

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

Equitable Growth and Housing

June 17, 2025

BACKGROUND

APPLICANT

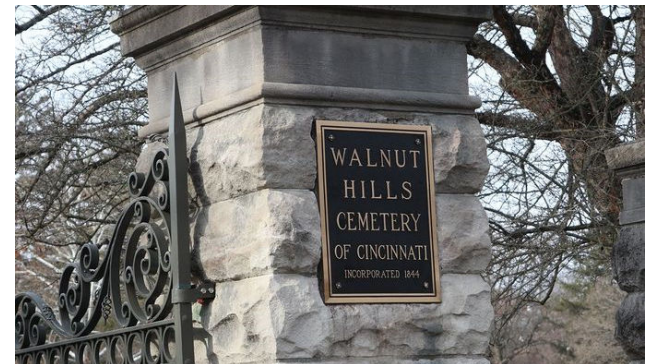
- McGill Smith Punshon

PROPERTY OWNER

- Walnut Hills Cemetery Association

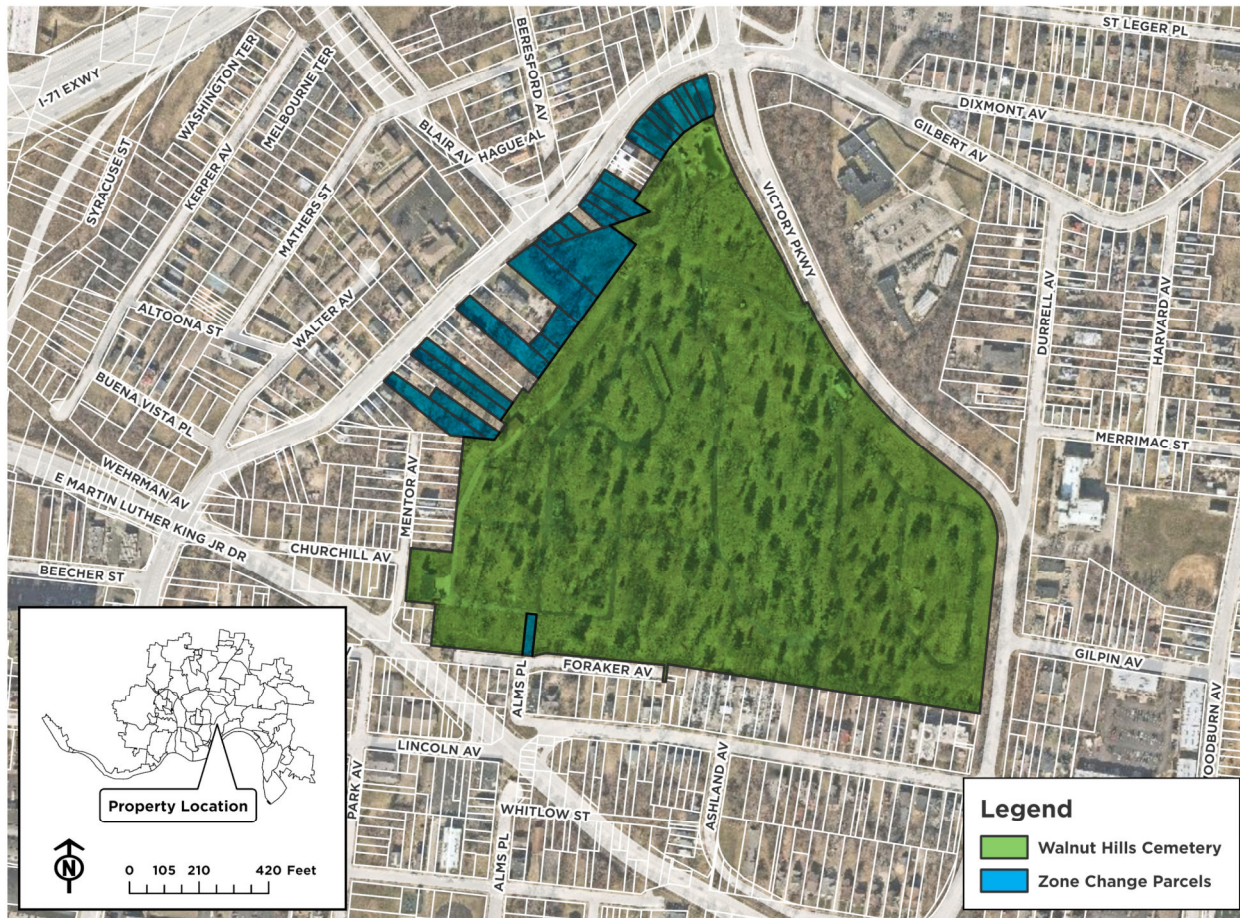
REQUEST

- 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)

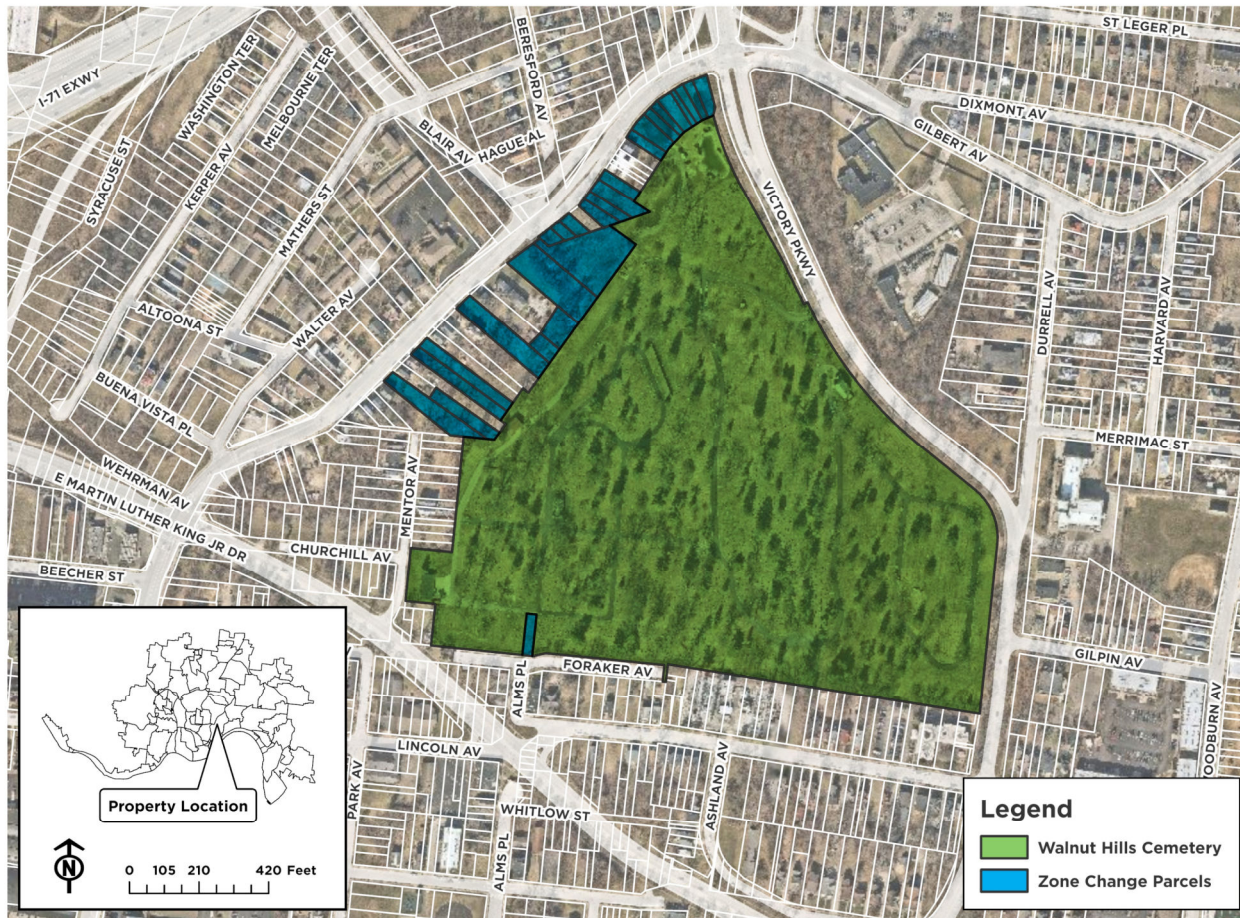


EXISTING CEMETERY:

- 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)

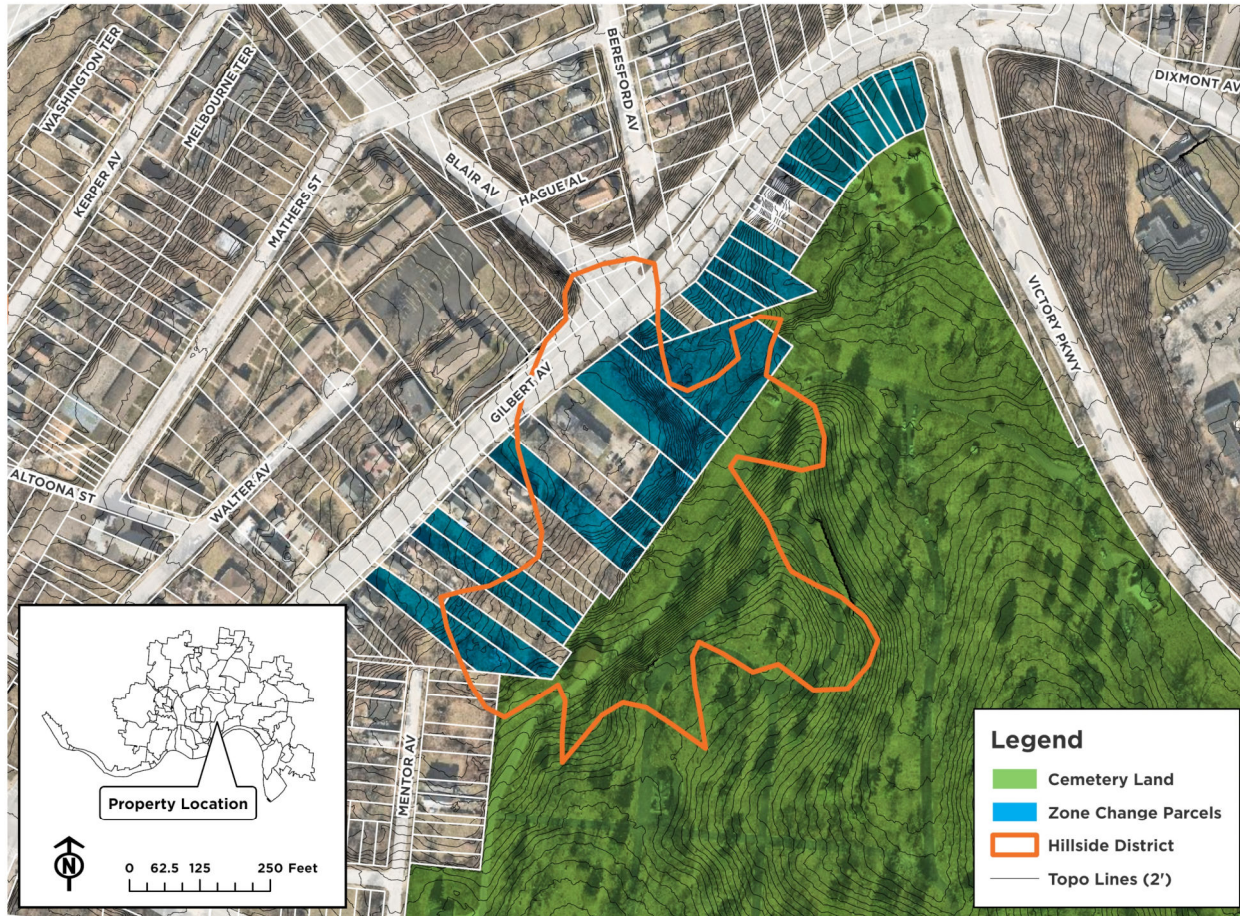


EXPANSION AREA:

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

BACKGROUND

WALNUT HILLS CEMETERY ZONE CHANGE (3117 VICTORY PARKWAY)

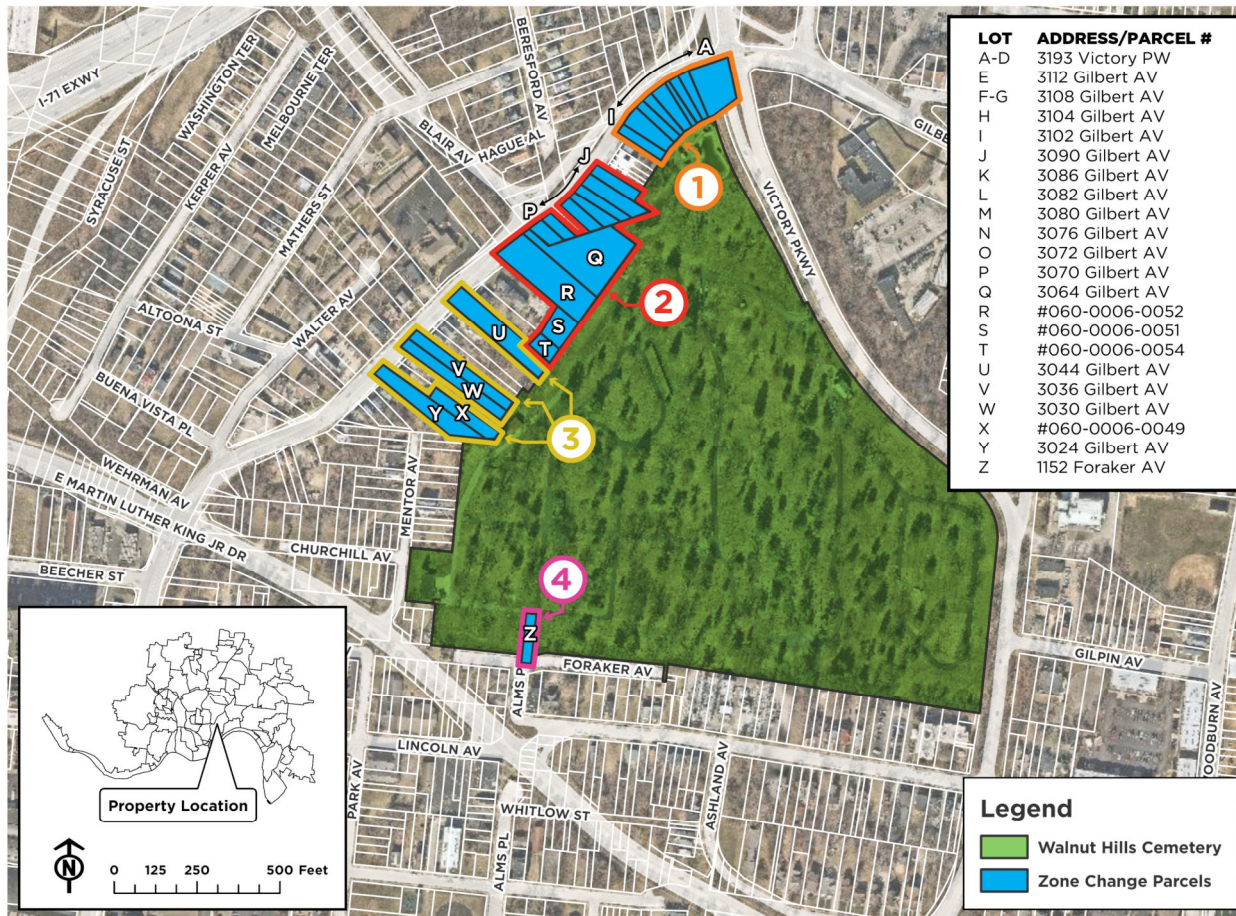


EXPANSION AREA:

- 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)**

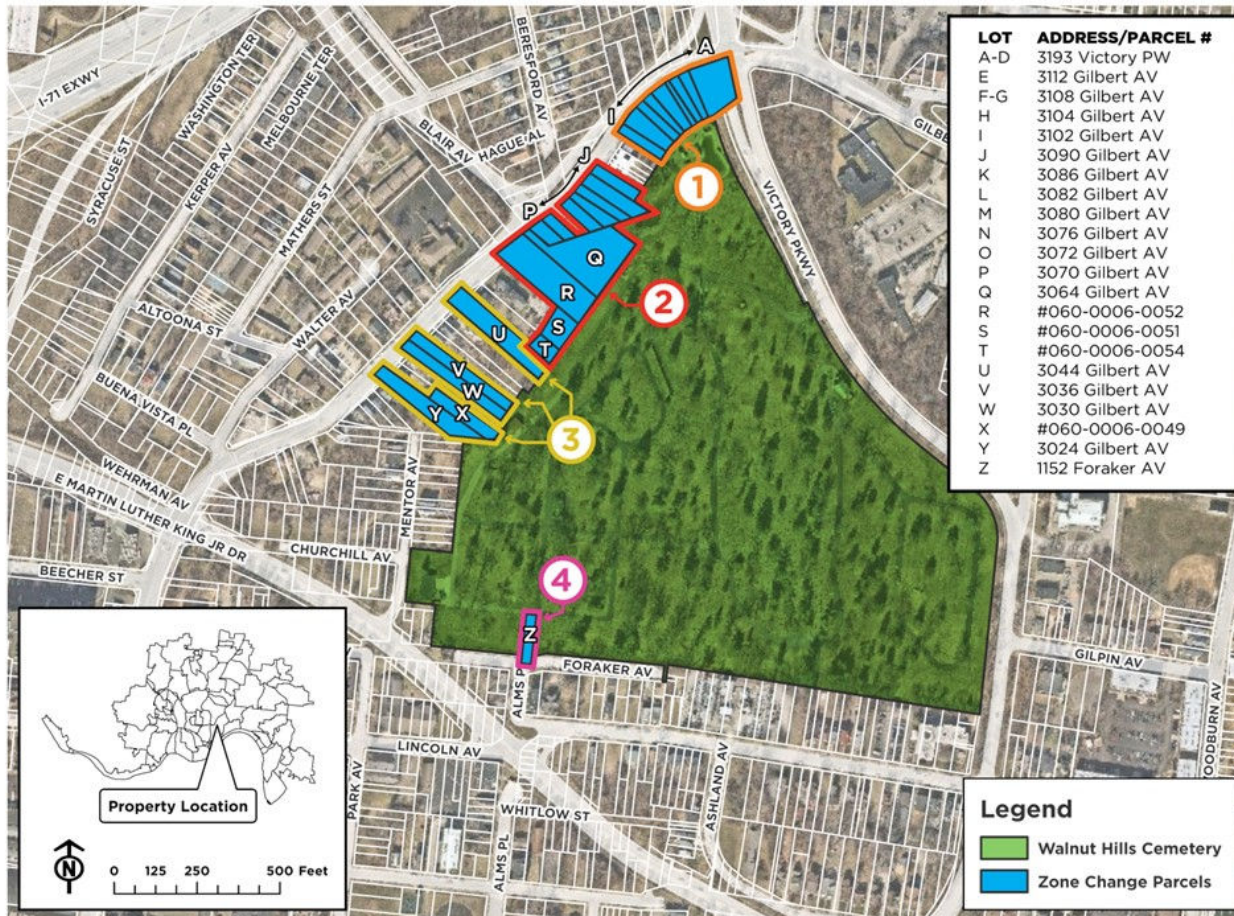
BACKGROUND

PROPOSED USE



BACKGROUND

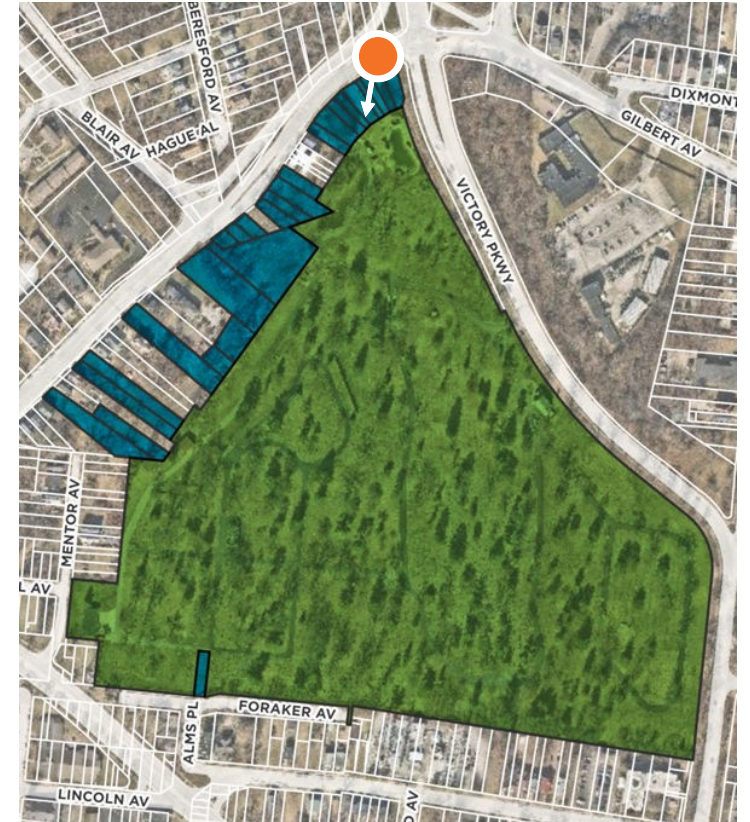
WALNUT HILLS CEMETERY ZONE CHANGE (3117 VICTORY PARKWAY)



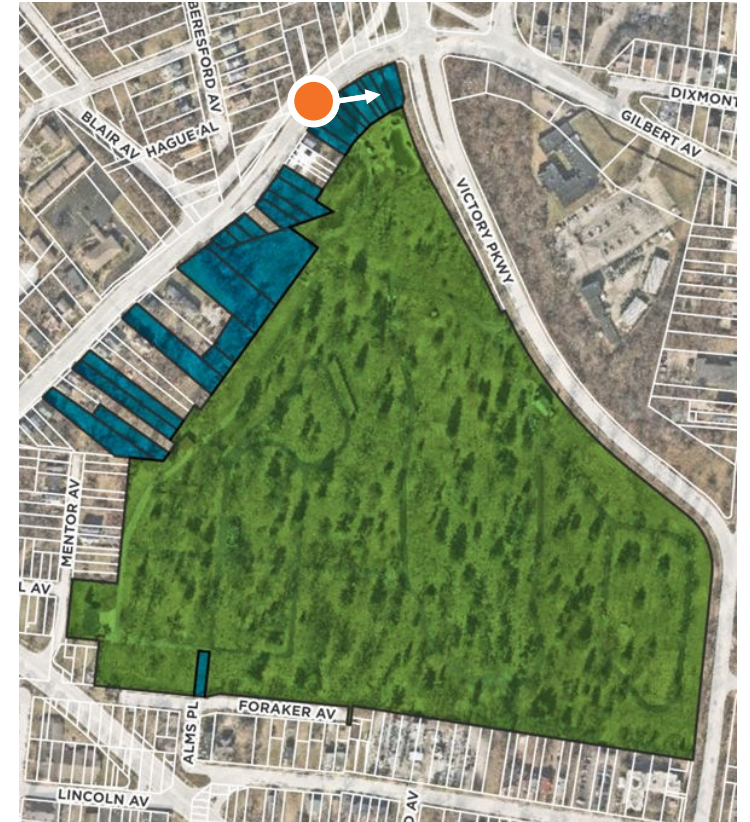
PROPOSED PHASING

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

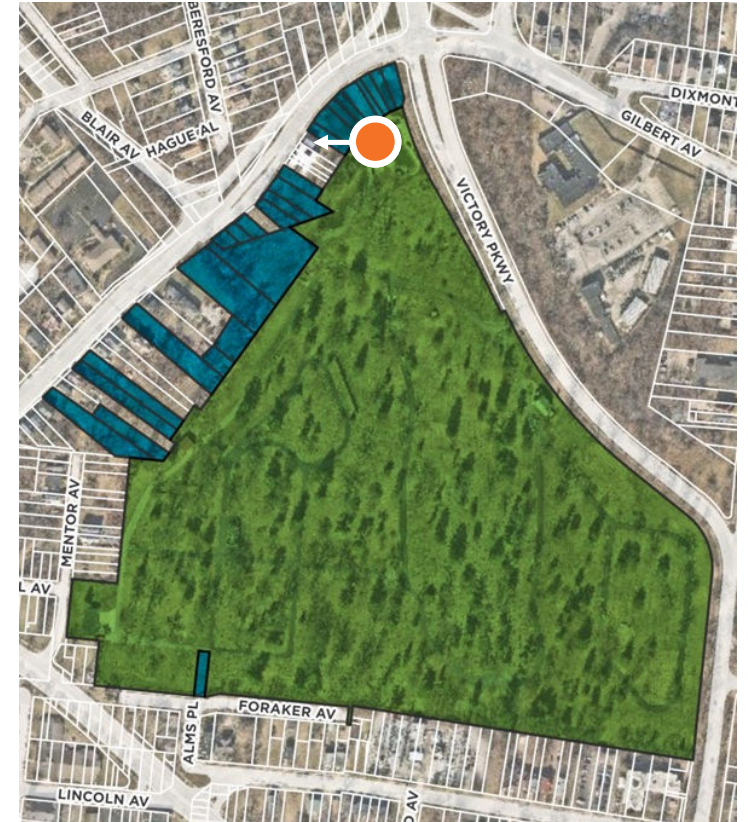
Location: Victory Parkway & Gilbert Avenue Corner



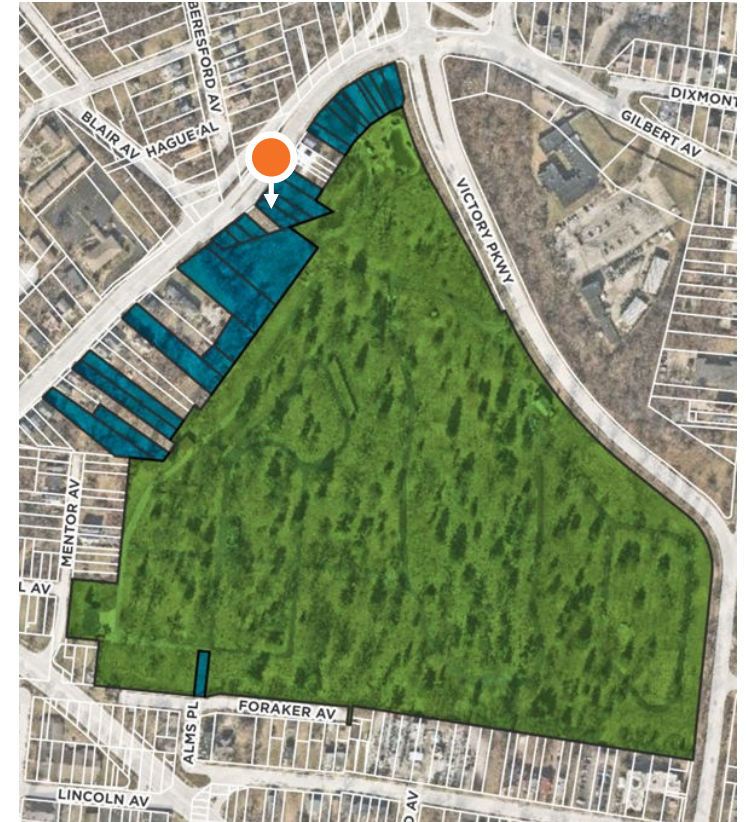
Location: Along Gilbert Avenue



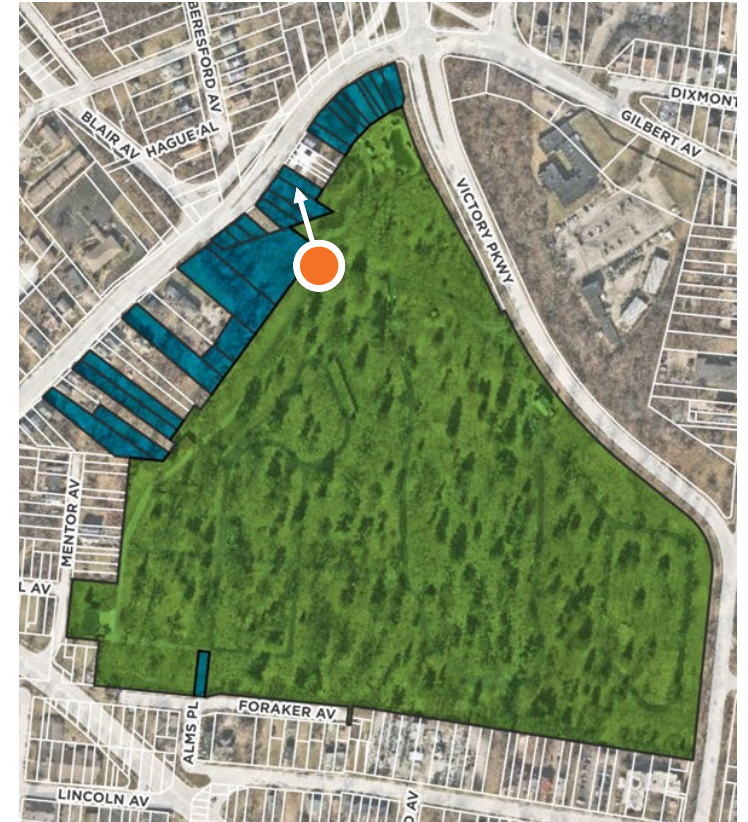
Location: From Cemetery facing Gilbert Avenue



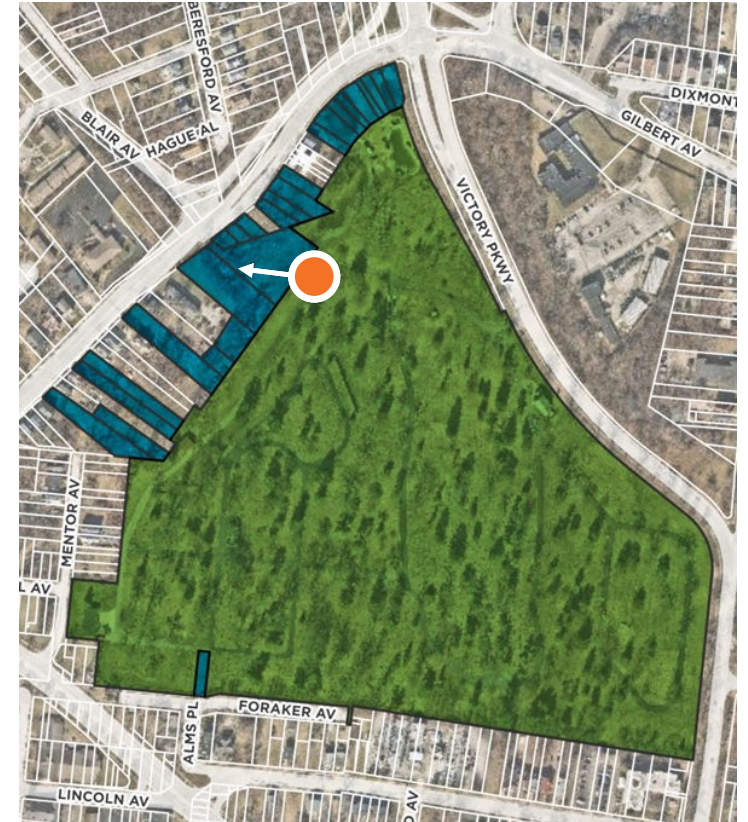
Location: Along Gilbert Avenue



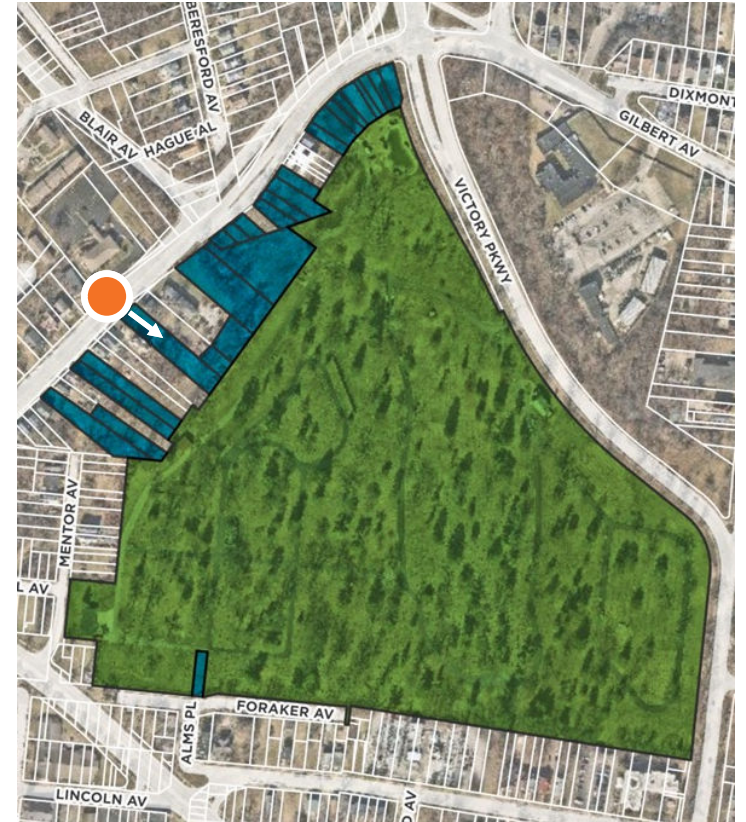
Location: From Cemetery facing Gilbert Avenue



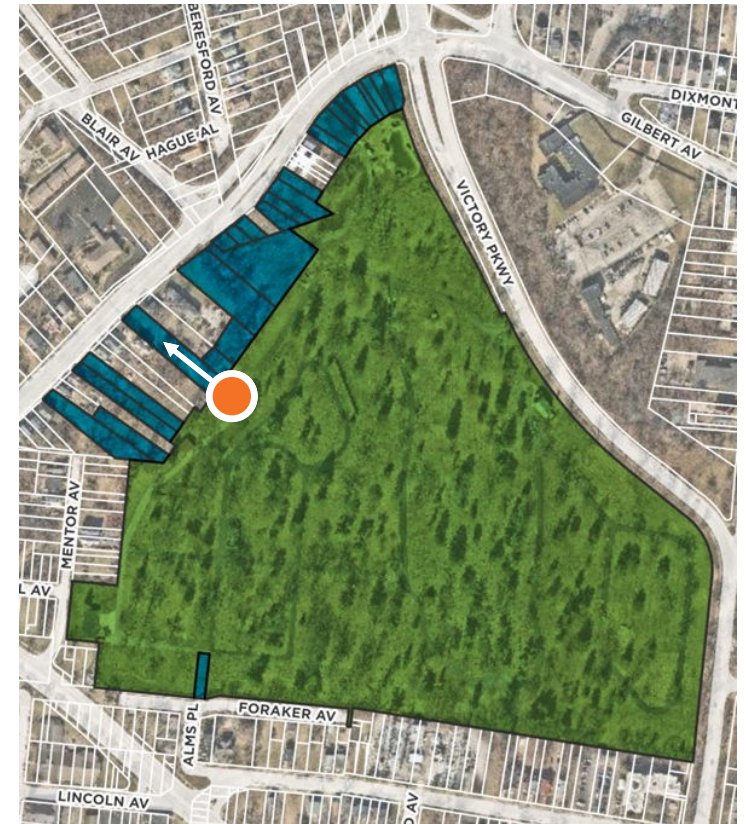
Location: From Cemetery facing Gilbert Avenue



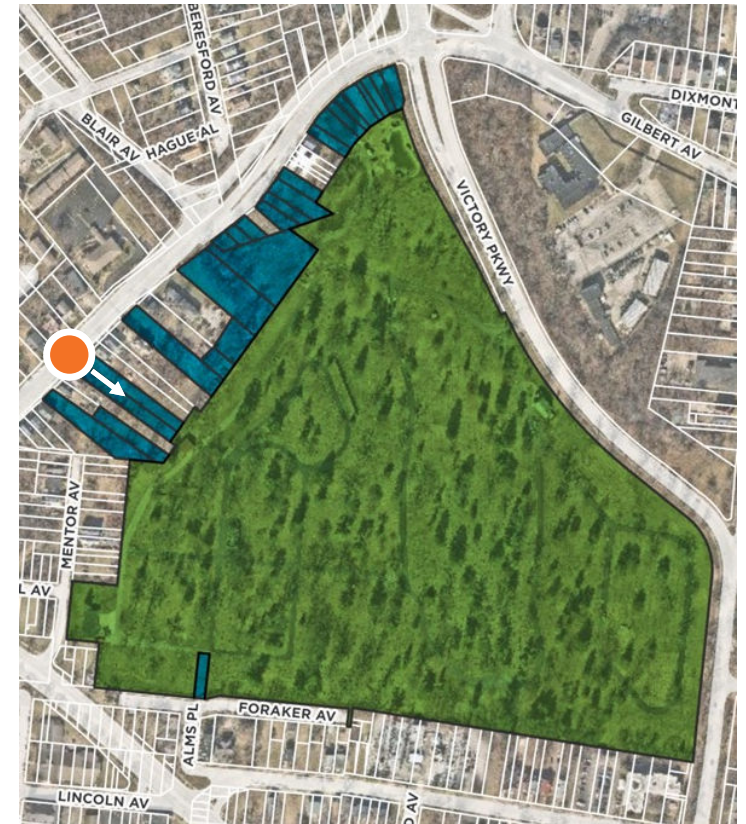
Location: Along Gilbert Avenue



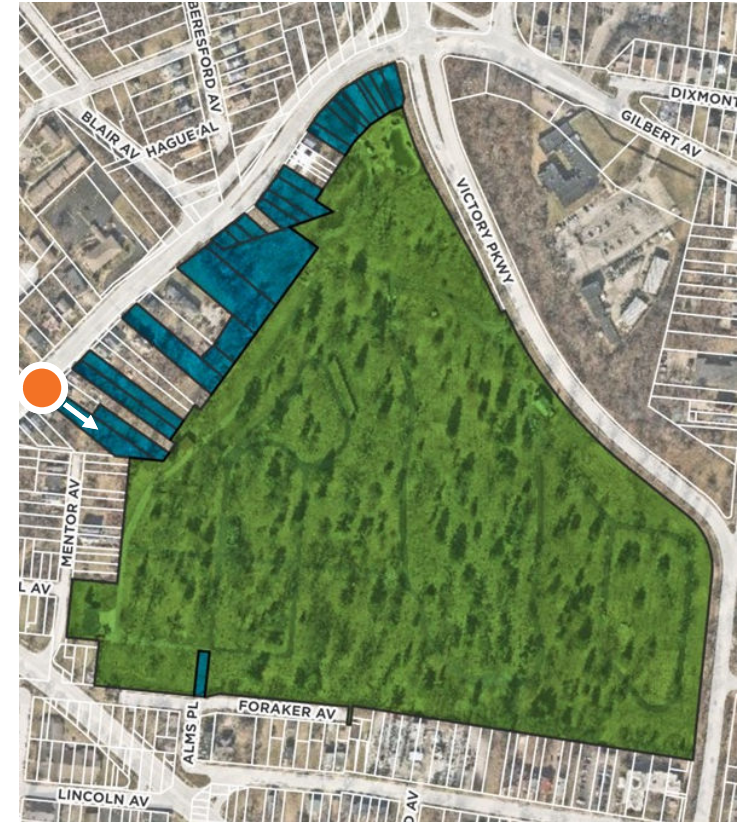
Location: From Cemetery facing Gilbert Avenue



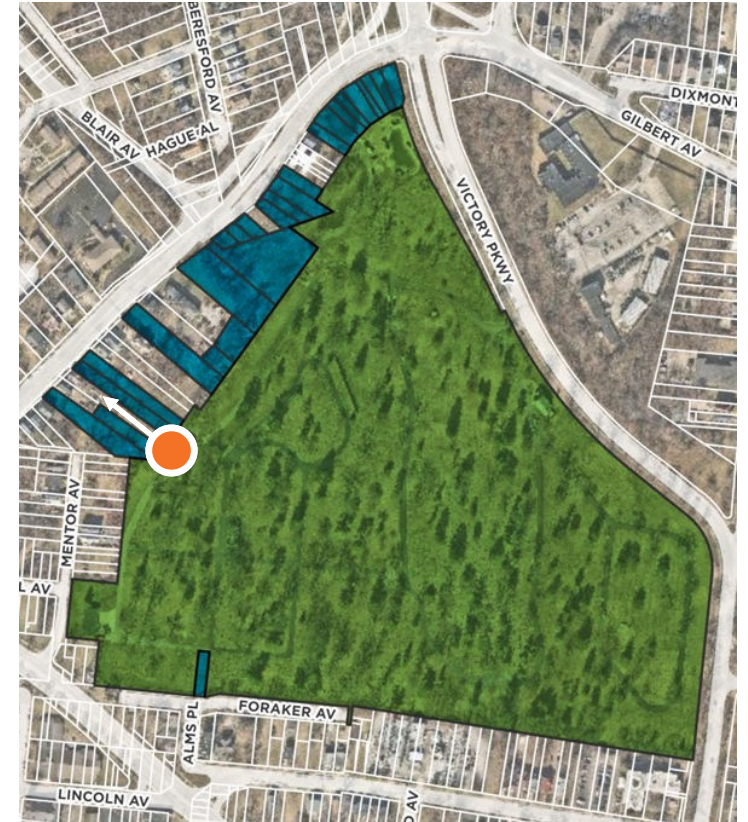
Location: Along Gilbert Avenue



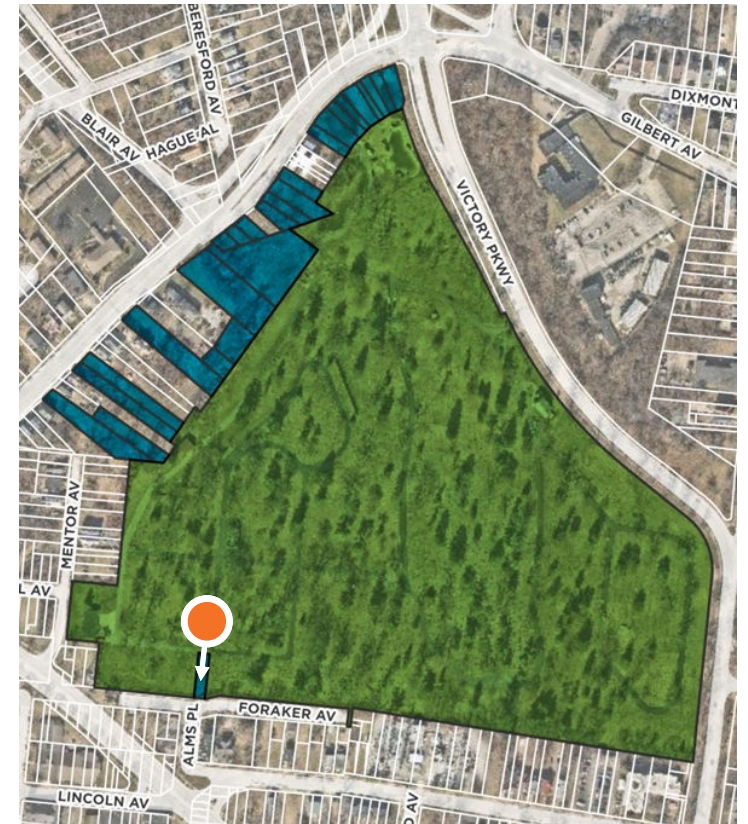
Location: Along Gilbert Avenue



Location: From Cemetery facing Gilbert Avenue

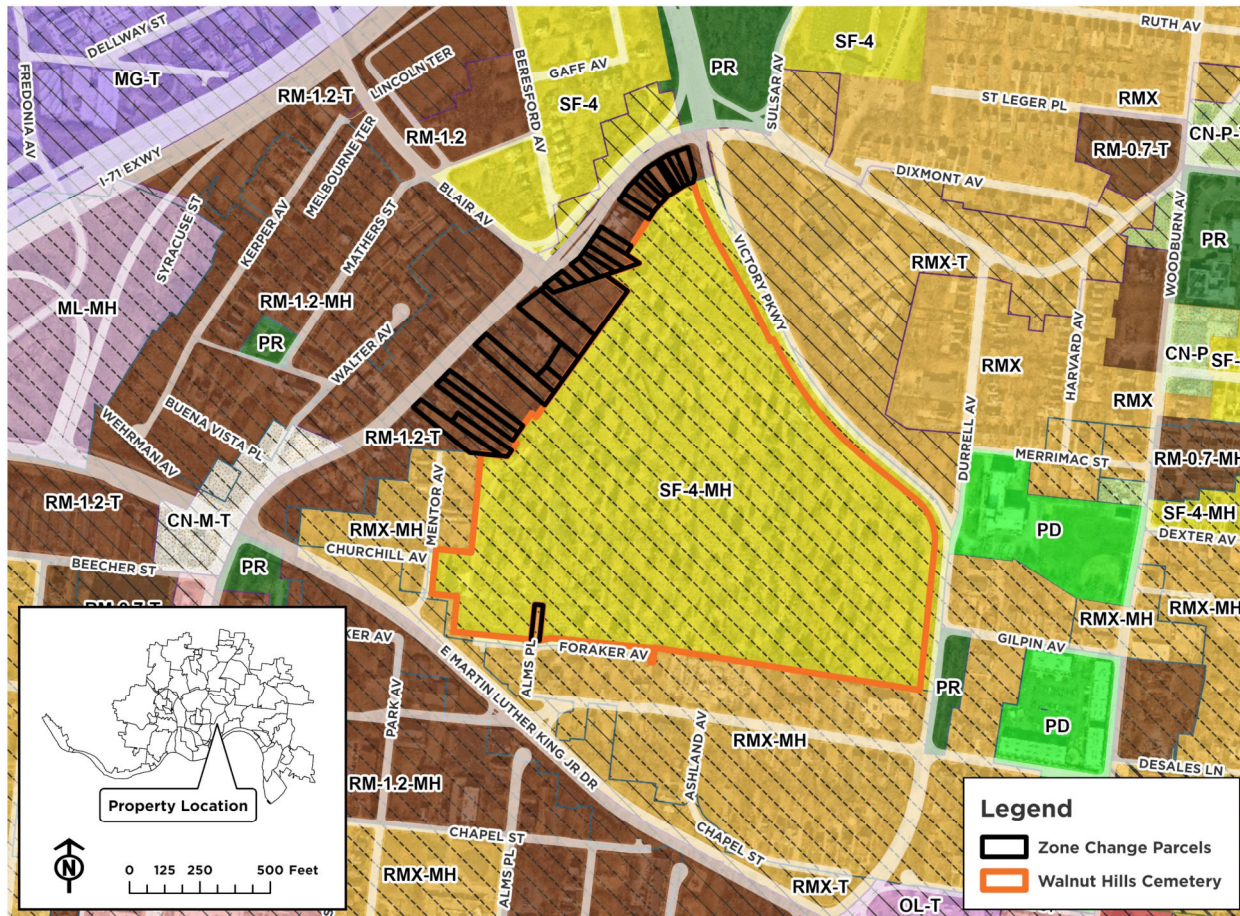


Location: From Cemetery facing Foraker Avenue



ZONE CHANGE REVIEW

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

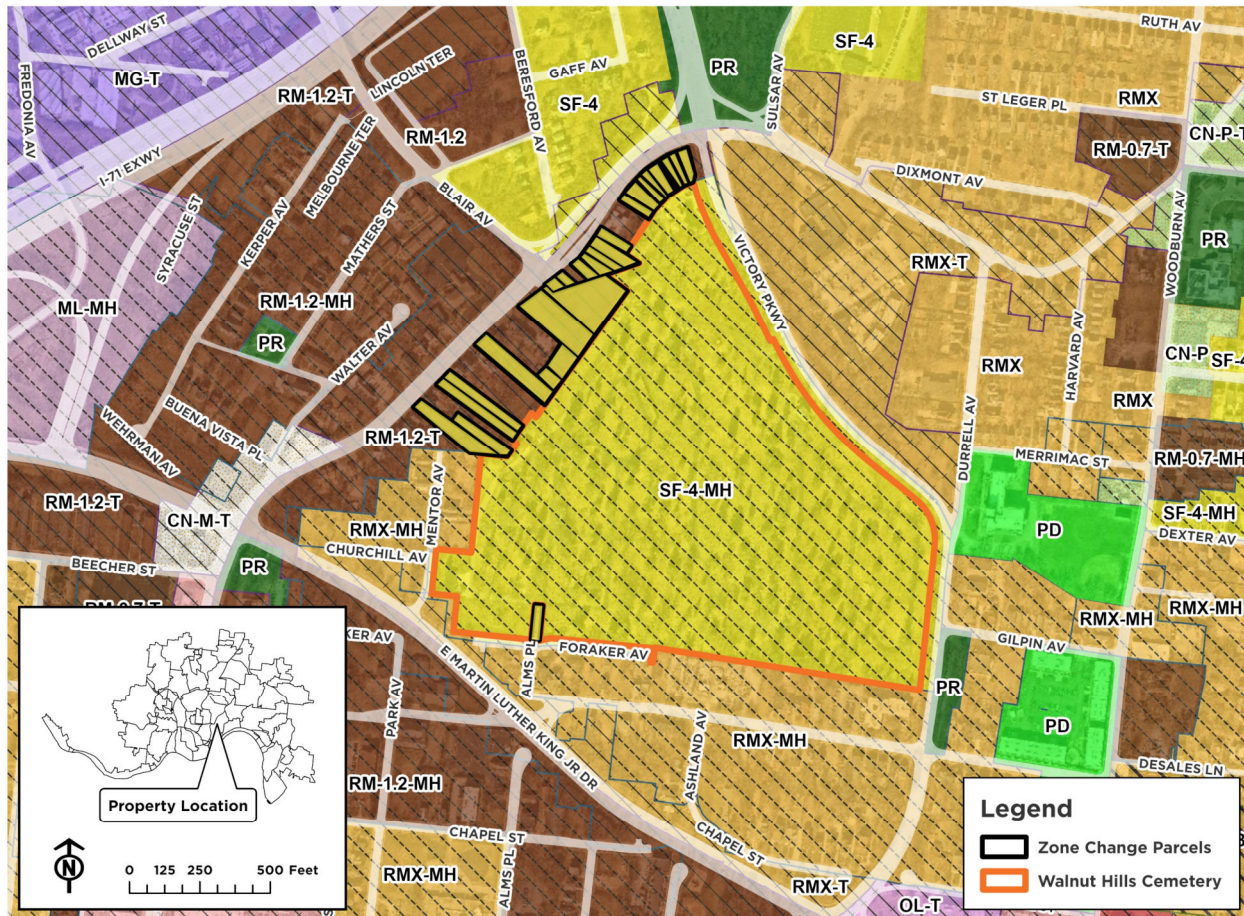


EXISTING ZONING:

- 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

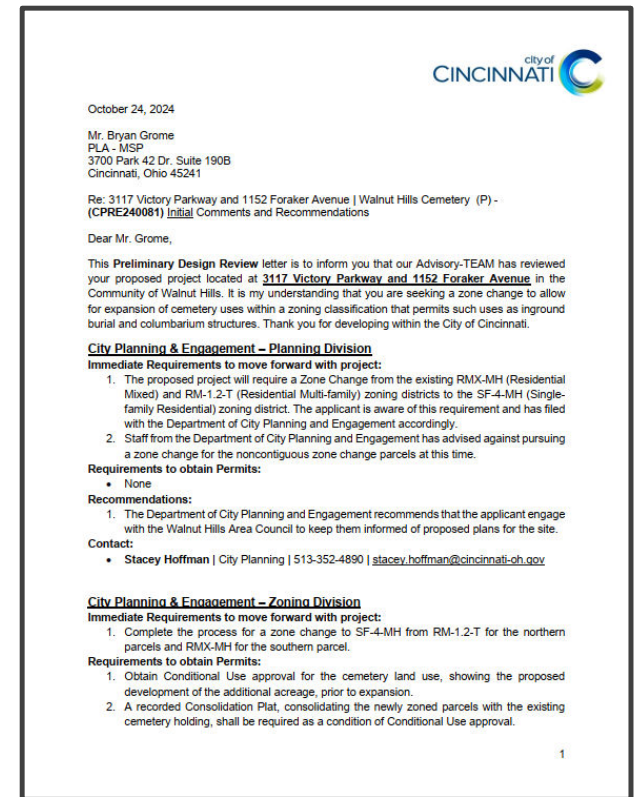
PLANNING PROCESS

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

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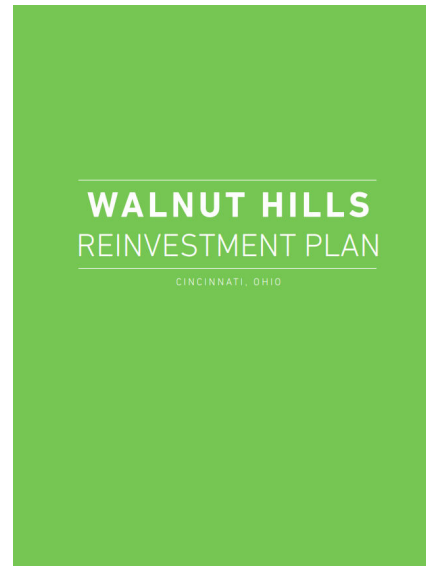


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CITY PLAN CONSISTENCY

Plan Cincinnati (2012)

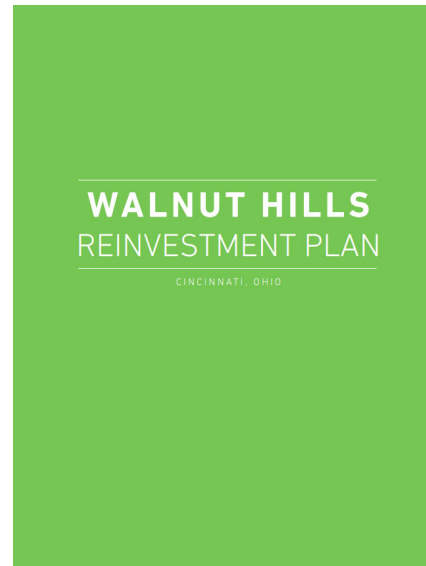
Walnut Hills Reinvestment Plan (2017)



CITY PLAN CONSISTENCY

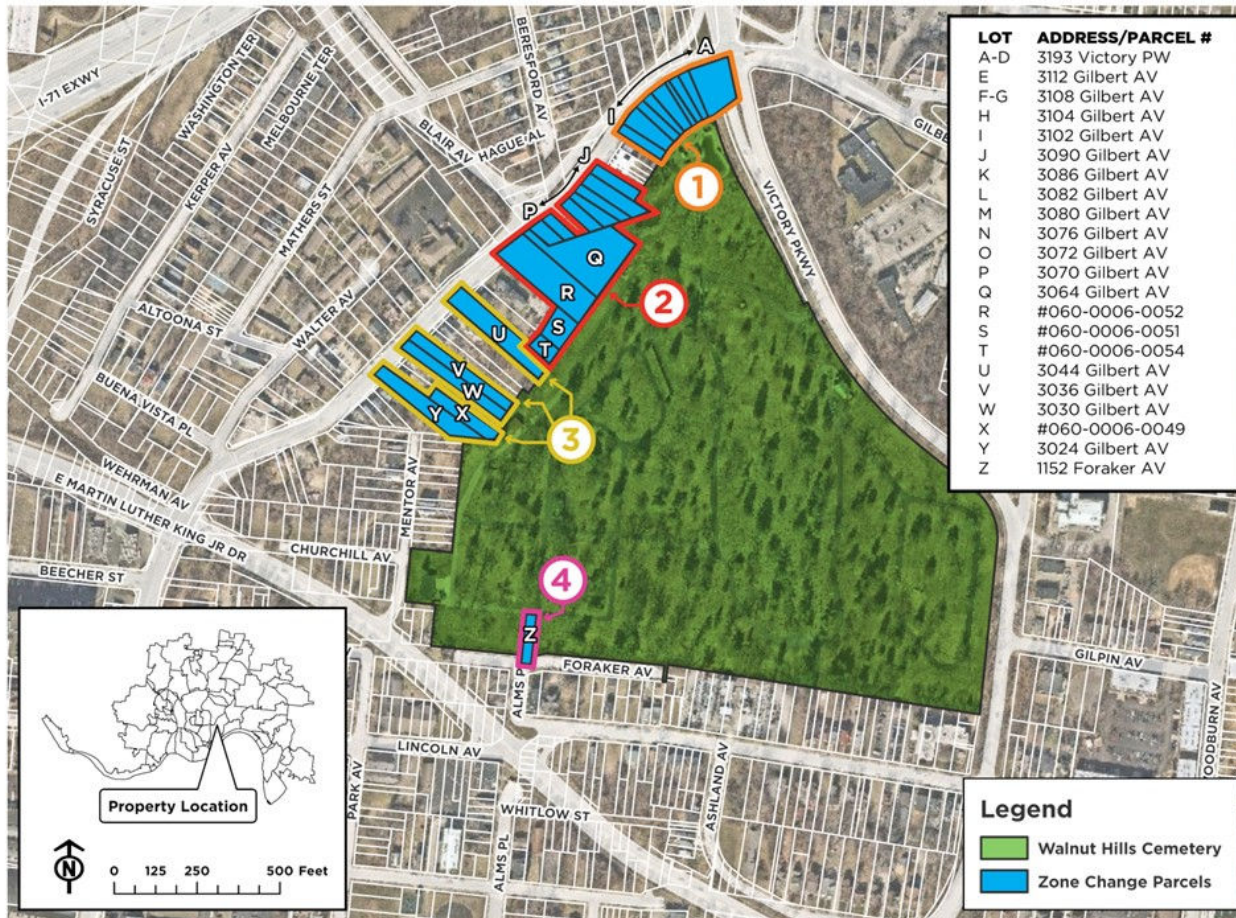
Plan Cincinnati (2012) → CONSISTENT

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.