

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