

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