minimum landscaping and design requirements set forth in §1425-29, which include requirements for perimeter landscaping, trees, ground cover, and maintenance, among other requirements.

6. §1425-31(b) Parking Lot Markings. Directional Arrows

- a. One-way and two-way access ways into required parking facilities must be identified by directional arrows. Arrow and markings other than striping are not illustrated on the plans.

7. 1425-33(b): Additional Parking Lot Standards. Wheel Stops

- a. All spaces must have wheel stops 2.5 feet from a fence, wall, or walkway unless this requirement is waived by the Zoning Administrator. No wheel stops are shown on the plans.
8. **1425-35: Access Drive and Maneuvering Aisles**
 - a. **Parking Access.** Where provided on the same lot as the principal use, the access drives must have a minimum width of eight feet and a maximum aggregate width of 20 feet.
 - b. **Requirement for Wider Driveway.** The City Engineer may require a wider driveway and driveway opening for a development.
9. **1425-37(b): Surfacing, Drainage and Grade of Parking and Loading Facilities. Surfacing**
 - a. **Regulations:** Parking areas, maneuvering aisles and loading spaces must be paved with asphalt, concrete, interlocking masonry pavers or surfaced with open honeycomb paving blocks which allow grass or ground cover to grow, except as otherwise authorized by the Zoning Administrator.

ANALYSIS:

The Department of City Planning and Engagement has consistently taken a position to not support Notwithstanding Ordinances because they do not comply with the Cincinnati Zoning Code that the Department is charged with developing and enforcing. However, in this unique instance, the Department is recommending conditional approval. The Cincinnati Municipal Code Section 111-5 establishes certain factors for evaluation by the City Council committee that considers a Notwithstanding Ordinance application, and the Department will therefore provide input on the following factors. The City Planning Commission shall consider the following when making a recommendation on Notwithstanding Ordinances to City Council:

- 1) Whether the proposed application will not have an adverse effect on the character of the area or the public health, safety and welfare;

The parking lot development standards are intended to mitigate potential adverse effects from parking lot development on surrounding properties. While a parking lot that is non-compliant with substantial elements of the zoning code could have adverse effects on the character of the area, if it is time limited while the Applicant works towards a future redevelopment more consistent with the Zoning Code regulations, adverse effects would be minimized due to the temporary nature of the use. Staff recommends the Notwithstanding Ordinance expire on March 1, 2026. Additionally, as the previous use of the site was Intensive High Impact Manufacturing, and the proposed use is a temporary parking lot, there is an inherent reduction in potential adverse effects to both character of the area and public health, safety, even though it does not meet the parking lot development standards.

- 2) Whether the proposed application is consistent with the purposes of this code and the zoning district where the subject property is located including but not limited to:
 - (a) Providing a guide for the physical development of the city.

Not applicable to this application.
 - (b) Preserving the character and quality of residential neighborhoods.

Not applicable to this application.
 - (c) Fostering convenient, harmonious and workable relationships among land uses.

The proposed use of this temporary facility is consistent with the surrounding uses. There are utility uses to the west, vacant industrial land, practice fields, and parking uses to the north, and a surface parking lot to the east. The Ohio River serves as the property's southern border.

- (d) Achieving the arrangement of land uses described in the comprehensive plan for the development of the city as may have been adopted by council.

The proposed Notwithstanding Ordinance is consistent with Plan Cincinnati (2012) (see "Consistency with Plan Cincinnati" for further information in this staff report).

- (e) Promoting the economic stability of existing land uses and protecting them from intrusions by inharmonious or harmful land uses.

The proposed temporary facility is consistent with adjacent properties.

- (f) Providing opportunities for economic development and new housing for all segments of the community.

This proposed temporary parking facility will provide parking for major events at Paycor Stadium and The Banks, from concerts to football games, over the next year. This parking will help to make those events easier to access by providing more readily available parking, which can help spur economic development.

- (g) Creating pedestrian-friendly environments to reduce reliance on the automobile for travel.

The proposed parking facility does not reduce reliance on the automobile for travel, and may increase it. However, as any relief provided by the Notwithstanding Ordinance is temporary, any future development would have to consider of a variety of factors, including creating pedestrian-friendly environments and reducing reliance on the automobile.

- (h) Preventing excessive population densities and overcrowding of land or buildings.

This proposal only provides space for parked vehicles and does not create excessive population densities.

- (i) Ensuring the provision of adequate open space for light, air and fire safety.

Not applicable to this application.

- (j) Ensuring that development is compatible with the environment, particularly on the hillsides and along the riverfront.

This proposal is compatible to the surrounding environment, including an adjacent surface parking lot to the east. It is anticipated that the subject property will be included in Planned Development #43, The Banks, within the coming year, finding that the proposed amendment is compatible.

- (k) Promoting the conservation, protection, restoration and enhancement of the historic resources of the city.

Not applicable to this application.

- (l) Lessening congestion in the public streets by providing for off-street parking and loading areas for commercial vehicles.

Not applicable to this application.

- (m) Providing effective signage that is compatible with the surrounding urban environment.

Not applicable to this application.

- (n) Setting standards by which a nonconforming use may continue to function and to provide for the adaptive reuse of nonconforming buildings.

Not applicable to this application.

To be clear, the Department of City Planning and Engagement does not support a permanent parking lot that does not adhere to the Cincinnati Zoning Code's parking lot design standards. While the temporary parking lot will be helpful for concerts and the upcoming football season, there is an expectation that this site will be considered in the update to The Banks Master Plan and forthcoming amendment to PD #43. A temporary approval provides relief for parking overflow for both the football season and the time needed to finish the Master Plan, which is why Staff supports the expiration of the Notwithstanding Ordinance on March 1, 2026.

PUBLIC COMMENT AND NOTIFICATION:

Notice for the June 6, 2025, City Planning Commission meeting was sent to property owners within 400 feet of the subject property and the Downtown Residents Council. No comments have been received.

CONSISTENCY WITH PLAN CINCINNATI (2012):

The proposed Notwithstanding Ordinance is consistent with *Plan Cincinnati* (2012), specifically within the Compete Initiative Area. This proposed facility contributes to the goal to "Foster a climate conducive to growth, investment, stability and opportunity" (pg. 103) through the Strategy to "Grow our own" by focusing on retention, expansion and relocation of existing businesses" (pg. 104). This request is an important way to help support major events and businesses that occur at The Banks over the next year by using an otherwise vacant lot for parking.

CONCLUSIONS:

The Department of City Planning and Engagement has consistently taken the position to not support any Notwithstanding Ordinances for land use decisions because they do not comply with the zoning laws that the department is charged with developing and enforcing. Staff does not support a permanent parking lot that does not adhere to the Cincinnati Zoning Code's parking lot design standards. However, temporary approval for a parking lot provides parking relief for major events at Paycor Stadium and The Banks, and time for The Banks Master Plan to be completed. The proposal is consistent with surrounding land uses, many of which are already surface parking lots, vacant, or industrial, and the proposed use is lower intensity than the previous use of the site. Due to these reasons, staff supports a temporary Notwithstanding Ordinance that expires on March 1, 2026.

RECOMMENDATION:

Typically, the Department of City Planning and Engagement has taken the position to not support any Notwithstanding Ordinances for land use decisions because they do not comply with the zoning laws that the department is charged with developing and enforcing. In this unique situation, the staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

ADOPT the Department of City Planning and Engagement findings and conclusions based on the fact that it will not have an adverse effect on the character of the area or the public health, safety and welfare and is consistent with the purposes of the Cincinnati Municipal Code Section 111-5 and zoning district(s); and

APPROVE the Notwithstanding Ordinance permitting the installation and operation of a parking facility at 515 Water Street in the Central Business District with the following conditions:

- a. That the Notwithstanding Ordinance is valid until March 1, 2026, after which point it will expire.
- b. That the proposed site plan substantially conforms to the site plan as submitted.
- c. That the City Manager and the appropriate City officials may order the removal of the temporary parking lot and the restoration of the Property, at no cost to the City: (i) upon finding that the County has failed to comply with one or more of the conditions contained herein; (ii) upon the County's vacation of the Property or abandonment of the parking lot.

Respectfully submitted:



Andrew Halt, AICP, PE, Senior City Planner
Department of City Planning and Engagement

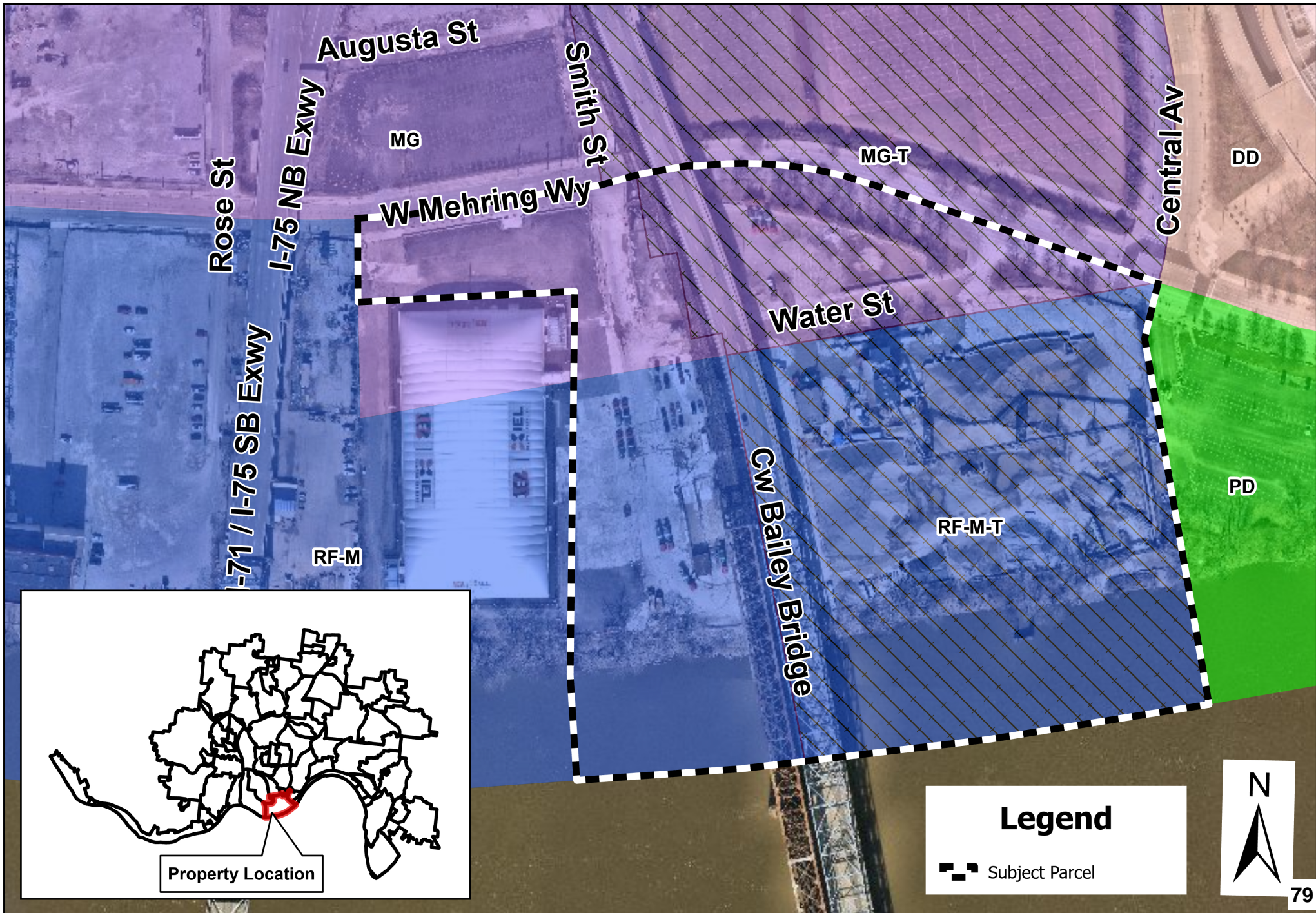
Approved:



Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

A Proposed Notwithstanding Ordinance at 515 Water Street in the Central Business District

Exhibit A





TWP Limited
100 East Eighth Street
Cincinnati, Ohio 45202
513.241.9223
TWP.LTD.com

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PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS	DATE	BY	DESCRIPTION
1	02/21/25	KL	ISSUED FOR PERMIT
2	02/21/25	KL	REVISED

DESIGNED BY
K. LAGRANGE
PROJECT MANAGER
S. KORTE
PRINCIPAL
S. KORTE
CHECKED BY
S. KORTE

HILLTOP LOT

DRAWING TITLE
LOCATION PLAN

DIN NUMBER
25041.00
DRAWING NUMBER
C100



CLG: ENGINEERING
LANDSCAPE ARCHITECTURE
www.kleingers.com
1015 West Chester Pike, Suite 100
West Chester, OH 45380
610.771.1981

LOCATION PLAN LEGEND

- CONCRETE WALK PER DETAIL 10000
- GRAVEL WALK PER DETAIL 20000
- STIP 3" OF NATIVE SAND/GRAVEL AND STOCKPILE ON SITE PER CM DIRECTION, PLACE 3" OF RECLAIMED ASPHALT PAVEMENT PER ODOT ITEM 401.04 GRADATION, COMPACT PER ODOT ITEM 304 AGGREGATE BASE SPECIFICATION, GRADE TO DRAIN PER SHEET C110
- FILL AREA WITH ON SITE SAND AND GRAVEL MATERIAL, TO 3" BELOW FINISHED GRADE, PLACE 3" OF RECLAIMED ASPHALT PAVEMENT PER ODOT ITEM 401.04 GRADATION, COMPACT PER ODOT ITEM 304 AGGREGATE BASE SPECIFICATION, GRADE TO DRAIN PER SHEET C110
- FILL AREA WITH RECLAIMED ASPHALT PAVEMENT PER ODOT ITEM 401.04 GRADATION, COMPACT PER ODOT ITEM 304 AGGREGATE BASE SPECIFICATION, GRADE TO DRAIN PER SHEET C110
- CLEAR UNDERBUSH FROM TOP OF BANK DOWN 15' FOR ENTIRE LENGTH FROM WEST OF EXISTING BUBBLE TO EAST OF LOT E
- RELOCATED DEADMAN

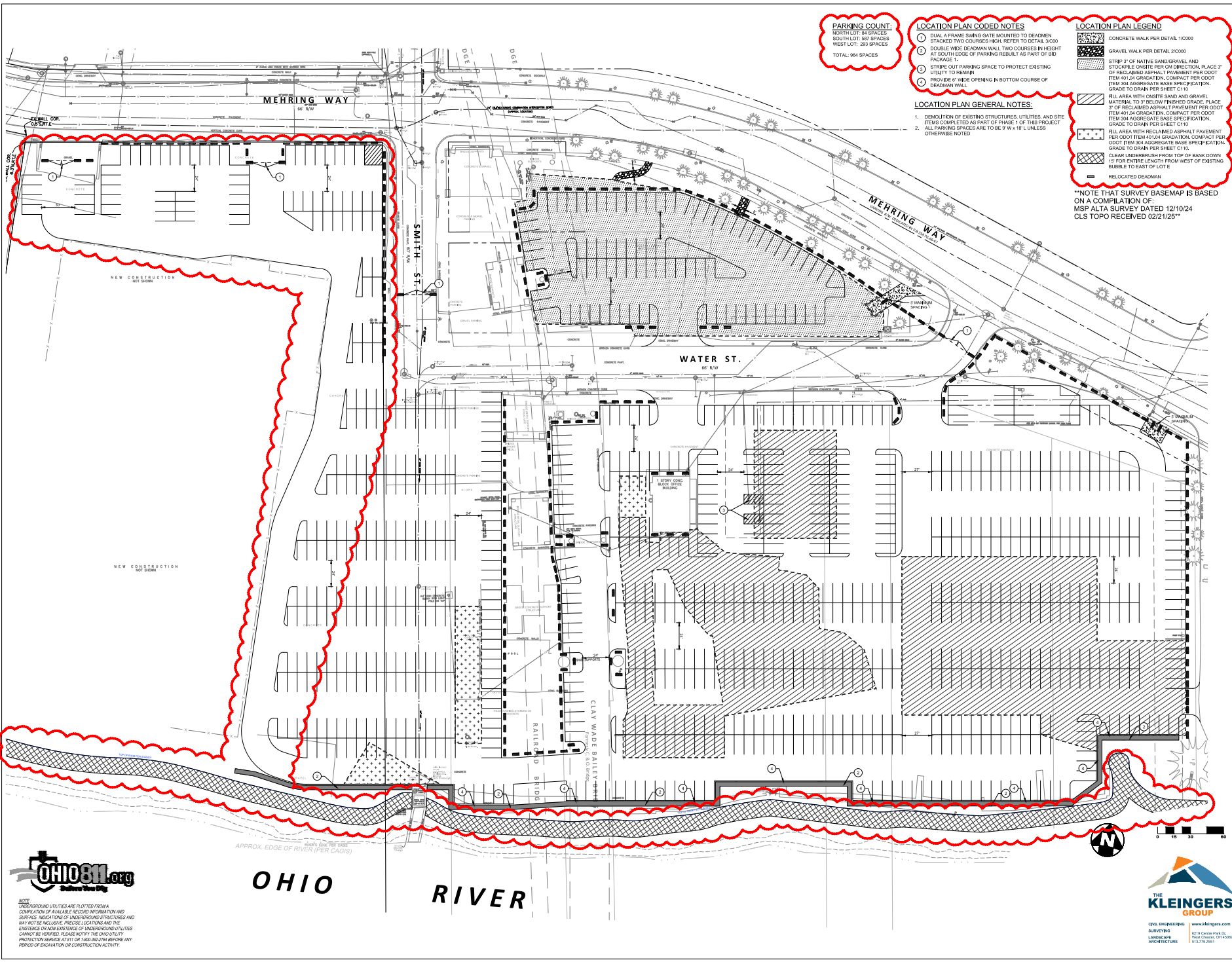
LOCATION PLAN CODED NOTES

- DUAL A FRAME SWING GATE MOUNTED TO DEADMAN STAKED TWO COURSES HIGH REFER TO DETAIL 3000
- DOUBLE WIDE DEADMAN WALL TWO COURSES IN HEIGHT AT SOUTH EDGE OF PARKING RESULT AS PART OF BID PACKAGE 1
- STRIP OUT PARKING SPACE TO PROTECT EXISTING UTILITY TO REMAIN
- PROVIDE 6" WIDE OPENING IN BOTTOM COURSE OF DEADMAN WALL

LOCATION PLAN GENERAL NOTES:

- DEMOLITION OF EXISTING STRUCTURES, UTILITIES, AND SITE ITEMS COMPLETED AS PART OF PHASE 1 OF THIS PROJECT
- ALL PARKING SPACES ARE TO BE 9' W X 18' L, UNLESS OTHERWISE NOTED

PARKING COUNT:
NORTH LOT: 84 SPACES
SOUTH LOT: 87 SPACES
WEST LOT: 283 SPACES
TOTAL: 964 SPACES



NOTES:
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILED OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 800.486.8889 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

Notwithstanding Ordinance Application

Project Information	
Application Name	Hilltop Temporary Parking Lot
Address	515 Water St, Cincinnati, OH 45203
Parcel No.	014700060072
Current Zone(s)	Manufacturing General (MG) Manufacturing General – Transportation Corridor (MG-T) Riverfront Manufacturing (RF-M) Riverfront Manufacturing – Transportation Corridor (RF-M-T)
Proposed Zone(s)	Notwithstanding Zone
Property Area	17.98 acres
Current Use	Concrete Plant
Present Use	Temporary Parking Lot
Applicant Information	
Applicant	Phil Beck, Hamilton County
Applicant Address	138 East Court Street, Room 603, Cincinnati, OH 45202
Applicant E-mail	phil.beck@hamiltoncountyohio.gov
Applicant Phone	513-240-6580



Date: 5/23/2025

Location: 515 Water Street

Plan No.: 2025P03960

Zoning District: Riverfront Manufacturing (RF-M), Riverfront Manufacturing Transportation Corridor (RF-M-T), Manufacturing General (MG), and Manufacturing General Transportation Corridor (MG-T)

Kye Buchhalter
2495 Langdon Farm Road
Cincinnati, OH 45237

Mr. Buchhalter:

I have received and reviewed the subject project for compliance with the Zoning Code of the City of Cincinnati, and it is being delayed for the following reasons.

The following additional information is needed to complete a full zoning review:

- Parcel consolidation or a contiguous land covenant is required to develop a parking facility across parcel lines. CAGIS shows multiple parcel lines. Final proposed parcel configuration is needed to complete a final zoning analysis.
- Based on CAGIS maps, there appears to be right-of-way running parallel to Water Street off of Smith Street that would need to be vacated or other permission granted for the incorporation of a portion of it into a parking facility.
- Plans provided with the building permit applications do not clearly show parcel lines and further clarification is needed on what is within the right-of-way and what is on private property, particularly for any landscaping analysis.
- **1415-19: Ohio River Bank Area.** Existing tree cover and vegetation must be preserved between the pool stage of the Ohio River and a line 50 feet inland from and congruent with the Markland Dam pool stage, except where new construction, floodproofing or docking facilities are necessary to achieve compliance with Chapter 1109, Flood Plain Management, of the Cincinnati Building Code, a U.S. Army Corps of Engineers permit, or where modified by the Zoning Administrator pursuant to Chapter 1423, Landscaping and Buffer Yards.

Existing landscaping is not shown on the provided plans and there is not enough information to review compliance. Plans note "clear underbrush from top of bank down 15' for entire length from west of existing bubble to east of lot E" and "contractor to remove trees and clear areas as necessary" which appear inconsistent with this requirement. Please clarify on the site plan if any existing tree cover or vegetation is being removed from the pool stage of the Ohio River and line 50 ft. inland from and congruent with the Markland Dam pool stage.

- **1421-39: Exterior Lighting.** All exterior light sources on private property, including canopy, perimeter, and flood, must be energy-efficient, stationary and shielded or

recessed within the roof canopy to ensure that all light is directed away from adjacent properties and public rights-of-way. The maximum height may not exceed 20 feet above grade.

Proposed light poles are 20'5" above grade but fixtures appear to be mounted no more than 20' above grade throughout the site. Please confirm this is correct and that the fixtures are energy efficient.

- **1421-33: Fences and Walls.**

(b) **Maximum Height.** In any front, corner side yard or corner rear yard the maximum height of any fence or wall or any combination thereof may not exceed four feet in Residential Districts and six feet in all other districts and may not exceed an opacity of 50 percent. (EXCEPTION: Fences and walls used as parking lot screening per [§ 1425-27](#)). In any interior side or rear yard, the maximum height may not exceed six feet and may be 100 percent opaque.

(c) **Entry Gateway.** An entry gateway, trellis or other entry structure may be permitted in the required front yard provided the maximum height and width do not exceed ten feet.

Please provide details of gates and deadman barricades for review.

- **1425-35: Access Drive and Maneuvering Aisles.**

a) **Parking Access.** Where provided on the same lot as the principal use, the access drives must have a minimum width of eight feet and a maximum aggregate width of 20 feet.

c) **Requirement for Wider Driveway.** The City Engineer may require a wider driveway and driveway opening for a development.

Please provide details of curb cut width for review.

Zoning Relief is required based on review of provided permit drawings:

1. **1415-05: Land Use Regulations.** Parking Facilities are a prohibited use in the RF-M and RF-M-T Zoning Districts.

A Use Variance is required for the proposed use.

2. **1425-29: Surface Parking Lot Landscaping.** Surface parking lots shall comply with the minimum landscaping and design requirements set forth below.

No Landscaping Plan has been provided.

(a) **General Landscaping Requirements.**

1. **Perimeter Landscaping.** Surface parking lots shall provide a landscape buffer area separating the parking facility from adjoining streets. The buffer area shall be located within a six-inch-high, poured-in-place concrete curb, landscaped with plant material, and measure at least eight feet in width in CC-A and CG-A zoning districts and five feet in width in all other zoning districts. The buffer area shall not be paved except for approved walkways, bikeways, driveways, and other approved amenities or site elements. A perimeter landscape area of at least three feet in width is required for perimeter areas not adjoining streets.

2. **Trees.** Surface parking lots shall provide at least one tree per ten parking spaces, including one canopy tree per 25 linear feet dispersed throughout the entirety of the perimeter landscape buffer area.

All trees shall have a minimum size at the time of planting as follows:

- (a) Two-inch caliper for a deciduous tree;
 - (b) Four-foot height for a conifer or evergreen tree.
3. *Ground Cover.* Ground cover shall be installed appropriate to the surface conditions of the area. Grass is the default landscaping material.
 4. *Lighting and Walkways.* Lighting fixtures and walkways are permitted within all islands and perimeter areas.
 5. *Maintenance.* All required plantings must be permanently maintained in good growing condition and replaced with new plant materials when necessary to ensure continued compliance with applicable landscaping requirements.
- (b) *Facilities Larger than One-Quarter Acre.* Surface parking lots larger than one-quarter acre (i.e., 10,890 square feet) shall conform to the following additional standards:
- (1) No parking area within a surface parking lot shall exceed one-quarter acre (i.e., 10,890 square feet) in size. To conform to this requirement, larger parking areas shall be divided into smaller parking areas by one or more landscape islands or peninsulas contained within and dispersed throughout the interior of the parking lot.
 - (2) Interior landscaped islands and peninsulas shall contain plant material and plant-based ground cover within six-inch-high, poured-in-place concrete curbs, and at least one of every four trees required by subsection (a)(2) shall be located within the interior landscaped islands and peninsulas.
 - (3) Landscaped islands and peninsulas need not be uniformly spaced but shall provide a minimum separation of fifteen feet between smaller parking areas.
- (c) *Existing Surface Parking Lots.* Surface parking lots established prior to the effective date of this zoning amendment must comply with the requirements of this section upon demolition of a principal structure for which the lot served as an accessory use or the redevelopment or expansion of existing site ground coverage (including buildings, accessory uses or structures, parking and outdoor storage areas) of thirty percent or more.

*A **Special Exception** for the proposed Parking Lot Landscaping is required.*

3. **1425-31(b): Parking Lot Markings. Directional Arrows.** One-way and two-way access ways into required parking facilities must be identified by directional arrows. Any two-way access located at any angle other than 90 degrees to a street must be marked with a traffic separation stripe throughout the length of the access; this requirement does not extend to aisles.
*Arrows and markings other than striping are not illustrated on the plans. A **Variance** is required to not provide directional arrows.*
4. **1425-33(b): Additional Parking Lot Standards. Wheel Stops.** All spaces must have wheel stops 2.5 feet from a fence, wall, or walkway unless this requirement is waived by the Zoning Administrator.

*No wheel stops are shown on the plans. A **Variance** is required to not provide wheel stops.*

5. **1425-37(b): Surfacing, Drainage and Grade of Parking and Loading Facilities.**
Surfacing. Parking areas, maneuvering aisles and loading spaces must be paved with asphalt, concrete, interlocking masonry pavers or surfaced with open honeycomb paving blocks which allow grass or ground cover to grow, except as otherwise authorized by the Zoning Administrator.
Reclaimed asphalt pavement is proposed.

We understand you have already submitted an application for a Notwithstanding Ordinance with the City Planning Commission. If you have any questions regarding your application please contact Andrew Halt at 513-352-4854.

You may also contact me at the information listed below with zoning questions, concerns or to make an appointment.

Sincerely,



Emily Ahouse
Zoning Administrator
(p): 513-352-4793
(e): emily.ahouse@cincinnati-oh.gov



Outlook

[External Email] Surface Parking Lot at The Banks Comment

From Joseph M <jmak2222@gmail.com>**Date** Mon 6/2/2025 12:23 PM**To** Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from jmak2222@gmail.com. [Learn why this is important](#)

External Email Communication

Hi,

I wanted to write to you today regarding the proposed 964 space surface parking lot downtown near The Banks, a plan which I'm strongly against. This proposal does not comply with exist zoning which bans parking facilities, and will set the tone and momentum for the use of this land moving forward. I'm of the mindset that downtown space like this should be set aside for rebuilding dense, walkable, and desirable places in Cincinnati. Building more room for cars on the other hand will only generate more traffic, make the vicinity less pedestrian friendly, and worsen congestion and air quality.

Sincerely,
Joe Mak

[External Email] The Banks - Surface Parking Lot

From Joe Ottolino <ottolinoj@gmail.com>
Date Sun 6/1/2025 2:26 PM
To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from ottolinoj@gmail.com. [Learn why this is important](#)

External Email Communication

Hello Mr. Halt,

I am writing to you since I cannot attend the commission meeting this Friday 6/6.

I strongly disapprove of adding additional surface parking lots to The Banks. From my understanding, there is no timeline for removing the nearly 1000 parking spaces proposed. Adding this much surface parking without a set deadline would set the tone for future development at The Banks.

This is an area of downtown that should be developed with people-centric infrastructure in mind. We need increased housing density and areas that feel welcoming for people to walk around and explore, as well as integrating The Banks more seamlessly into the downtown urban fabric.

I urge you to look back at pictures of The Banks 30 years ago. This was an area filled with surface parking lots, and blocked off from the rest of downtown by the interstate highway. This was an area that people simply commuted in and out of for sporting events; nobody wants to remain after a game to spend time exploring 0.5 square miles of asphalt.

My fear with adding this much parking is that it would encourage more car-centric infrastructure in the future, which would ultimately make The Banks less of a pleasant area to live and more so a destination for commuters.

Thank you for your time,
Joseph Ottolino
Over-the-Rhine

[External Email] Public comment regarding the proposed surface parking lot at 515 Water Street

From Riley Owens <m.riley.owens@gmail.com>

Date Sun 6/1/2025 12:35 PM

To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

External Email Communication

Hi Andrew,

My name is Riley Owens and I am a resident of Cincinnati contacting you to express my total opposition to the proposed surface parking lot at 515 Water Street in Downtown Cincinnati, which would add nearly 1000 new spaces.

Making such large additions of car-centric infrastructure will only invite new traffic and guarantee more congestion, especially during the large events at The Banks.

I am concerned by the 'temporary' lot because the applicant has presented no timeline for its removal. I fear that, by the expiration of the ordinance, an excuse for an extension or infeasibility of its removal will crop up. At the absolute minimum, the planning commission should not approve this without a binding, enforceable timeline for the lot's removal. The report appears to rely heavily on 'anticipations' and 'expectations' that The Banks master plan will include the lot and plan a different purpose, but I am hesitant to place unearned confidence in a development that is struggling to match its original vision, with partially-completed lots that have sat unfinished for years.

Granting a notwithstanding ordinance that flouts the ban on parking facilities under the current zoning establishes a terrible precedent. It sets the tone and momentum for the lot's land use moving forward, which will only make it more difficult to reimagine the space as anything better than a destination for cars. At the very least, we must not make a problem worse. The downtown and Queensgate neighborhoods, which have historically been significantly razed by surface parking lots, parking garages, and light industrial space, deserve investments that are more ambitious than a surface parking lot banned by existing zoning that The Banks *might* include in their master plan and *might* transform into something better.

I understand that the area is already an auto-centric one. But when we finally decide we want it to be anything better, the city's proposed action now will only make that transformation more difficult. We are selling debt to the future to avoid any personal responsibility for visionary leadership.

I look forward to following this development, and greatly appreciate your continued public service to the future of our Cincinnati.

Thanks,

[External Email] Strong Opposition to Proposed Surface Parking Lot Near The Banks

From Jonathan Hay <jonathandhay@gmail.com>

Date Tue 6/3/2025 7:10 AM

To Halt, Andrew <andrew.halt@cincinnati-oh.gov>

You don't often get email from jonathandhay@gmail.com. [Learn why this is important](#)

External Email Communication

Dear Mr. Halt,

I am writing to express my strong opposition to the proposed "temporary" surface parking lot near The Banks, which would add approximately 964 parking spaces to downtown Cincinnati. I work downtown and have an interest in it becoming more vibrant and livable. I'm supportive of new amenities and not additional surface lots.

This proposal is deeply troubling for several reasons:

1. **Incompatible with Existing Zoning:** The application requires a "notwithstanding" ordinance because it directly conflicts with existing zoning regulations that rightly ban new parking facilities in this area. These regulations exist to guide responsible and sustainable land use, and circumventing them undermines our city's planning principles.
2. **No Defined End Date:** The project is labeled as "temporary," but the Board of Commissioners has not committed to a timeline for removal. History shows that temporary lots too often become permanent, locking in poor land use decisions for generations.
3. **Negative Long-Term Impacts:** Approving this lot will shape the site's identity and function for years to come, likely deterring better development options such as housing, retail, public green space, or mixed-use projects. Once built, it will be much harder to repurpose the land for something more beneficial to the community.
4. **Environmental and Traffic Concerns:** Encouraging more car traffic into downtown will only worsen congestion, reduce pedestrian safety, and contribute to poorer air quality at a time when we should be prioritizing climate resilience and equitable transportation options.

Cincinnati deserves better. This land is too valuable to be wasted on a surface lot that prioritizes cars over people, especially in such a vibrant and evolving part of our city.

I urge the Planning Commission to reject this application and instead support development that aligns with our city's goals for smart growth, sustainability, and livability.

Sincerely,

Jon Hay

322 Tusculum Ave, Cincinnati OH 45226

CENTRAL RAILROAD CO OF
INDIANA
P O BOX 554
KOKOMO IN 46903-0554

COVINGTON & CINCINNATI
ELEVATED RAILROAD
500 WATER ST
JACKSONVILLE FL 32202

HAMILTON COUNTY COMMRS
BOARD OF
3 EAST 4TH ST
CINCINNATI OH 45202

CINCINNATI DOCK PROPERTIES
INC
603 W PETE ROSE WY
CINCINNATI OH 45202

DUKE ENERGY OHIO INC C/O TAX
DEPARTMENT
550 TRYON ST
P O BOX 1321
CHARLOTTE NC 28201
STATE OF OHIO
505 S STATE ROUTE 741
LEBANON OH 45036

CINCINNATI DOCK PROPERTIES
INC
P O BOX 8099
CINCINNATI OH 45208

HAMILTON COUNTY BOARD OF
COMMRS
138 E COURT ST
ROOM 603
CINCINNATI OH 45202
DOWNTOWN RESIDENTS
COUNCIL
1 EAST FOURTH ST
CINCINNATI OH 45202

June 17, 2025

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Emergency Ordinance captioned as follows:

AUTHORIZING the real property located at 515 Water Street in the Central Business District to be developed and used as a temporary parking facility NOTWITHSTANDING the use limitations contained in Chapter 1413, “Manufacturing General,” and Chapter 1415, “Riverfront Districts,” of the Cincinnati Municipal Code and certain other zoning regulations governing the development of a temporary parking facility.

Summary:

The petitioner, The Hamilton County Board of Commissioners, is requesting a Notwithstanding Ordinance to facilitate the construction of a temporary parking lot at 515 Water Street in the Central Business District. The site is approximately 7.98 acres, and there would be about 964 total parking spaces.

The City Planning Commission recommended the following on June 6, 2025 to City Council:

ADOPT the Department of City Planning and Engagement findings and conclusions based on the fact that it will not have an adverse effect on the character of the area or the public health, safety and welfare and is consistent with the purposes of the Cincinnati Municipal Code Section 111-5 and zoning district(s); and

APPROVE the Notwithstanding Ordinance permitting the installation and operation of a parking facility at 515 Water Street in the Central Business District with the following conditions:

- a. That the Notwithstanding Ordinance is valid until March 1, 2026, after which point it will expire.
- b. That the proposed site plan substantially conforms to the site plan as submitted.
- c. That the City Manager and the appropriate City officials may order the removal of the temporary parking lot and the restoration of the Property, at no cost to the City:
(i) upon finding that the County has failed to comply with one or more of the conditions contained herein; (ii) upon the County’s vacation of the Property or abandonment of the parking lot.

Motion to Approve: Mr. Weber
Seconded: Mr. Eby

Ayes: Ms. Beltran
Mr. Eby
Ms. Kearney
Mr. Samad
Mr. Weber

Nays:
Excused: Ms. Sesler
Mr. Dansby

THE CITY PLANNING COMMISSION

A handwritten signature in black ink, reading "Katherine Keough-Jurs". The signature is written in a cursive, flowing style.

Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

June 17, 2025

TO: Members of the Equitable Growth & Housing Committee
FROM: Sheryl M. M. Long, City Manager
SUBJECT: Emergency Ordinance – 515 Water Street Temporary Parking Facility

202501251

Attached is the presentation for an Emergency Ordinance for real property located at 515 Water Street in the Central Business District to be developed and used as a temporary parking facility NOTWITHSTANDING the use limitations contained in Chapter 1413, “Manufacturing General,” and Chapter 1415, “Riverfront Districts,” of the Cincinnati Municipal Code and certain other zoning regulations governing the development of a temporary parking facility.

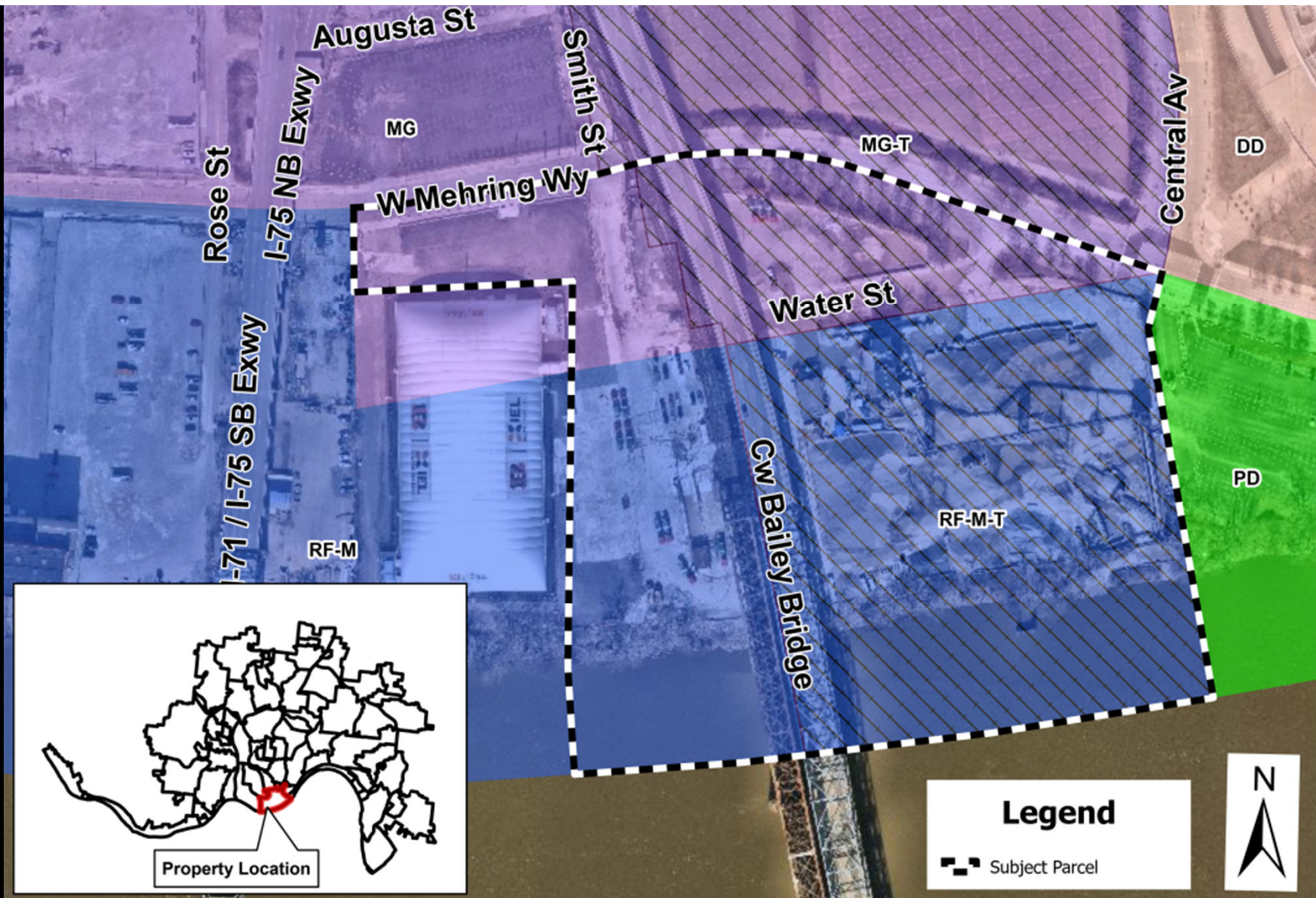
cc: Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

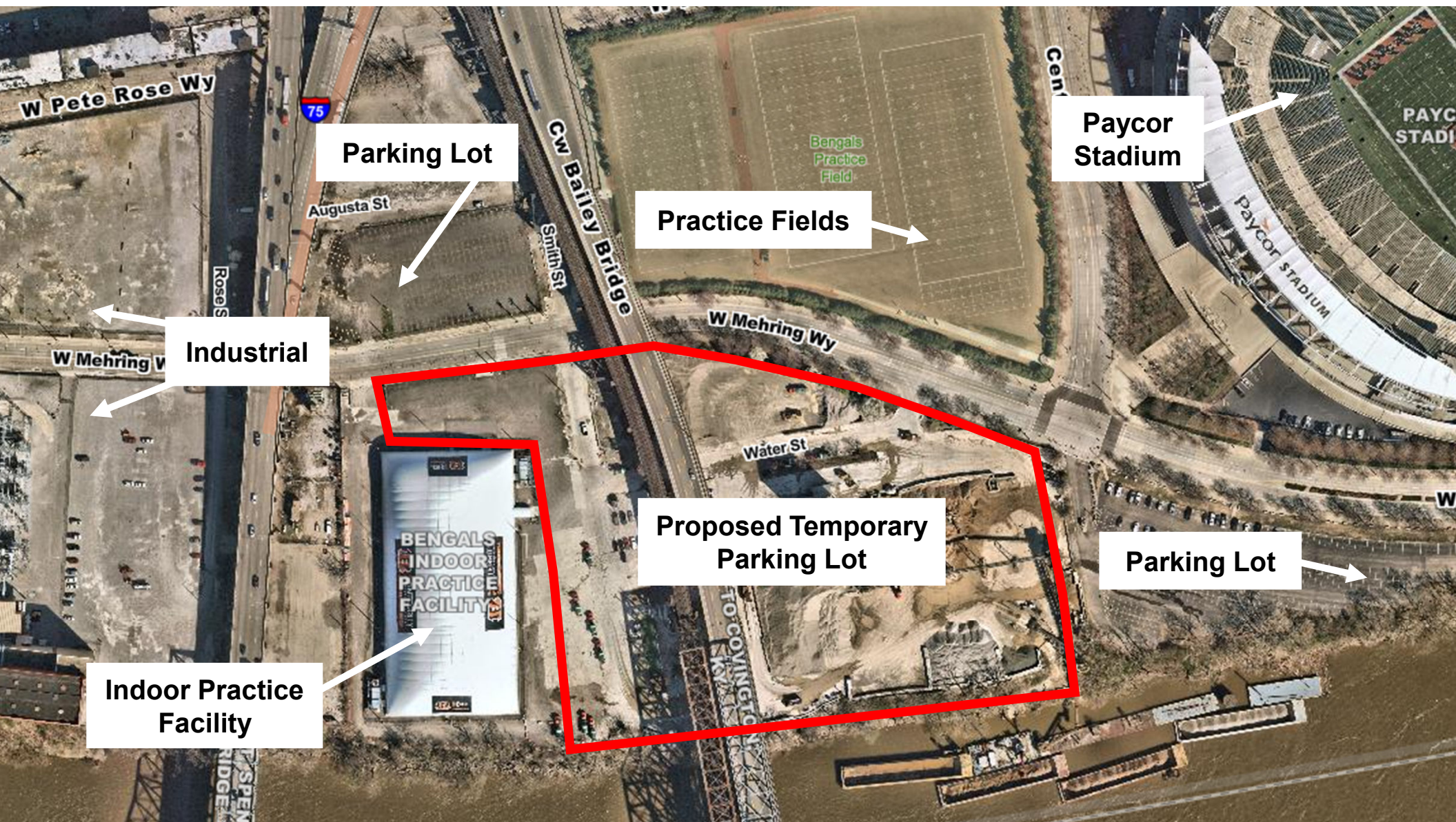


Proposed Notwithstanding Ordinance for 515 Water St in the Central Business District

Equitable Growth and Housing Committee

June 17, 2025









Proposed Notwithstanding Ordinance

Notwithstanding the following Cincinnati Zoning Code sections:

§1415-05: Land Use Regulations

§1415-19: Ohio River Bank Area

§1421-33: Fences and Walls

§1421-39: Exterior Lighting

§1425-29: Surface Parking Lot Landscaping

§1425-31(b): Parking Lot Markings. *Directional Arrows*

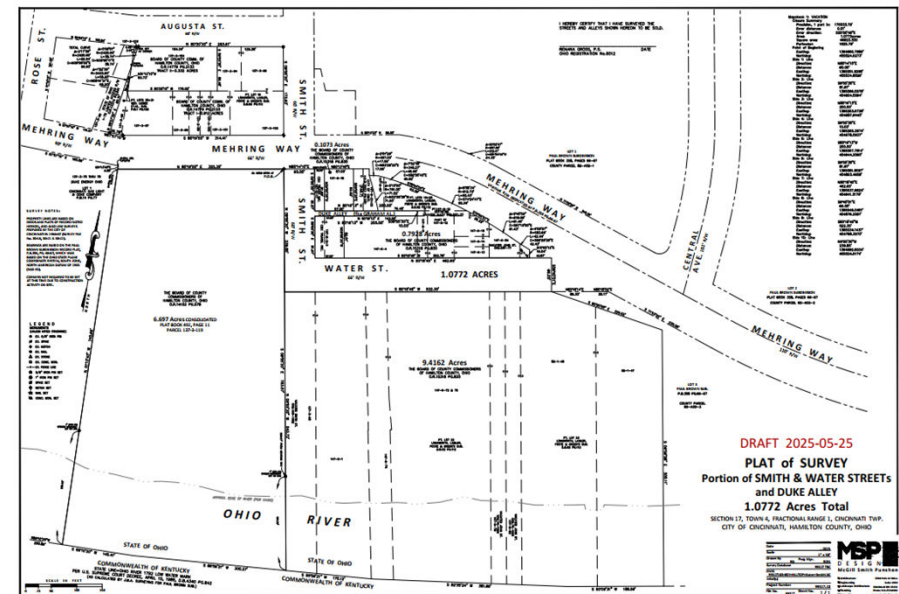
§ 1425-33(b): Additional Parking Lot Standards. *Wheel Stops*

§ 1425-35: Access Drive and Maneuvering Aisles

§ 1425-37(b): Surfacing, Drainage and Grade of Parking and Loading Facilities. *Surfacing*

Additional Coordination

- NWO only applies to the Zoning Code
- Approvals still required by:
 - Department of Building and Inspections
 - Department of Transportation and Engineering
 - Real Estate division of the Law Department



Notice

- **Notice** of the CPC meeting was sent to:
 - 400-foot radius property owners
 - Downtown Residents Council
- Received 4 letters of opposition, with concerns including:
 - Incompatible with the existing zoning
 - The parking would become permanent
 - The design is auto-centric, and there's a desire for a mixed-use development
 - Environment and traffic

Outlook

[External Email] Public comment regarding the proposed surface parking lot at 515 Water Street

From: Riley Owens <m.riley.owens@gmail.com>
Date: Sun 6/1/2025 12:35 PM
To: Halt, Andrew <andrew.halt@cincinnati-oh.gov>

External Email Communication

Hi Andrew,

My name is Riley Owens and I am a resident of Cincinnati contacting you to express my total opposition to the proposed surface parking lot at 515 Water Street in Downtown Cincinnati, which would add nearly 1000 new spaces.

Making such large additions of car-centric infrastructure will only invite new traffic and guarantee more congestion, especially during the large events at The Banks.

I am concerned by the 'temporary' lot because the applicant has presented no timeline for its removal. I fear that, by the expiration of the ordinance, an excuse for an extension or infeasibility of its removal will crop up. At the absolute minimum, the planning commission should not approve this without a binding, enforceable timeline for the lot's removal. The report appears to rely heavily on 'anticipations' and 'expectations' that The Banks master plan will include the lot and plan a different purpose, but I am hesitant to place unearned confidence in a development that is struggling to match its original vision, with partially-completed lots that have sat unfinished for years.

Granting a notwithstanding ordinance that flouts the ban on parking facilities under the current zoning establishes a terrible precedent. It sets the tone and momentum for the lot's land use moving forward, which will only make it more difficult to reimagine the space as anything better than a destination for cars. At the very least, we must not make a problem worse. The downtown and Queensgate neighborhoods, which have historically been significantly razed by surface parking lots, parking garages, and light industrial space, deserve investments that are more ambitious than a surface parking lot banned by existing zoning that The Banks might include in their master plan and might transform into something better.

I understand that the area is already an auto-centric one. But when we finally decide we want it to be anything better, the city's proposed action now will only make that transformation more difficult. We are selling debt to the future to avoid any personal responsibility for visionary leadership.

I look forward to following this development, and greatly appreciate your continued public service to the future of our Cincinnati.

Thanks,

Notwithstanding Ordinances - Review Criteria

Section 111-5 of the Cincinnati Municipal Code

The committee of council shall consider the following when making a recommendation to council:

- Whether the proposed application will not have an **adverse effect** on the character of the area or **the public health, safety and welfare**;
- Whether the proposed application is **consistent with the purposes of this code and the zoning district** where the subject property is located including but not limited to:

See staff report for full details

Analysis

The Department of City Planning and Engagement does not typically support Notwithstanding Ordinances

Would not support a permanent Notwithstanding Ordinance

Recommending the expiration of the Notwithstanding Ordinance on **March 1, 2026**

The Banks Master Plan Update

An aerial architectural rendering of a city waterfront development. The plan shows a large stadium with a red and blue facade and a green field, situated on the right. To its left is a large green park area with winding paths and trees. Further left is another stadium or arena with a green field. The waterfront is lined with a promenade and a bridge crosses the water. Several boats are visible in the blue water. The background shows a dense urban skyline with various buildings.

Update to 2000 plan began this year
Expected completion in December 2025

Planned Development #43 (The Banks)



Analysis

- Temporary parking lot
- Consistent with the surrounding land uses
 - Less intensive use than the previous concrete plant
- Poses no adverse effects the public health, safety and welfare of the Central Business District and surrounding region
- Does not promote a pedestrian-friendly environment
- Provides parking relief for football games, concerts, and major events at The Banks

Consistency with Plans

Compete Initiative Area:

- **Goal:** Foster a climate conducive to growth, investment, stability and opportunity
- **Strategy:** “Grown our own” by focusing on retention, expansion and relocation of existing businesses

Plan Cincinnati (2012) ✓



Conclusion

- Staff does not support a permanent Notwithstanding Ordinance
 - Recommends that it expires on **March 1, 2026**
- Uses a currently vacant lot for temporary parking relief for major events at Paycor Stadium and The Banks
- Compatible with surrounding land uses
- Provides time to complete the The Banks Master Plan update

City Planning Commission

**Recommended approval
on June 6, 2025, by a vote
of 5-0-0, with two recused**



Recommendation

The City Planning Commission recommends that City Council take the following action:

ADOPT the Department of City Planning and Engagement findings and conclusions based on the fact that it will not have an adverse effect on the character of the area or the public health, safety and welfare and is consistent with the purposes of the Cincinnati Municipal Code Section 111-5 and zoning district(s); and

APPROVE the Notwithstanding Ordinance permitting the installation and operation of a parking facility at 515 Water Street in the Central Business District with the following conditions:

- a) That the Notwithstanding Ordinance is valid until March 1, 2026, after which point it will expire.
- b) That the proposed site plan substantially conforms to the site plan as submitted.
- c) That the City Manager and the appropriate City officials may order the removal of the temporary parking lot and the restoration of the Property, at no cost to the City: (i) upon finding that the County has failed to comply with one or more of the conditions contained herein; (ii) upon the County's vacation of the Property or abandonment of the parking lot.

June 17, 2025

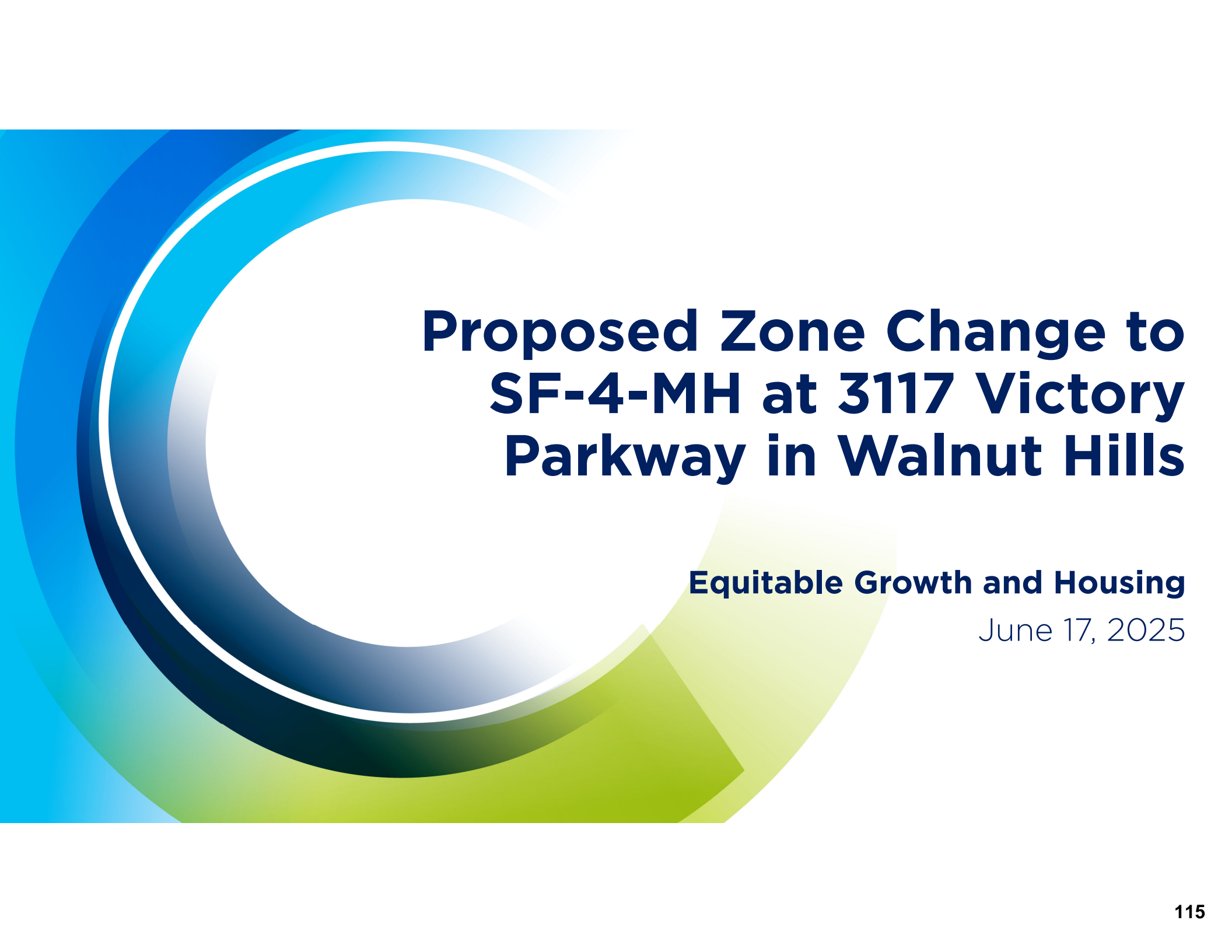
TO: Members of the Equitable Growth & Housing Committee 202501252

FROM: Sheryl M. M. Long, City Manager

SUBJECT: Presentation – Ordinance for the Rezoning of 3117 Victory Parkway in Walnut Hills in Mt. Auburn.

Attached is the presentation for a Zone Change from Residential Mixed – Middle Housing (RMX-MH) and Multi-family Residential – Transportation Corridor (RM-1.2-T) to Single-family Residential – Middle Housing (SF-4-MH) at 3117 Victory Parkway in Walnut Hills to facilitate the expansion of Walnut Hills Cemetery.

cc: Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement



Proposed Zone Change to SF-4-MH at 3117 Victory Parkway in Walnut Hills

Equitable Growth and Housing

June 17, 2025

BACKGROUND

APPLICANT

- McGill Smith Punshon

PROPERTY OWNER

- Walnut Hills Cemetery Association

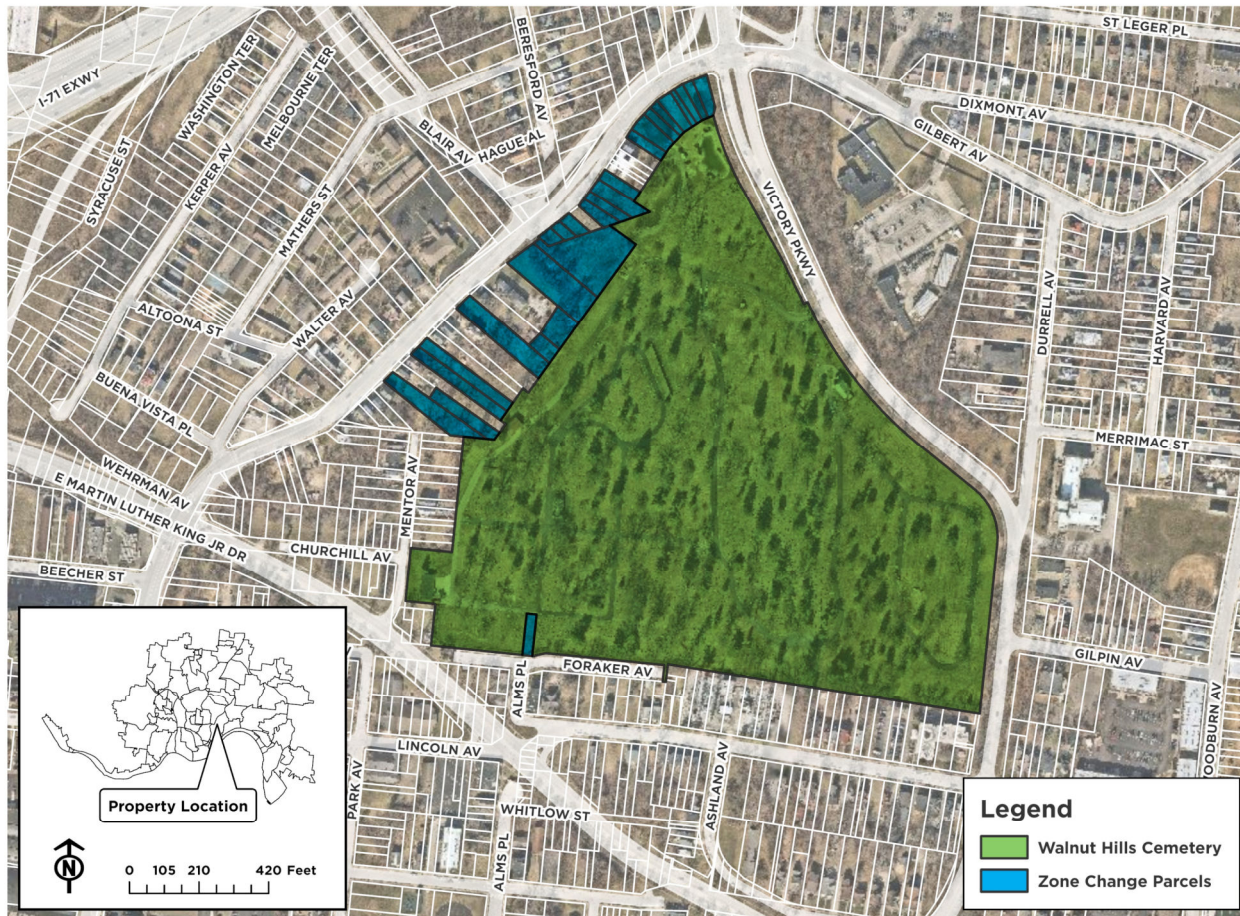
REQUEST

- Approve the proposed zone change for the existing Walnut Hills Cemetery to expand its use to an additional 4.55 acres of land.



BACKGROUND

WALNUT HILLS CEMETERY ZONE CHANGE (3117 VICTORY PARKWAY)

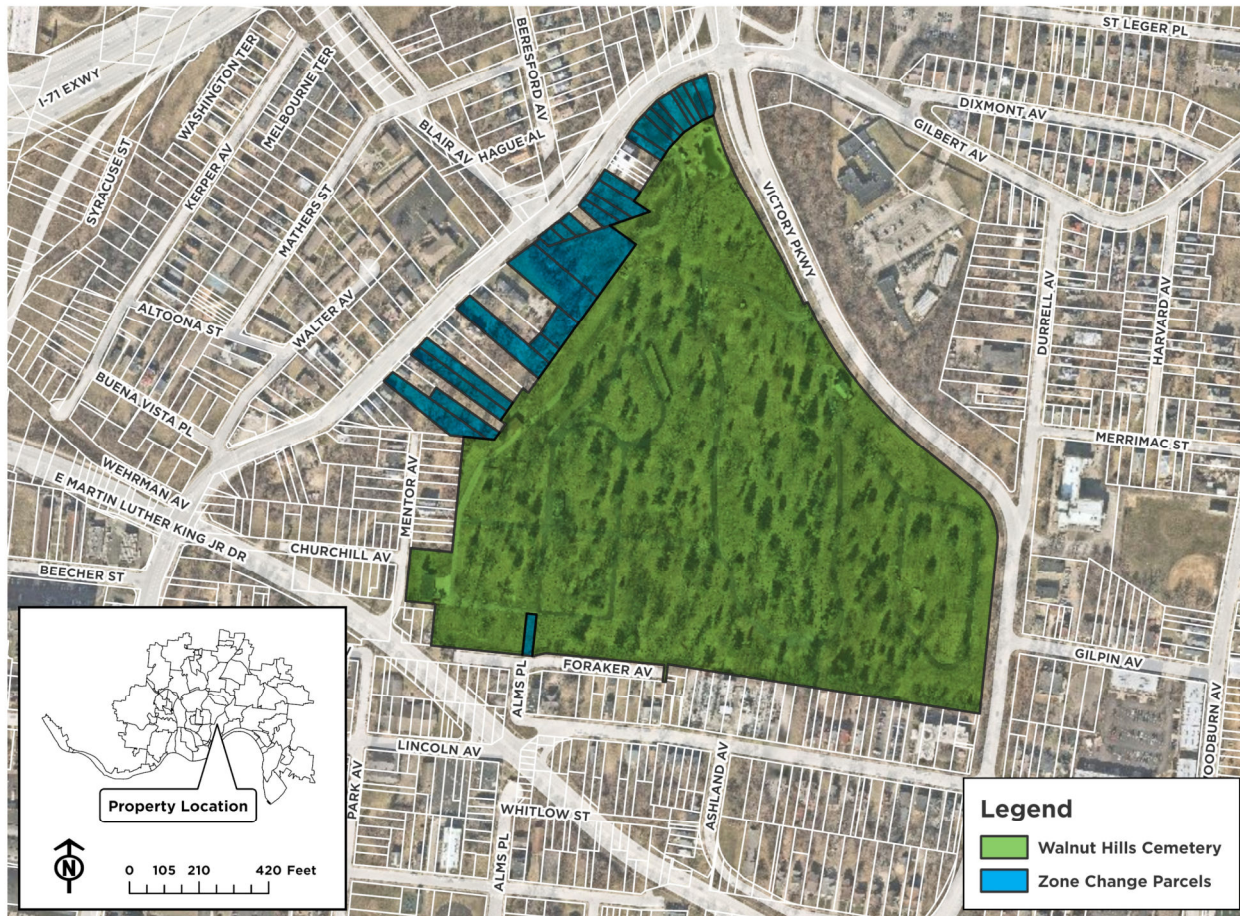


EXISTING CEMETERY:

- 3117 Victory Parkway
- Walnut Hills Neighborhood
- Approx. 40 acres
- Opened in 1843
- Current waitlist for burial space

BACKGROUND

WALNUT HILLS CEMETERY ZONE CHANGE (3117 VICTORY PARKWAY)

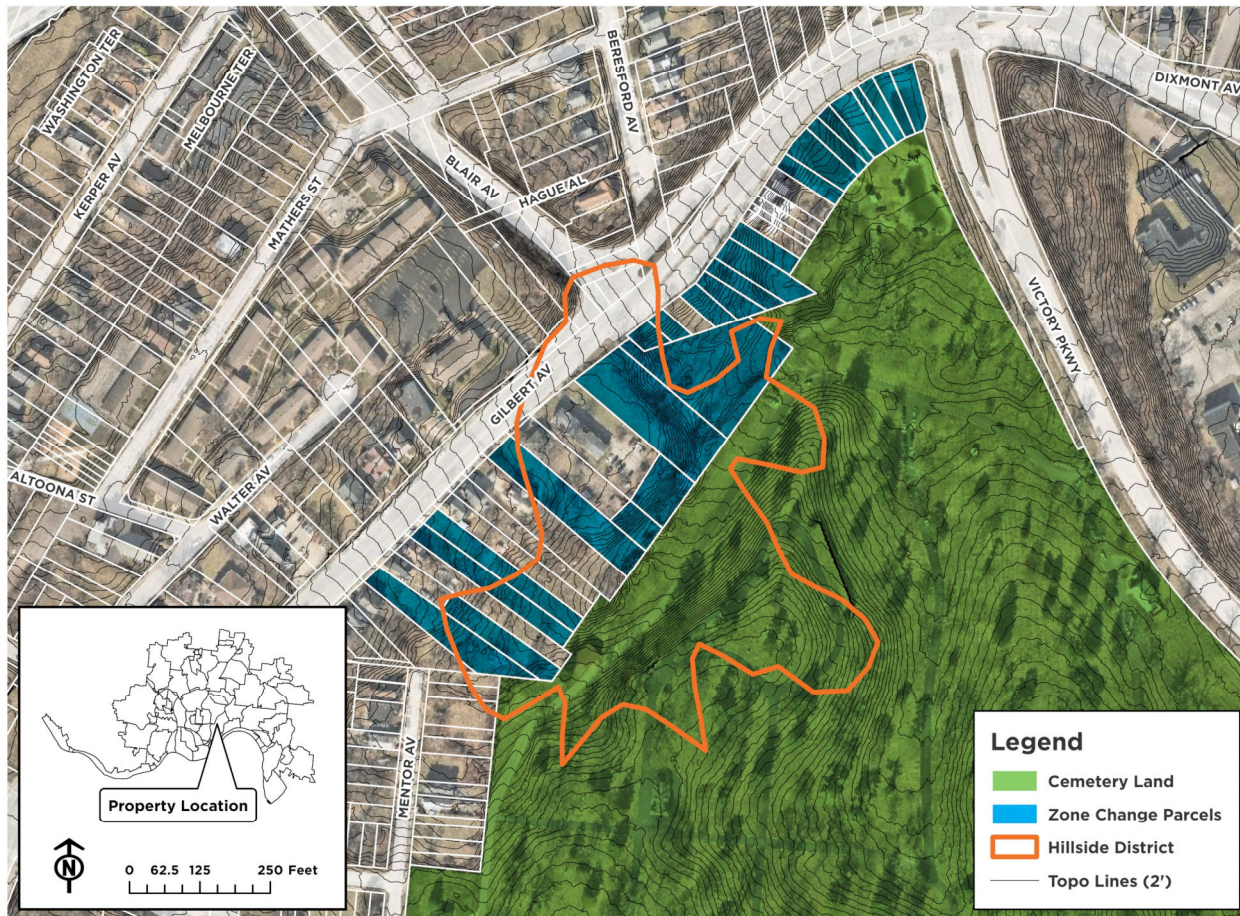


EXPANSION AREA:

- 26 Lots
- Approx. 4.5-acres
- Vacant Land
- Owned by Walnut Hills Cemetery Association

BACKGROUND

WALNUT HILLS CEMETERY ZONE CHANGE (3117 VICTORY PARKWAY)

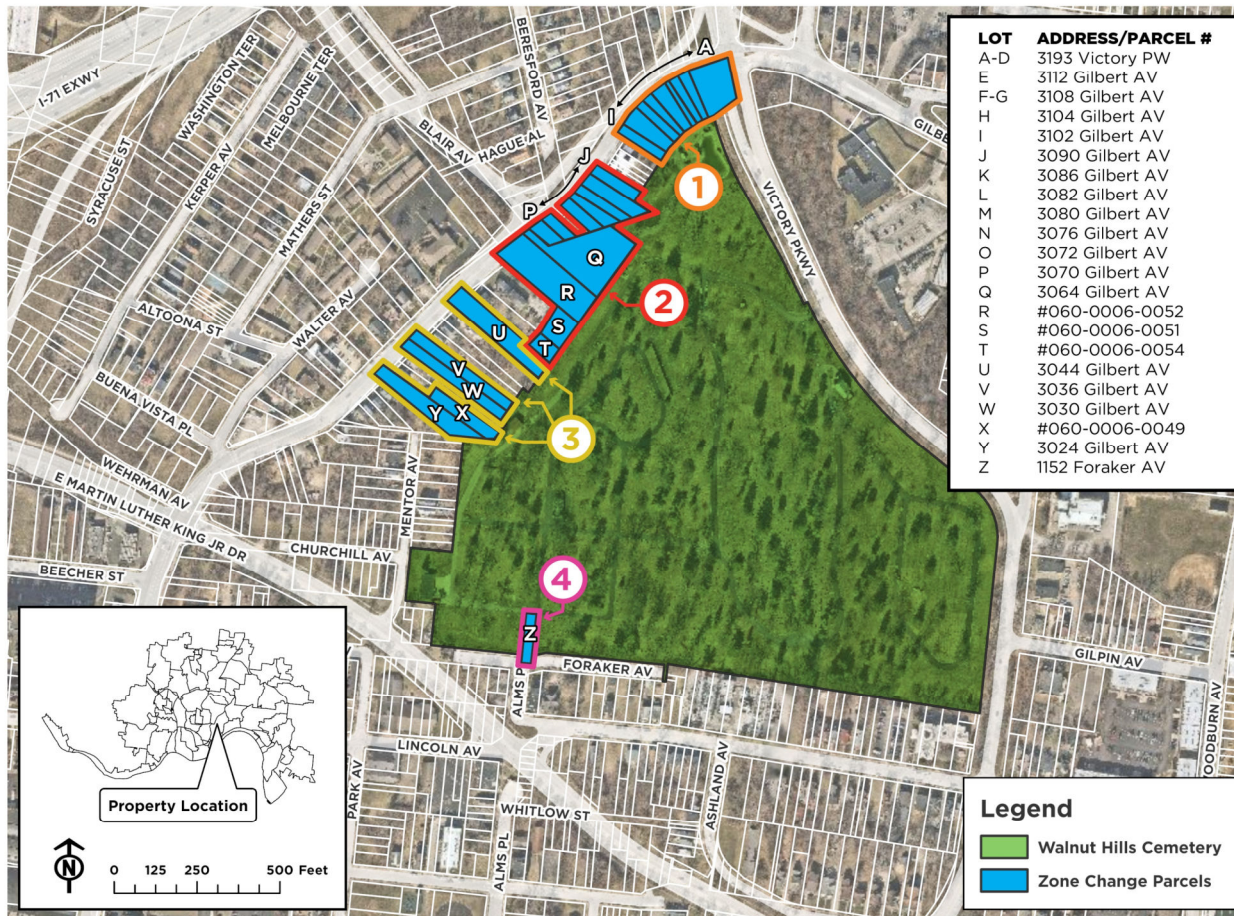


EXPANSION AREA:

- Challenging Topography
- Hillside Overlay District

BACKGROUND

WALNUT HILLS CEMETERY ZONE CHANGE (3117 VICTORY PARKWAY)



PROPOSED USE

The expansion area will include:

- The Victory Parkway and Gilbert Avenue gateway **(Area 1)**
- In-ground burials and above-ground columbarium **(Areas 2-4)**

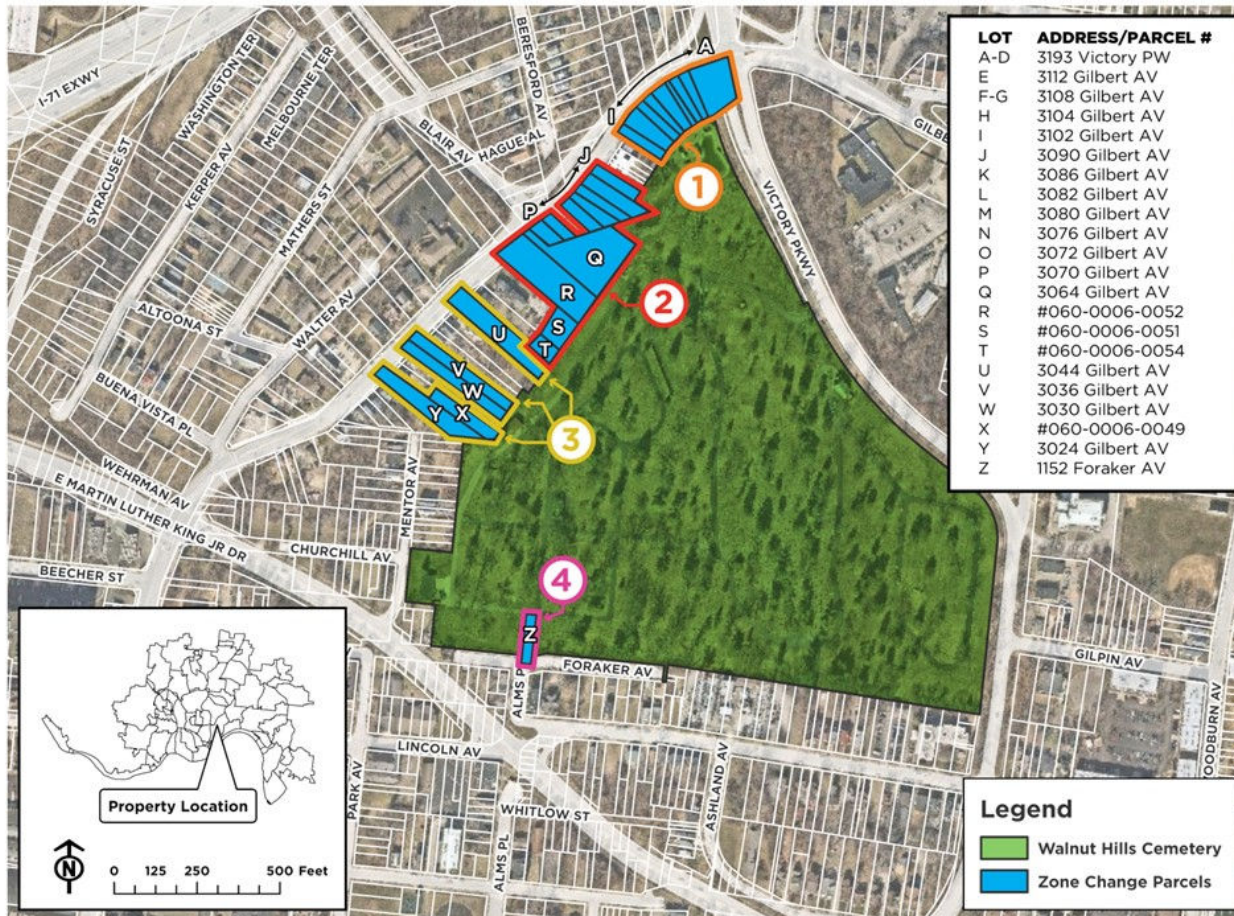
BACKGROUND

PROPOSED USE



BACKGROUND

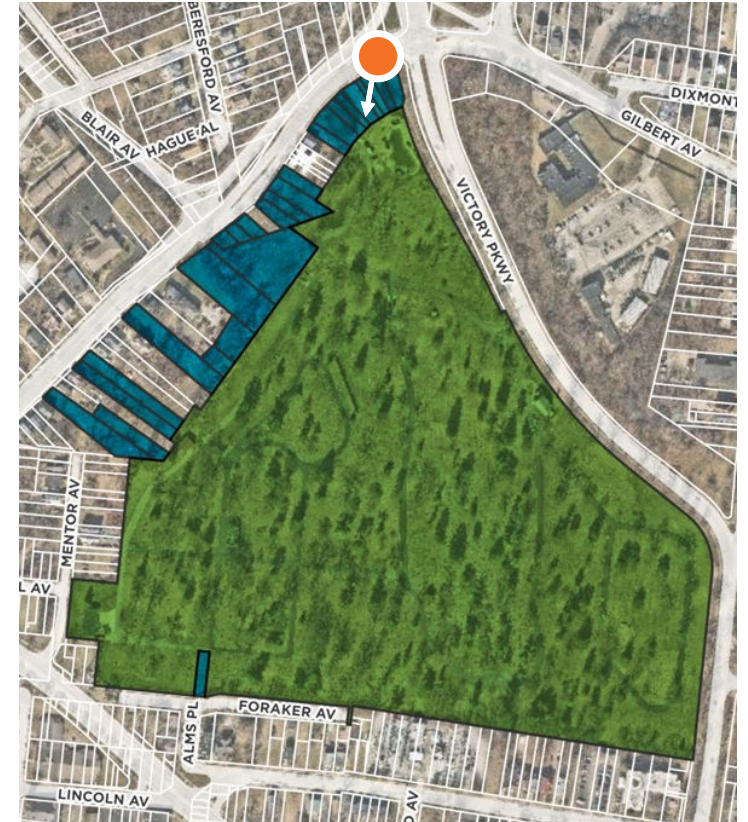
WALNUT HILLS CEMETERY ZONE CHANGE (3117 VICTORY PARKWAY)



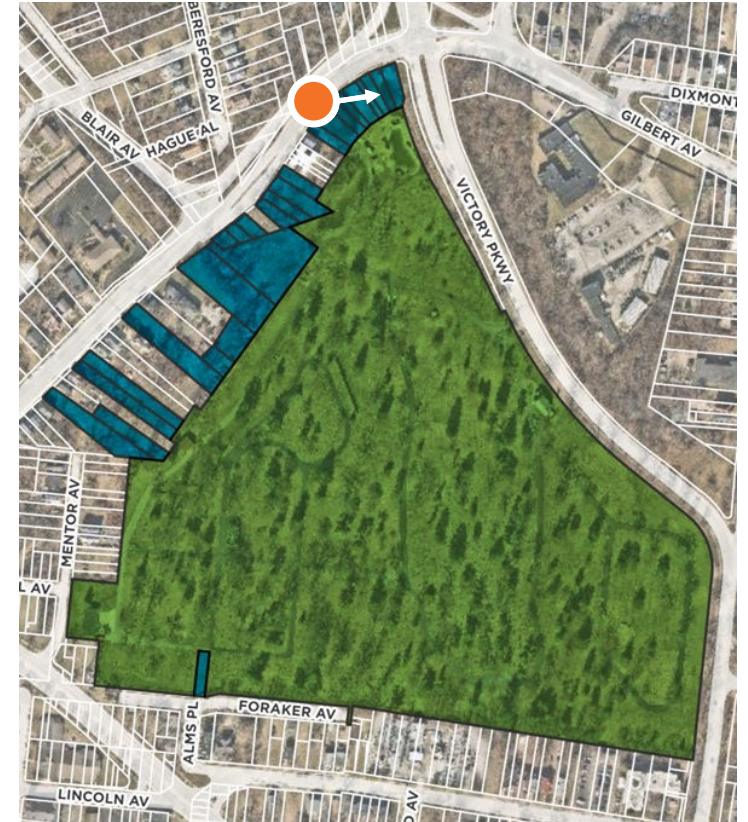
PROPOSED PHASING

- Phase One (next 3 years):
Areas 1 and 4
- Phase Two (3-5+ years):
Area 2
- Phase Three (8-10+ years):
Area 3

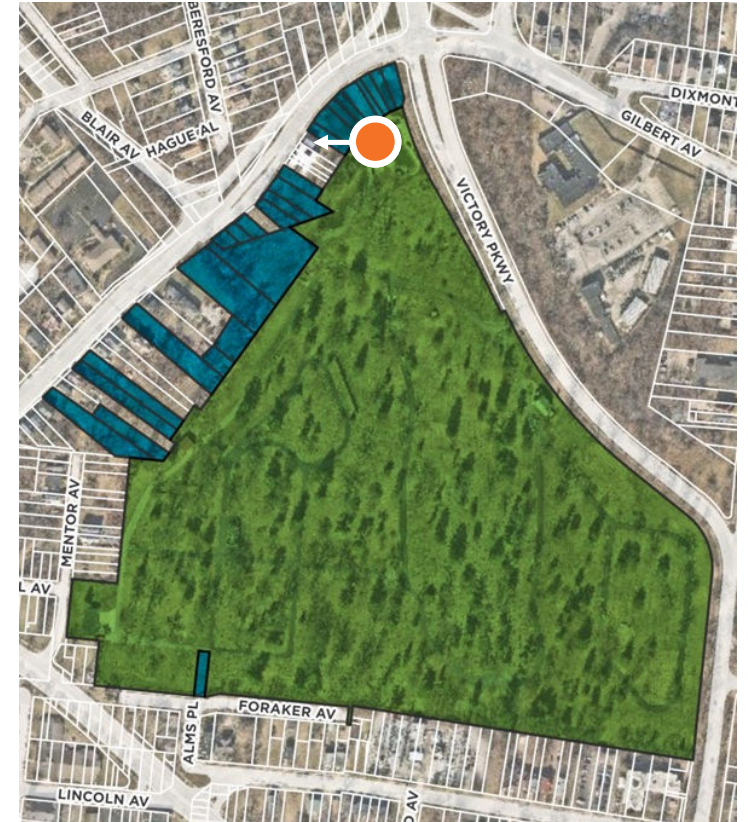
Location: Victory Parkway & Gilbert Avenue Corner



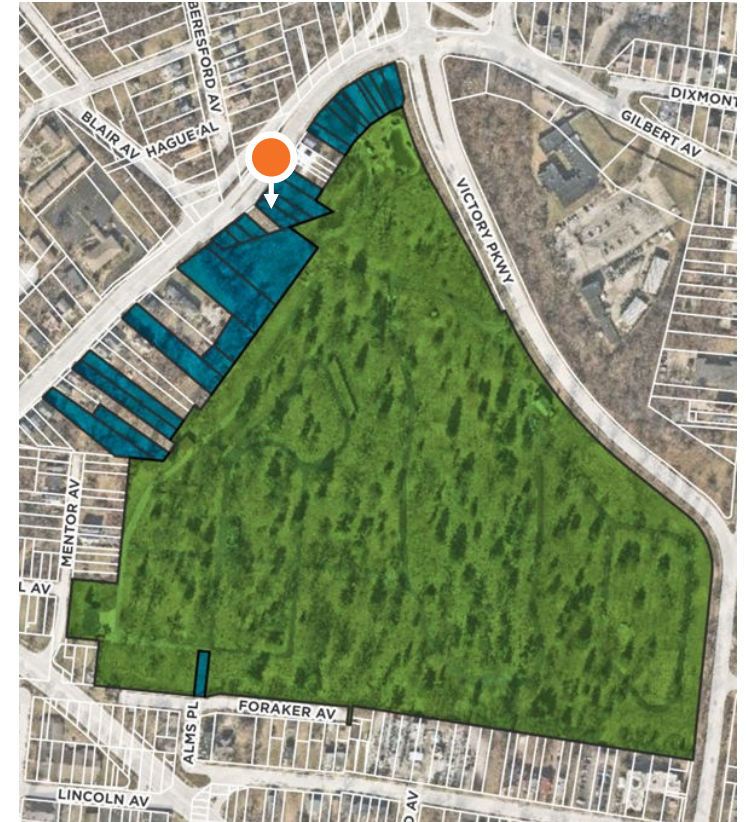
Location: Along Gilbert Avenue



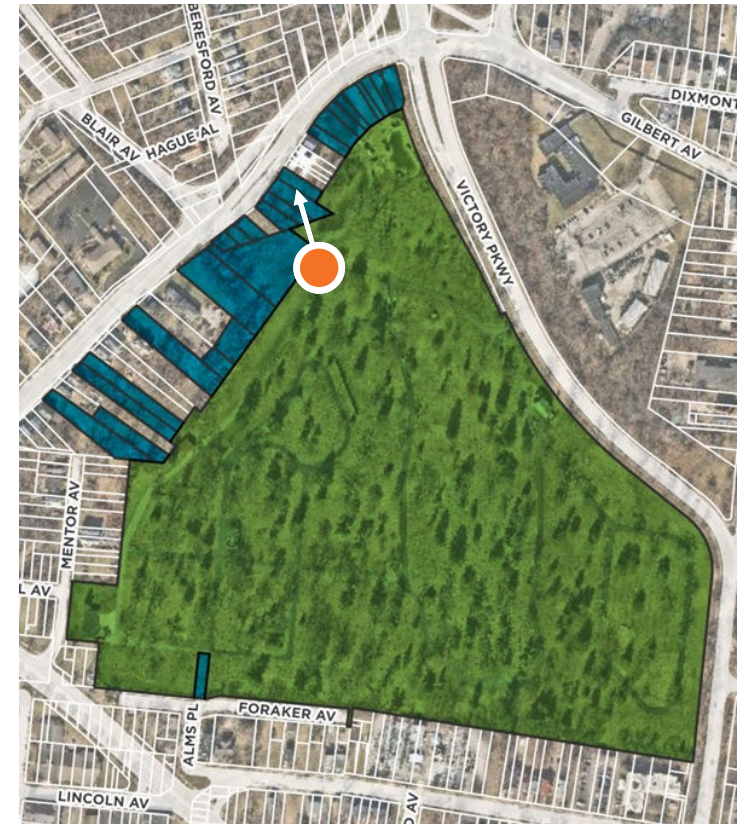
Location: From Cemetery facing Gilbert Avenue



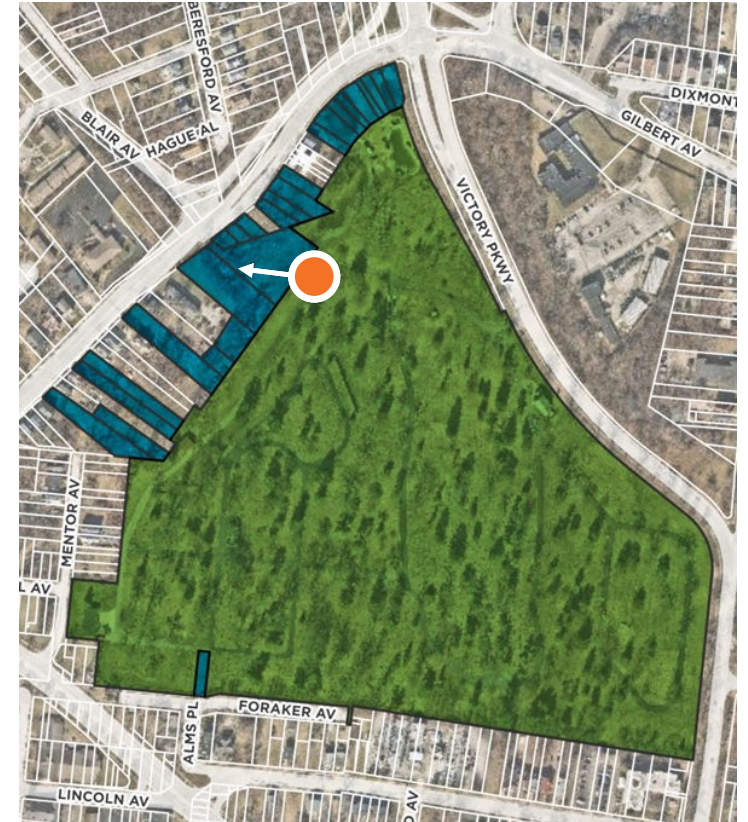
Location: Along Gilbert Avenue



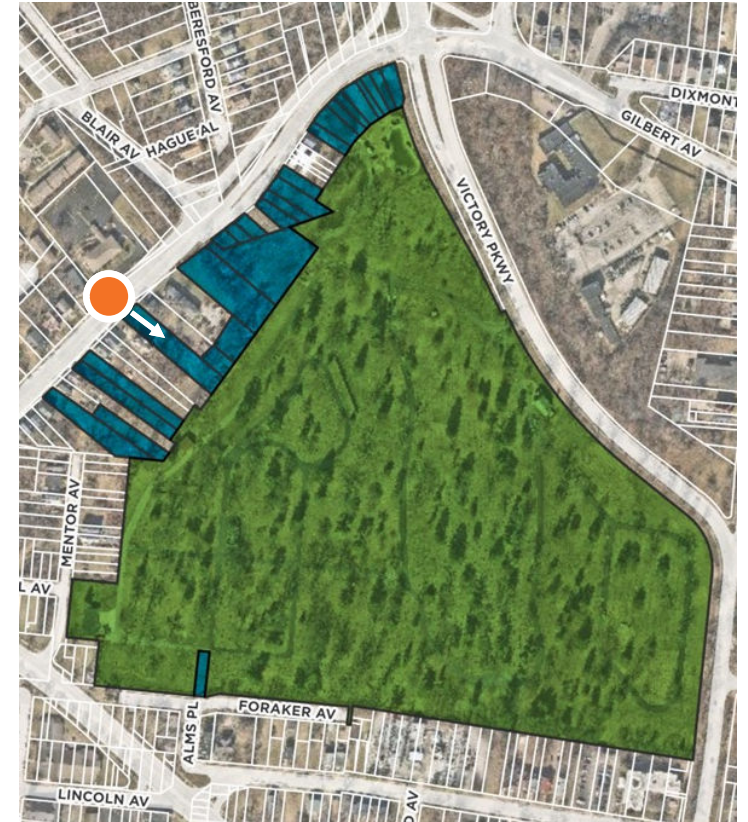
Location: From Cemetery facing Gilbert Avenue



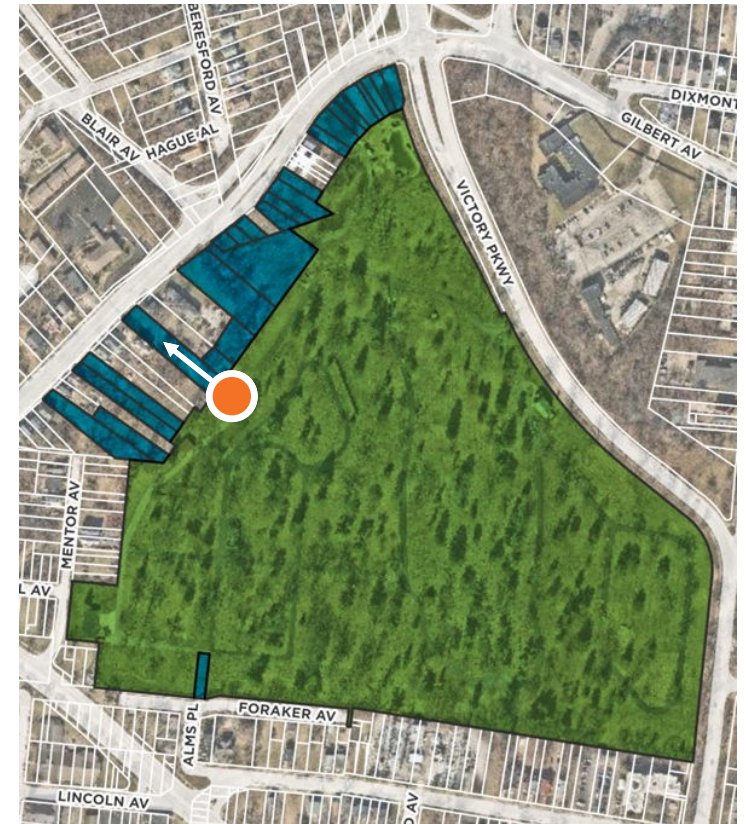
Location: From Cemetery facing Gilbert Avenue



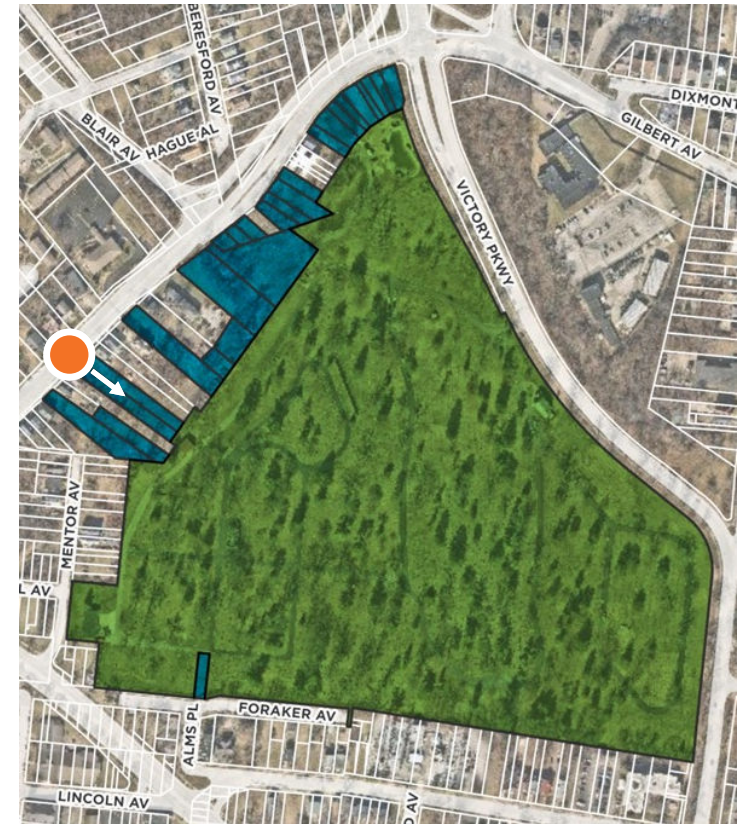
Location: Along Gilbert Avenue



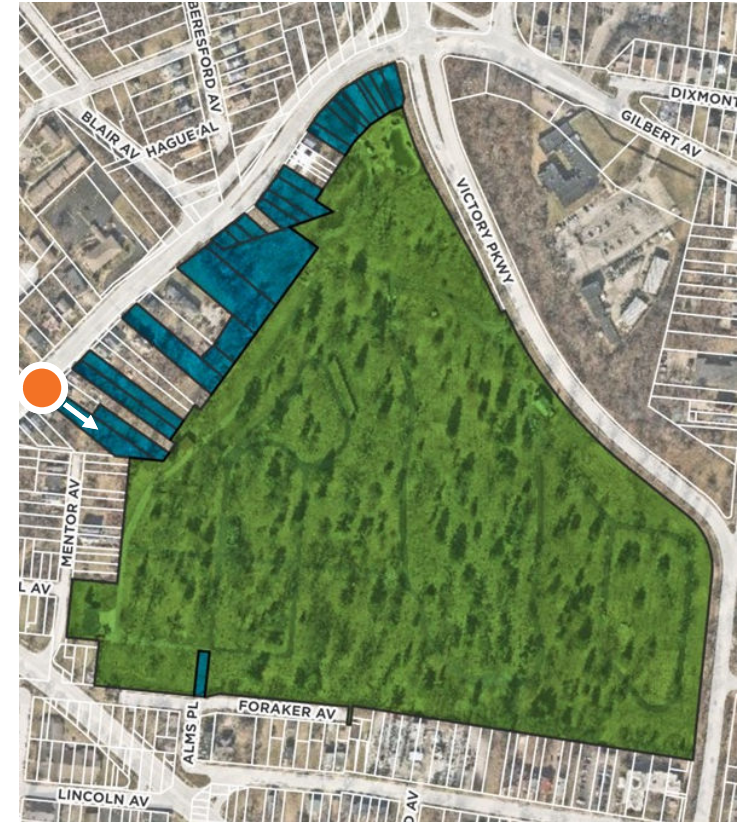
Location: From Cemetery facing Gilbert Avenue



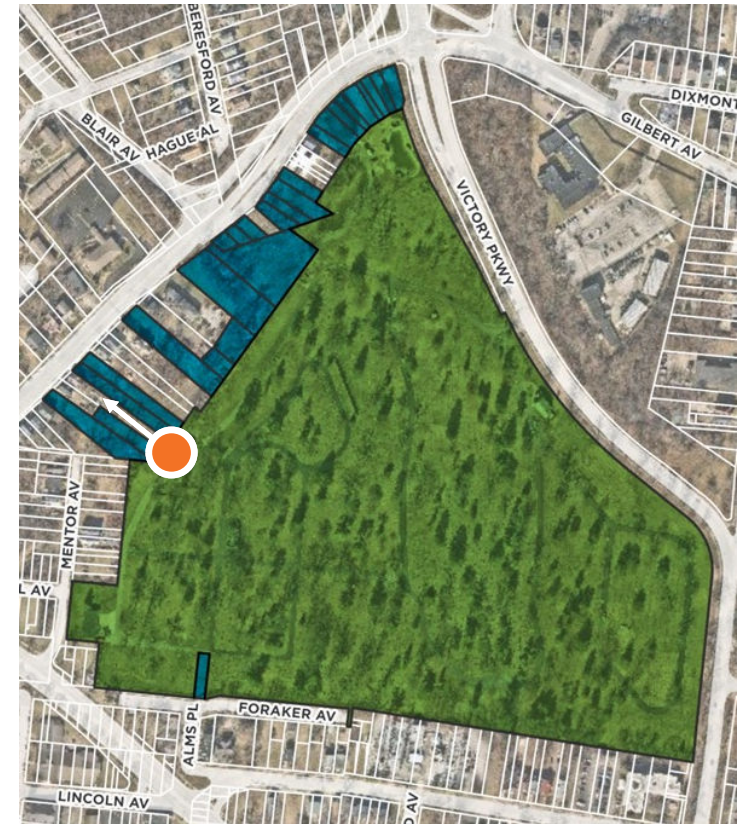
Location: Along Gilbert Avenue



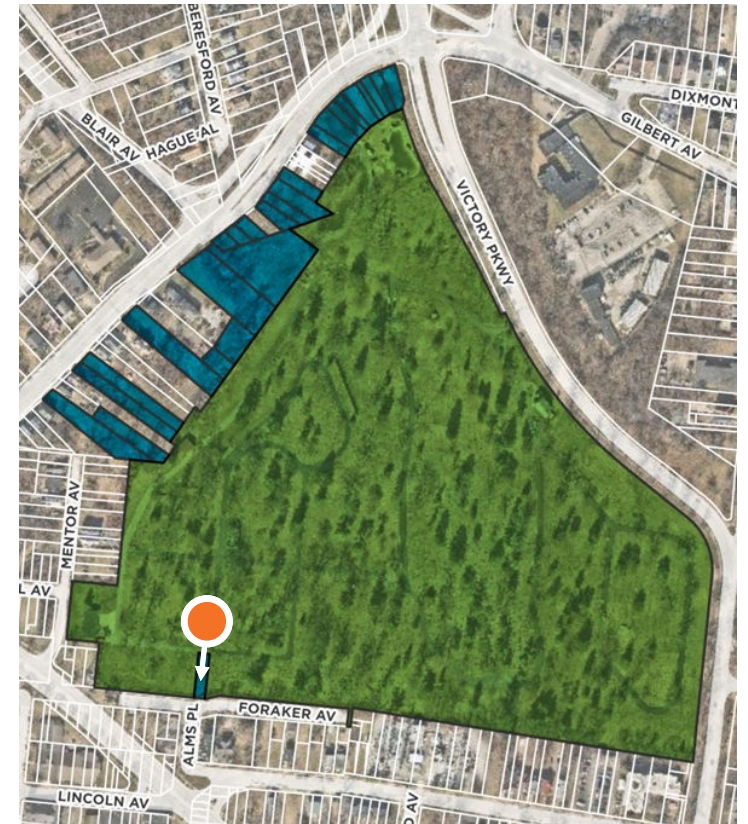
Location: Along Gilbert Avenue



Location: From Cemetery facing Gilbert Avenue

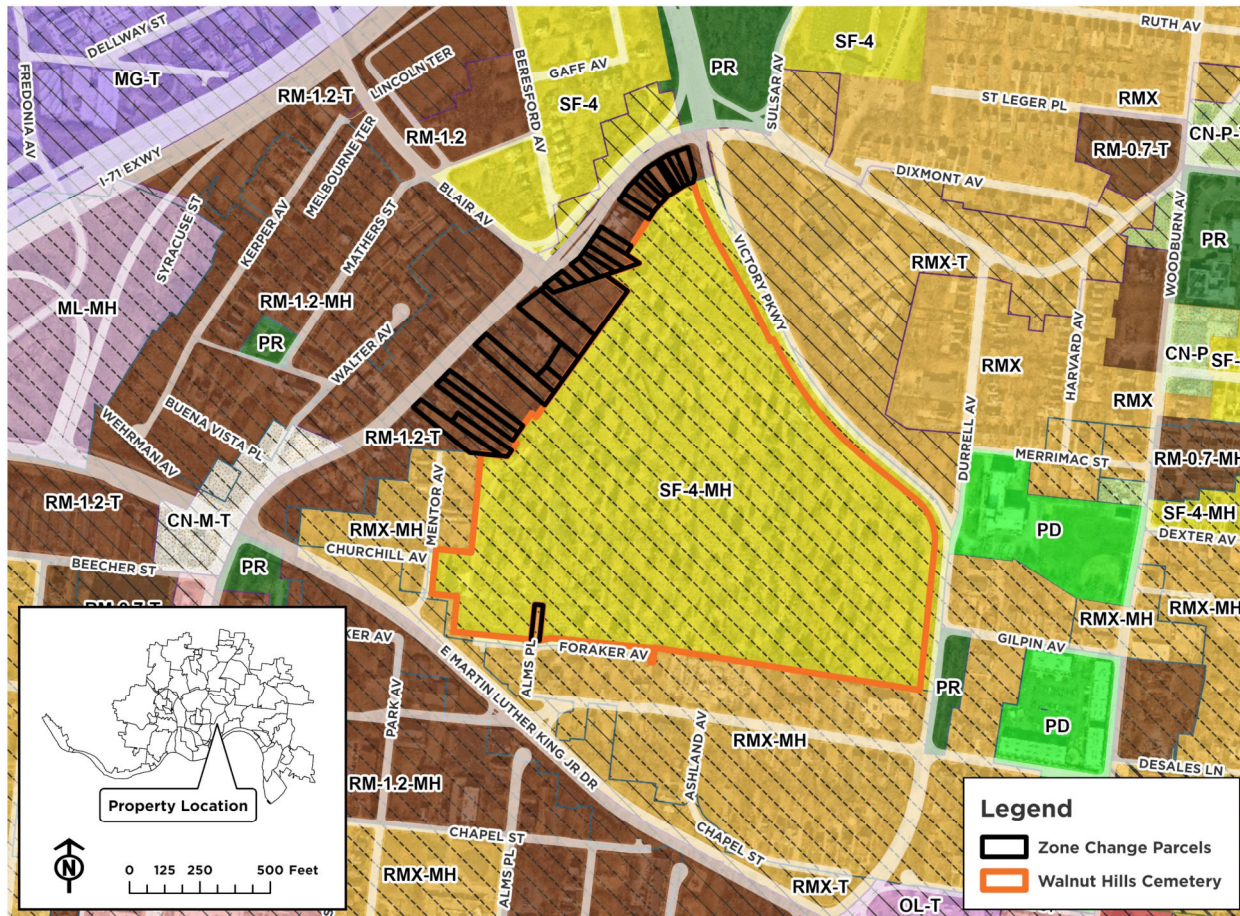


Location: From Cemetery facing Foraker Avenue



ZONE CHANGE REVIEW

WALNUT HILLS CEMETERY ZONE CHANGE (3117 VICTORY PARKWAY) - ZONING MAP

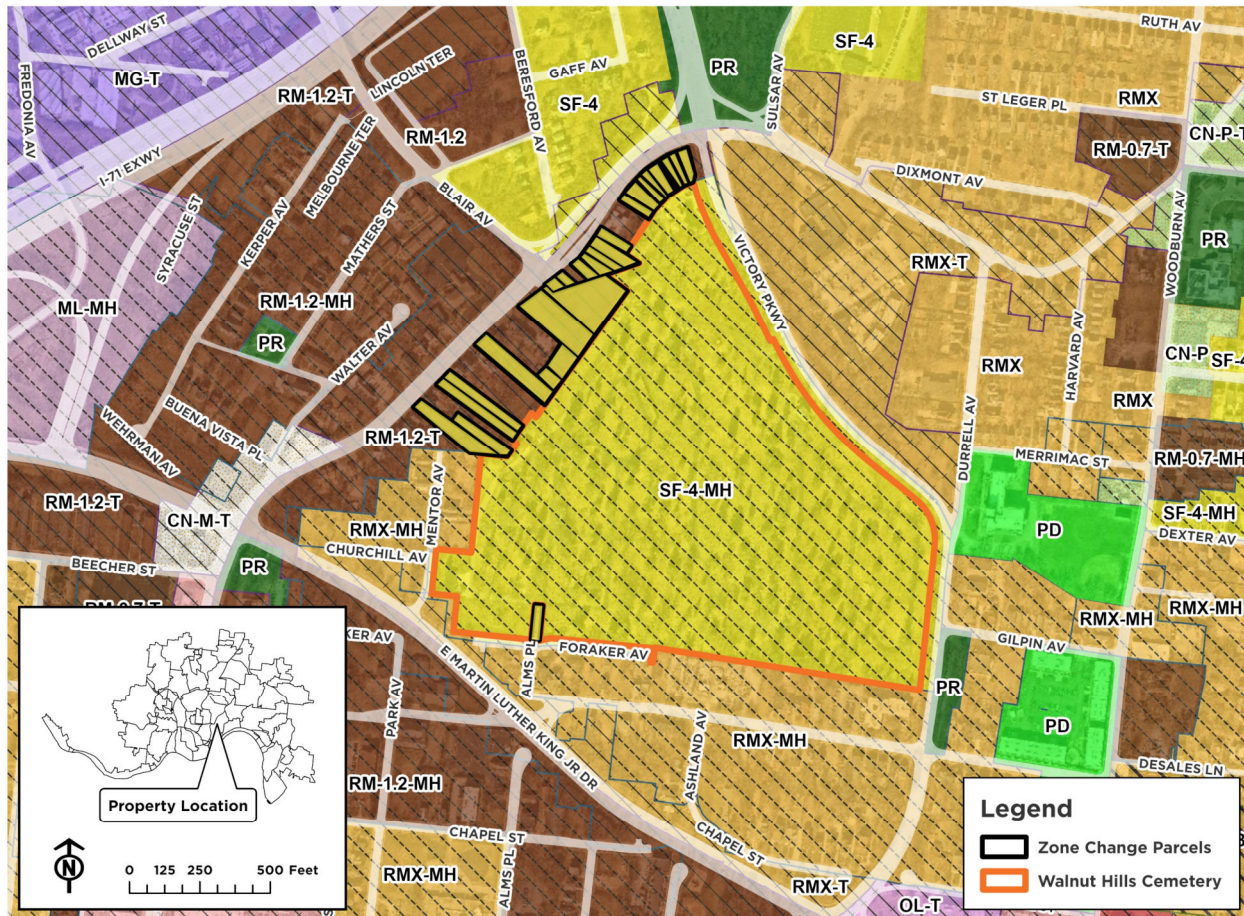


EXISTING ZONING:

- Cemetery: SF-4-MH
(Zone Change in 2020)
- **Expansion Area: RM-1.2-T;
RMX-MH**
- Surroundings: SF-4; PR;
RMX-T; RMX-MH; RM-1.2-T;
RM-1.2-MH

ZONE CHANGE REVIEW

WALNUT HILLS CEMETERY ZONE CHANGE (3117 VICTORY PARKWAY) - ZONING MAP



PROPOSED ZONING:

- SF-4-MH
- Requires Conditional Use (Zoning Hearing Examiner)

ZONE CHANGE REVIEW

EXISTING DISTRICTS

RMX-MH: Residential Mixed – Middle Housing

RM-1.2-T (1,200 sf. per dwelling unit): Multi-family – Transportation Corridor

To create, maintain and enhance neighborhood residential areas with a mix of attached and multi-family housing located near the city's major arterials.

PROPOSED DISTRICT

SF-4-MH (4,000 sf. min. lot size): Single-family – Middle Housing

To create, maintain and enhance neighborhood residential areas that allows moderately high-density single-family housing.

ONE OF TWO ZONING DISTRICTS (SF-2 and SF-4) THAT ALLOW FOR THE EXPANSION OF CEMETERY USES

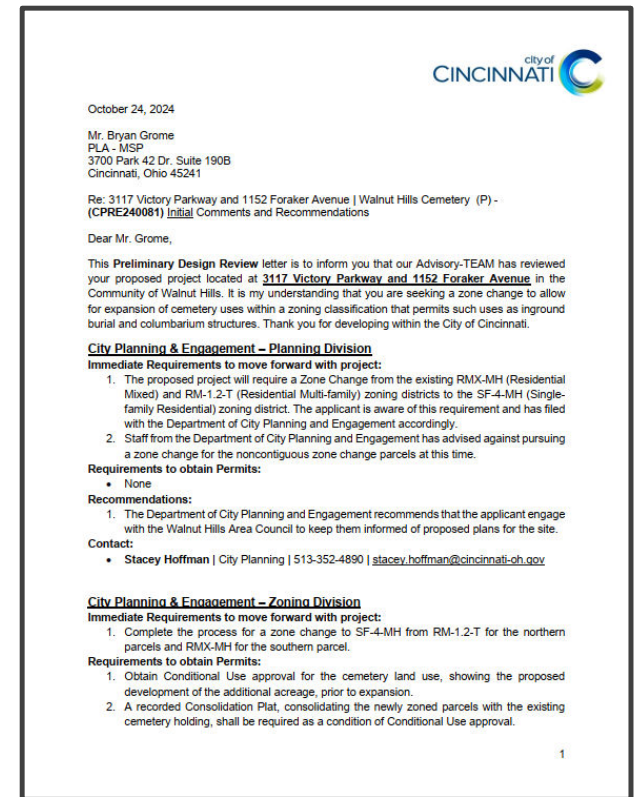
PLANNING PROCESS

COORDINATED SITE REVIEW (CSR)

- Reviewed through the City's CSR process in **October 2024**.
- **No major concerns or objections**

PUBLIC STAFF CONFERENCE

- Virtual on **April 16, 2025**
- **(5) public members in attendance**; including Walnut Hills Area Council (WHAC) president
- WHAC president shared that no major concerns had been raised during their council review process and the **council was likely to vote in support**.



PLANNING PROCESS

APPLICANT ENGAGEMENT

- (4) meetings with DCPE
- (6) meetings with Walnut Hills Area Council (includes WHRF and Business Association)
- Public Staff Conference (DCPE) on April 16, 2025

COMMUNITY COUNCIL SUPPORT

- May 8, 2025: Walnut Hills Area Council **voted unanimously in support**


PLANNING PROCESS

PUBLIC NOTICE

- Walnut Hills Area Council
- Walnut Hills Business Association
- Walnut Hills Redevelopment Foundation
- Property Owners within 400'
- City Website

PUBLIC COMMENT

- No public correspondence received



Notice of City Planning Commission Meeting

SUBJECT: A zone change request has been submitted, and the following subjects will be reviewed at the listed City Planning Commission date:

A report and recommendation on a proposed zone change from Residential Mixed – Middle Housing (RMX-MH) and Multi-family Residential – Transportation Corridor (RM-1.2-T) to Single-family Residential – Transportation Corridor (SF-4-T) at 3117 Victory Parkway in Walnut Hills.

SUMMARY: The Walnut Hills Cemetery is located at 3117 Victory Parkway and is one of Cincinnati's oldest operating cemeteries, opening in 1843. The cemetery is approximately 40 acres and has acquired additional land (expansion area) that it would like to use for in-ground burials and above-ground columbaria (structure for cremains). The expansion area is approximately 4.55 acres and includes twenty-five lots along Gilbert Avenue and one on Foraker Avenue (see Map). Further, the expansion area is vacant land. Two zones are present in the expansion area: 4.46 acres of RM-1.2-T and 0.085 acres of RMX-MH, which would be rezoned to SF-4-T following approval.

DATE: Friday, May 16, 2025
TIME: 9:00 a.m.
PLACE: Virtually on Zoom or In Person at
City Hall, Council Chambers, Room 300
801 Plum Street, Cincinnati, Ohio 45202

You have received this notice because you are either the applicant, Community Council, or own property within 400 feet of the proposed project. If you are an owner and have commercial or residential tenants at your property, please provide a copy of this notice to them.

Public comments to be shared with the City Planning Commission may be submitted to the Department of City Planning and Engagement at the following email address: kyle.gibbs@cincinnati-oh.gov. A Staff Report will be available online on May 9, 2025, at: www.cincinnati-oh.gov/planning/about-city-planning/city-planningcommission/

Members of the public may attend in-person at City Hall, watch in real time on CitiCable, or by livestreaming the meeting at www.cincinnati-oh.gov/media.

Please note that persons must submit a request to kyle.gibbs@cincinnati-oh.gov no less than 48 hours in advance of the meeting to gain virtual access. Persons who would like to participate in or view an upcoming hearing should please carefully review the instructions at the website: www.cincinnati-oh.gov/planning/about-city-planning/legislative/.

Comments and questions may be directed to:
Kyle Gibbs | City Planner
Department of City Planning and Engagement
805 Central Avenue, Suite 720, Cincinnati, Ohio 45202
kyle.gibbs@cincinnati-oh.gov | 513-352-4886

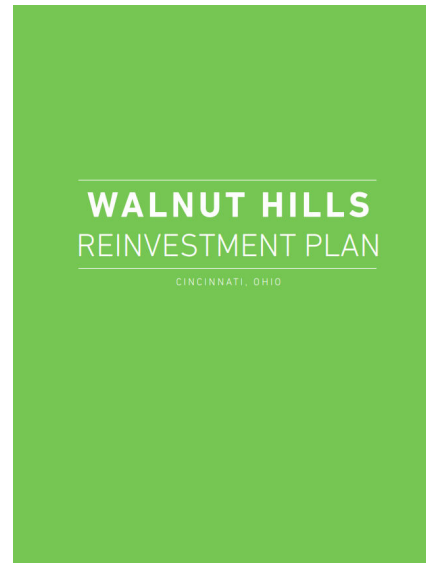
The City of Cincinnati is committed to equal access at meetings and facilities by providing reasonable accommodations for individuals with disabilities upon request. Call 513-352-4854 or email andrew.hall@cincinnati-oh.gov at least three (3) business days in advance of the meeting.

26

CITY PLAN CONSISTENCY

Plan Cincinnati (2012)

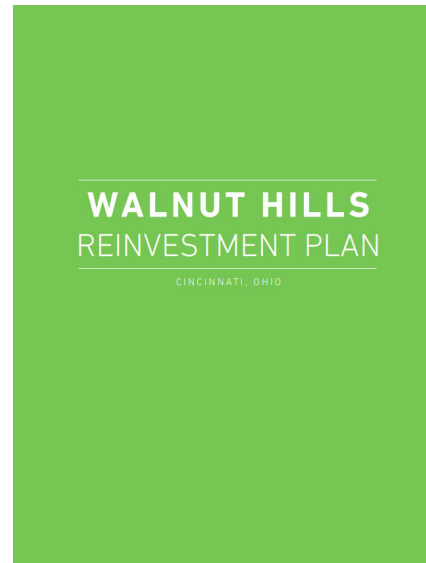
Walnut Hills Reinvestment Plan (2017)



CITY PLAN CONSISTENCY

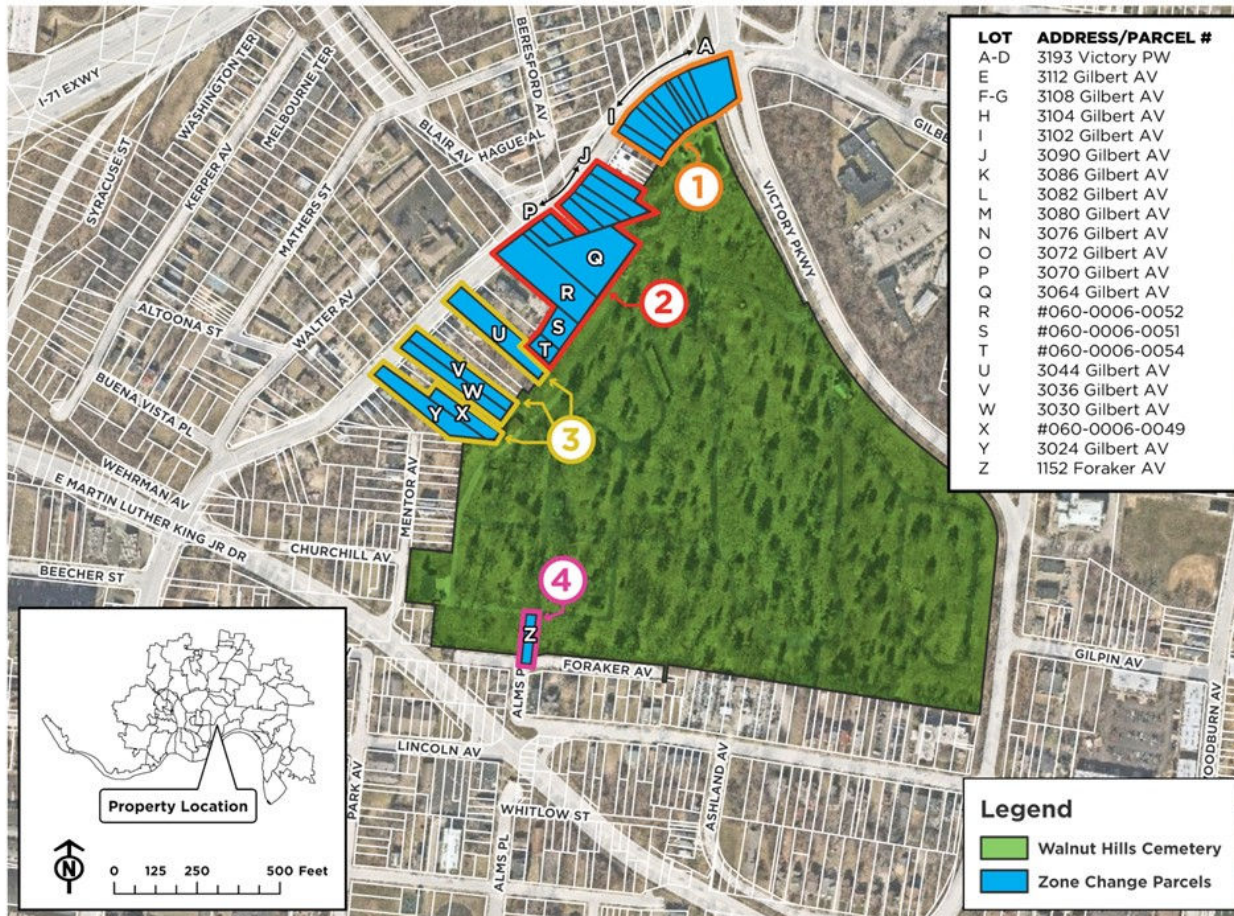
Plan Cincinnati (2012) → CONSISTENT

Walnut Hills Reinvestment Plan (2017) → NOT APPLICABLE



ANALYSIS

WALNUT HILLS CEMETERY ZONE CHANGE (3117 VICTORY PARKWAY)



CONCERNS:

- Reduces multi-family zoning and potential for high-density housing along Gilbert Avenue.

CONCERNS FOR AREA 3:

- Frontage gaps along Gilbert Avenue
- Narrow widths of the lots
- Side yard proximity to existing homes.

ANALYSIS

SUPPORT:

- Helps maintain and preserve the hillsides in the expansion area.
- Expands the existing cemetery's park-like setting.
- Provides public access to greenspace.
- Helps a neighborhood institution meet demand.
- Maintains residential zoning, capable of 2-4 family homes, consistent with surrounding development pattern.

CONCLUSION

- City Planning Commission **supports** the proposed zone change in **Areas 1, 2, and 4**.
- Commission members encouraged the applicant to incorporate **more trees and landscaping in Area 1** and to **engage with Walnut Hills and Evanston** on gateway designs.

CONCLUSION

- City Planning Commission **does not support** the proposed zone change in **Area 3**.
- Commission members prefer for **Area 3 lots to revert back to housing** and/or the cemetery **subdivide the lots to create buildable residential lots fronting Gilbert Avenue** with cemetery use at the rear.

RECOMMENDATION

City Planning Commission recommends that the City Council take the following action:

1. **APPROVE** a zone change from Multi-family-Transportation Corridor (RM-1.2-T) to Single-family-Middle Housing (SF-4-MH) for Areas 1 and 2 located at 3064-3072 Gilbert Avenue, 3076-3090 Gilbert Avenue, 3102-3112 Gilbert Avenue, 3193 Victory Parkway, and parcels #060-0006-0052, #060-0006-0051, #060-0006-0054 in Walnut Hills.
2. **APPROVE** a zone change from Residential Mixed-Middle Housing (RMX-MH) to Single-family-Middle Housing (SF-4-MH) for Area 4 located at 1152 Foraker Avenue in Walnut Hills.
3. **DENY** a zone change from Multi-family-Transportation Corridor (RM-1.2-T) to Single-family-Middle Housing (SF-4-MH) for Area 3 located at 3024 Gilbert Avenue, 3030-3036 Gilbert Avenue, 3044 Gilbert Avenue, and parcel #060-0006-0049 in Walnut Hills.