

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

Public Staff Conference

April 16, 2025

Welcome & Housekeeping

1. Process Background

2. Project Presentation (Applicant)

3. Public Feedback

- Please save all questions/comments until Q&A

Purpose of Meeting

Tonight's meeting will discuss the proposed zone change and allow city staff and the applicant team to hear feedback from the public on the proposal.

- City staff is here to facilitate the meeting and answer any **process related questions**
- The applicant is here to answer any **project related questions**

Zone Change Process

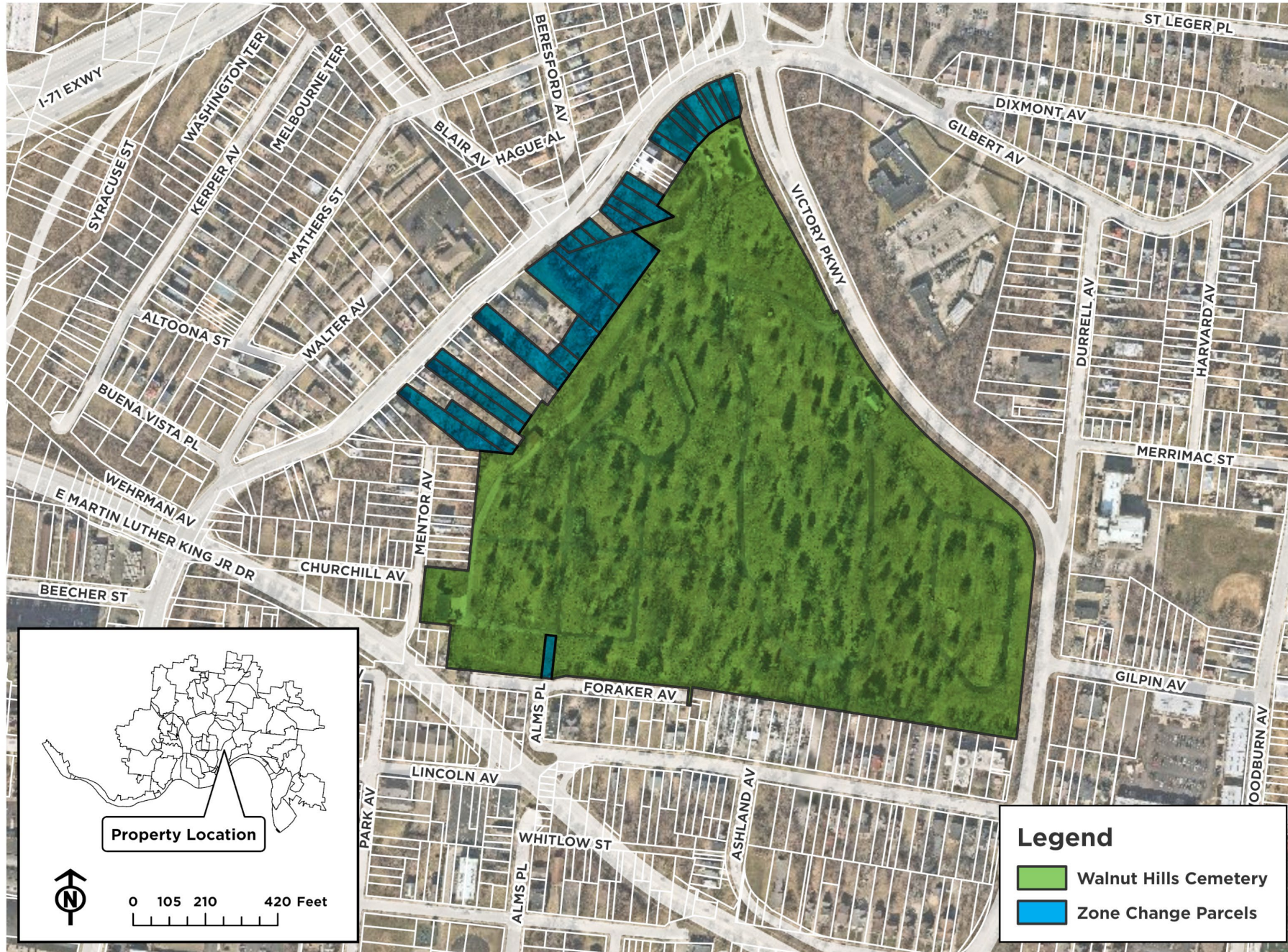


Purpose of Meeting

Feedback will be summarized, addressed, and considered in staff's recommendation to the City Planning Commission.

- The Department of City Planning and Engagement has only received a complete application.
- No recommendation has been created.
- No decisions are being made at this meeting.

WALNUT HILLS CEMETERY ZONE CHANGE (3117 VICTORY PARKWAY)



Zone Change Area:

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

Proposed Zone Change

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 Change

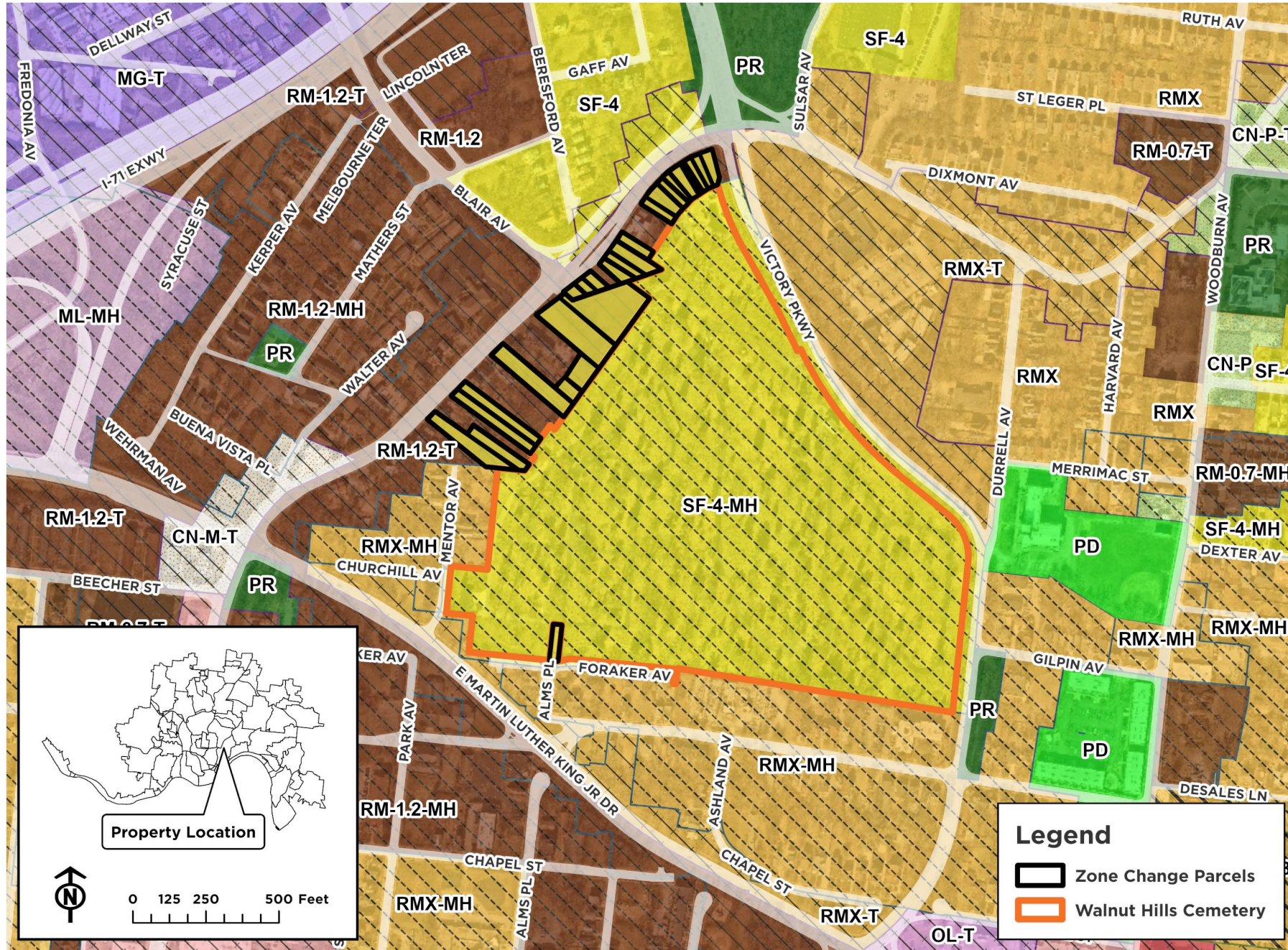
SF-4-MH (4,000 sf. min. lot size): Single-family – Middle Housing

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

**ONE OF TWO ZONING DISTRICTS THAT ALLOW FOR THE
EXPANSION OF CEMETERY USES**

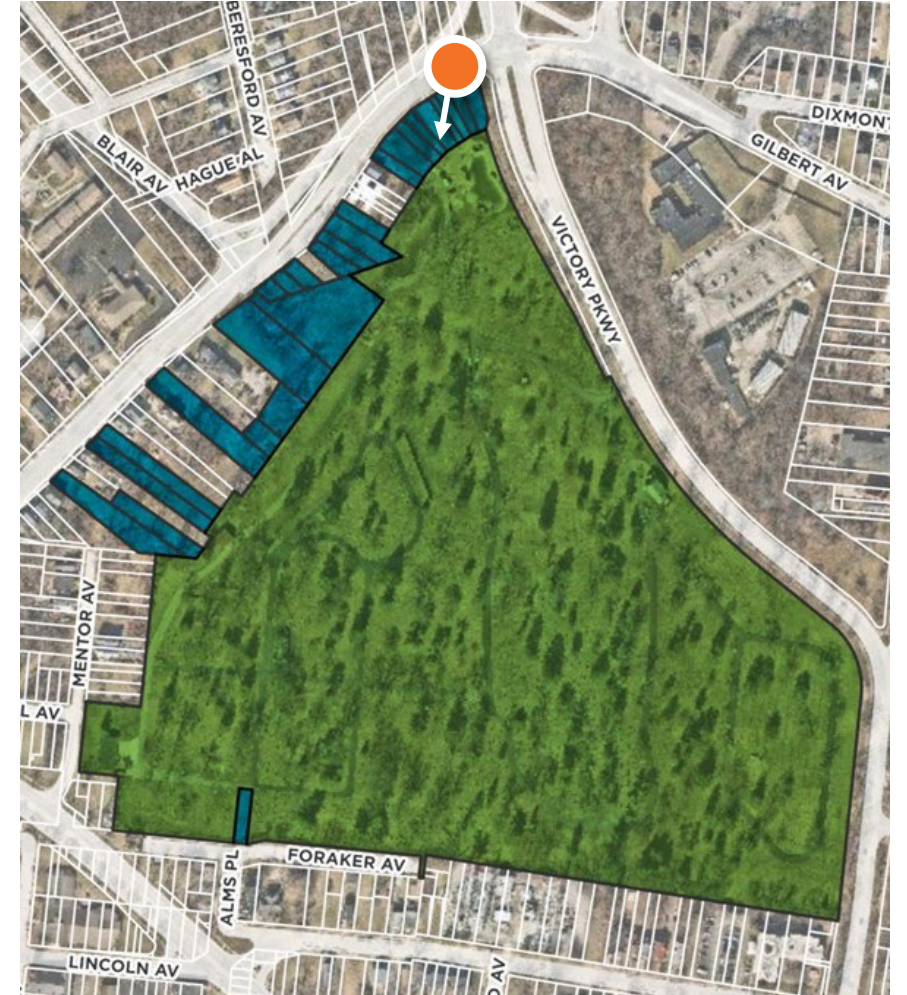
- SF-4/MH
(Proposed Zoning)
- RM-1.2-T/MH
- RMX-MH

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

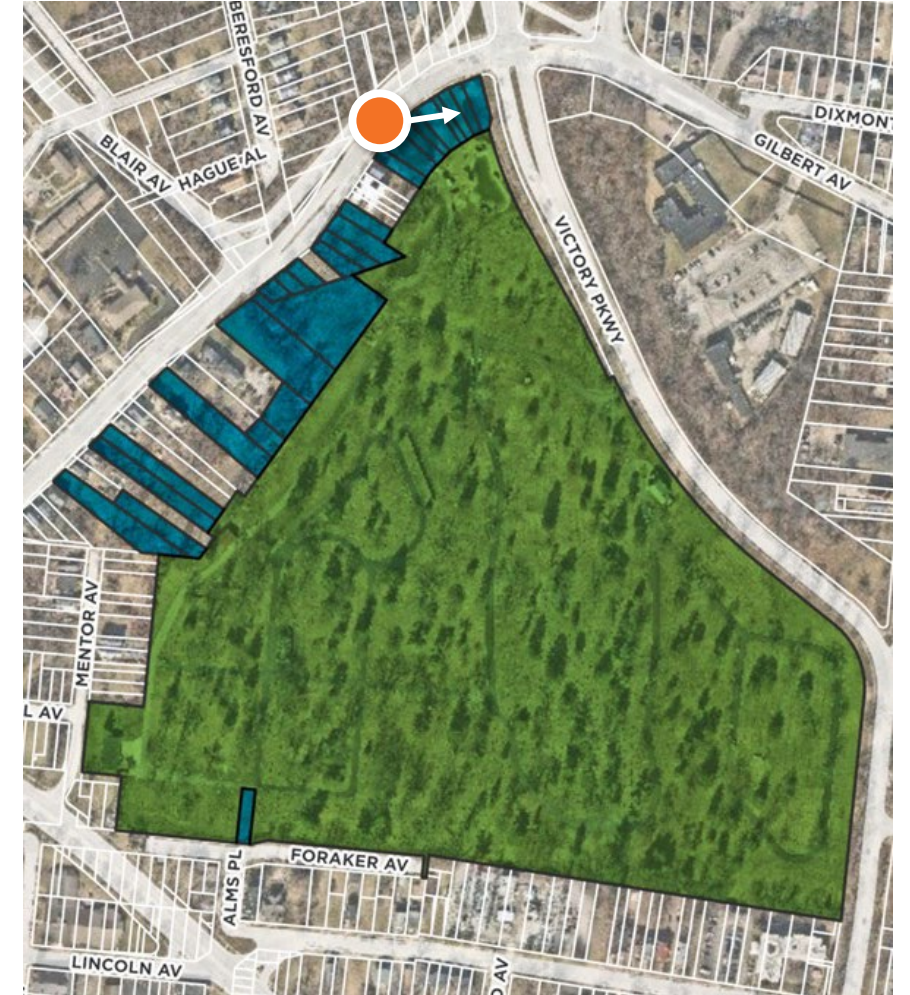


The subject
parcel's
zoning
would
become
SF-4-MH

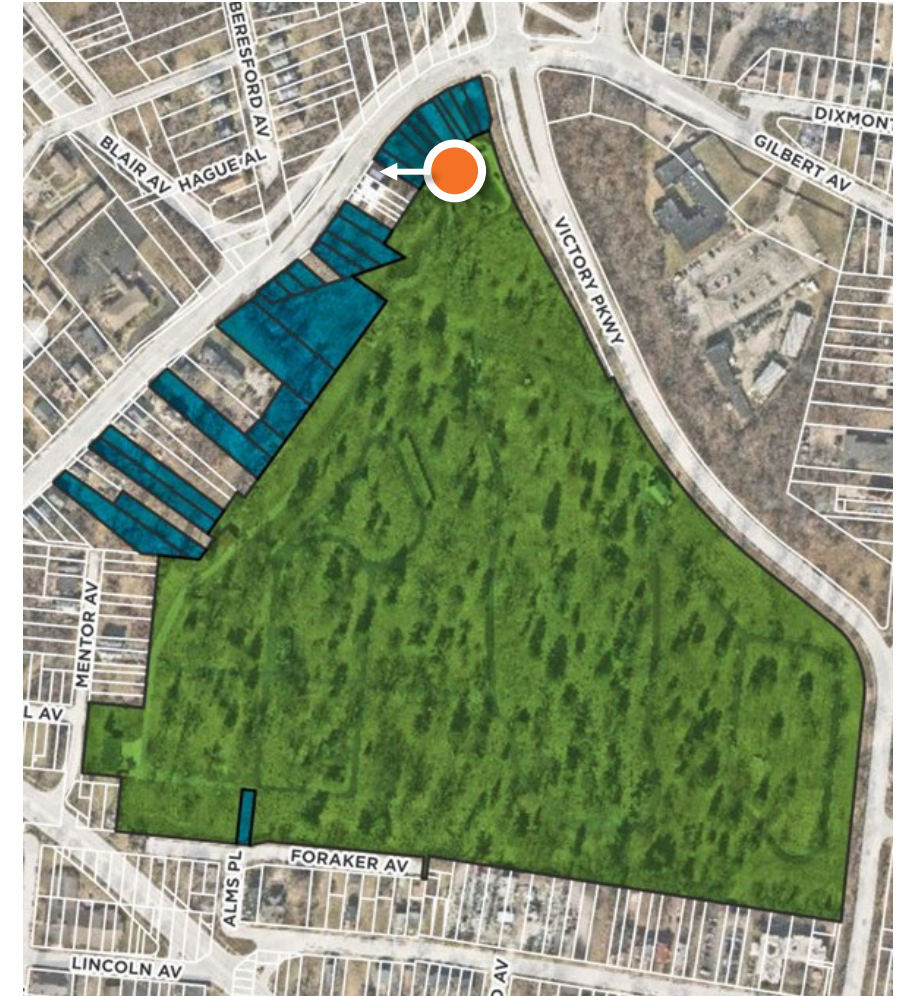
Location: Victory Parkway & Gilbert Avenue Corner



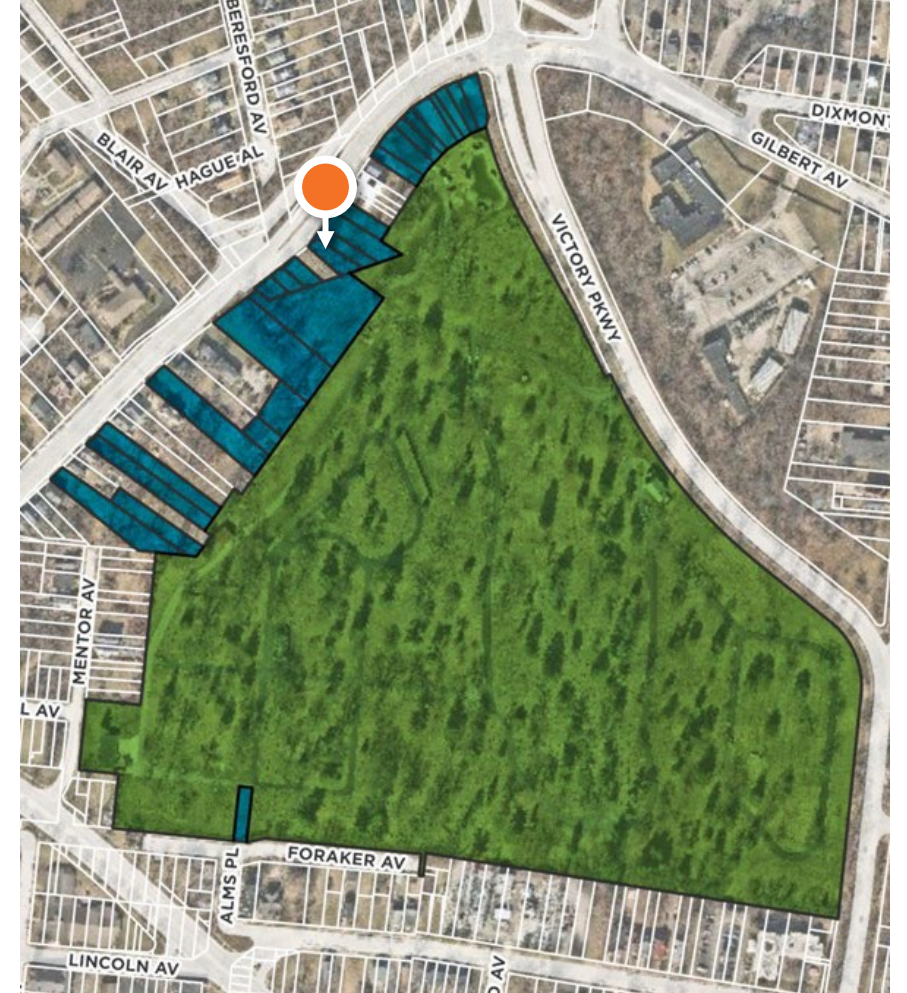
Location: Along Gilbert Avenue



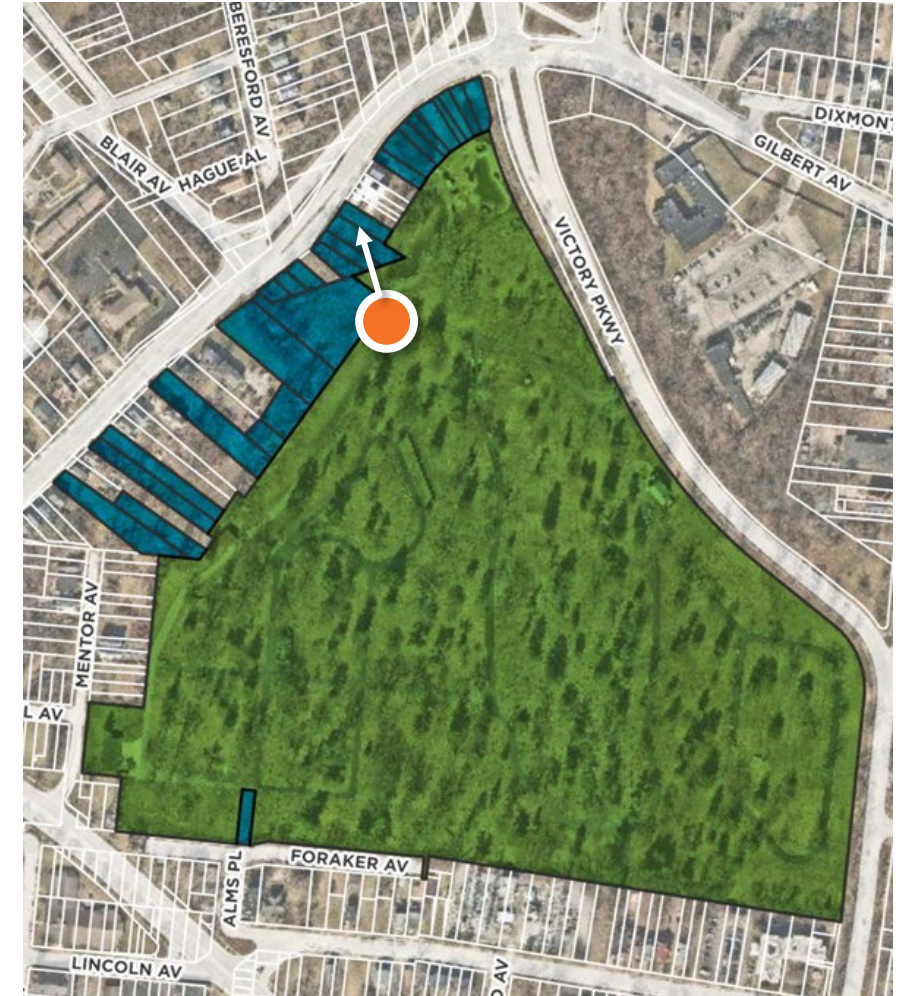
Location: From Cemetery facing Gilbert Avenue



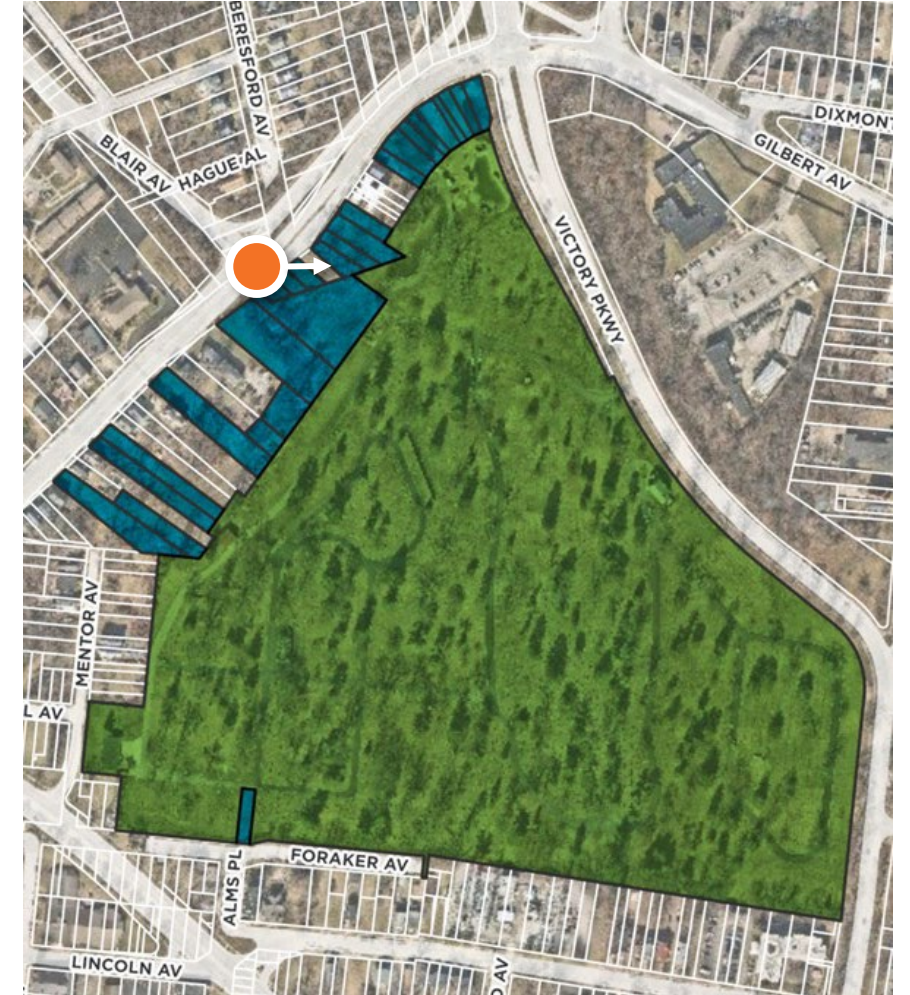
Location: Along Gilbert Avenue



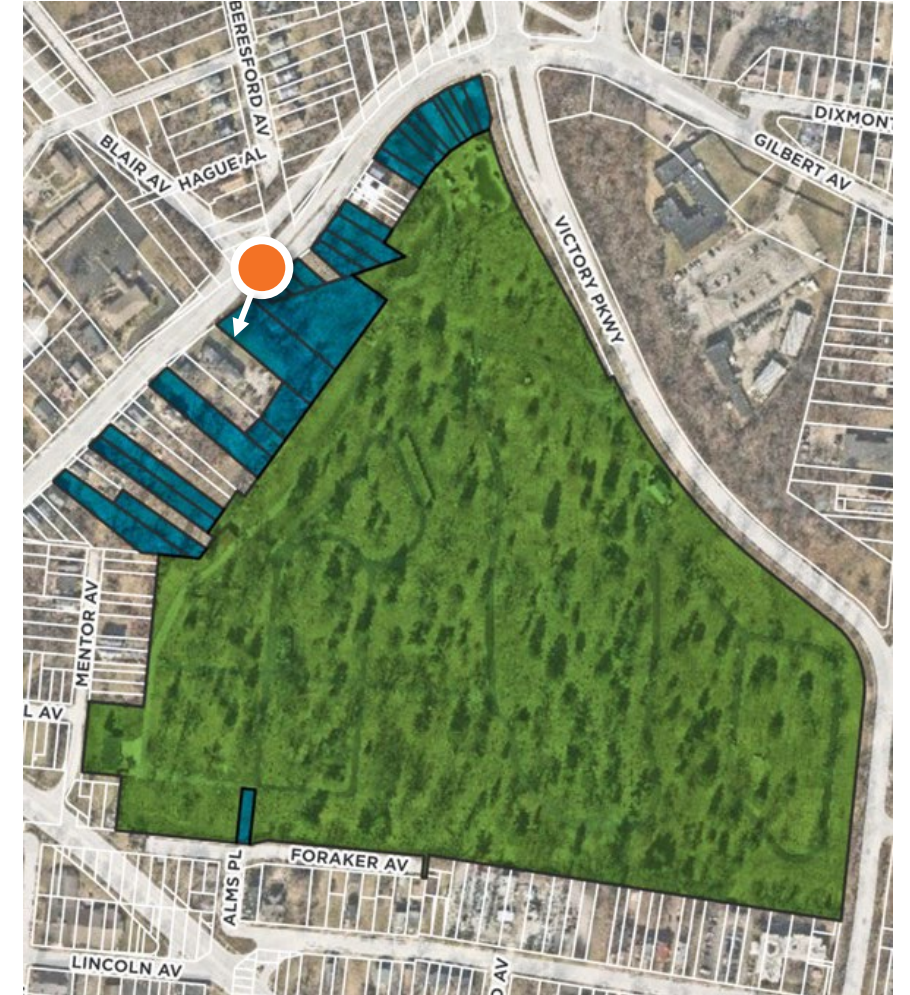
Location: From Cemetery facing Gilbert Avenue



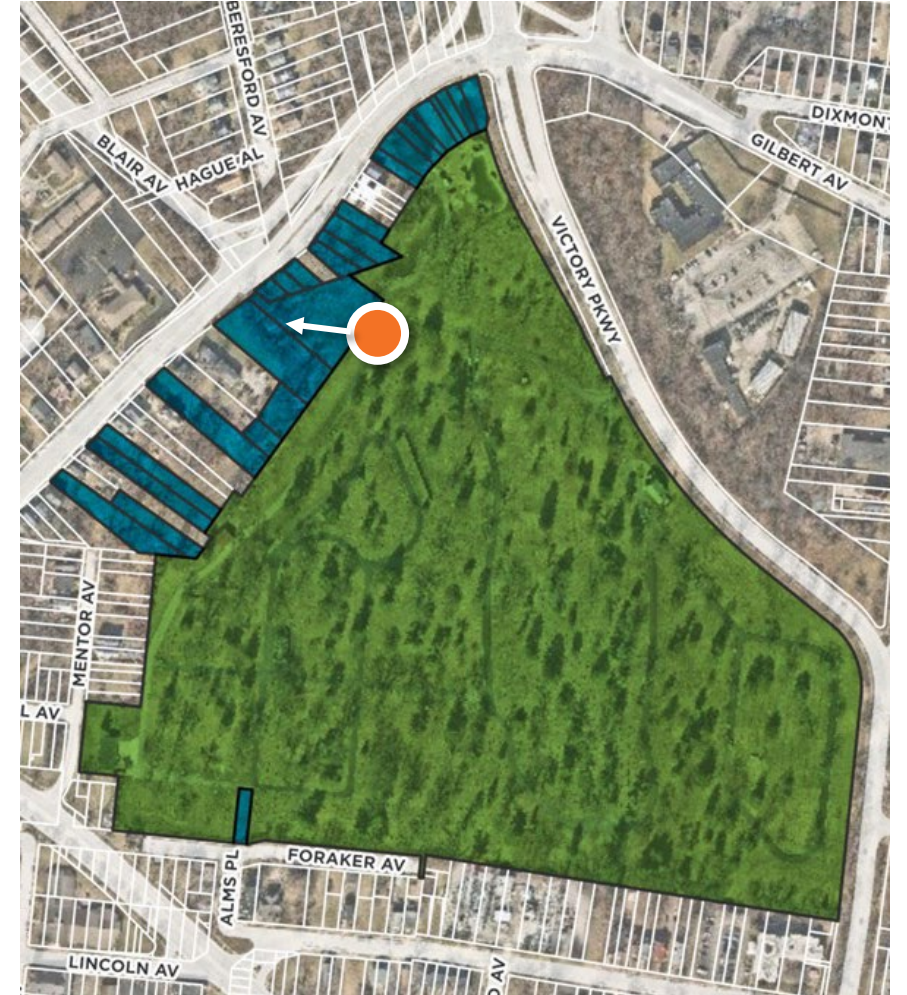
Location: Along Gilbert Avenue



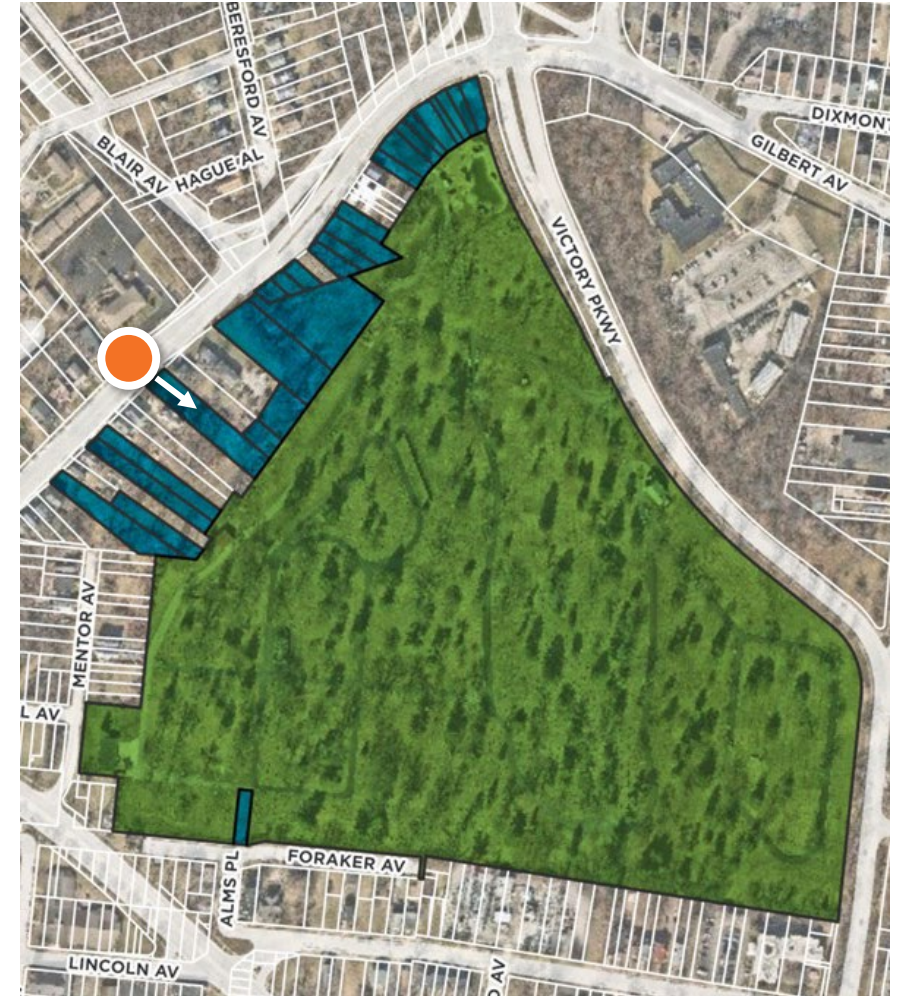
Location: Along Gilbert Avenue



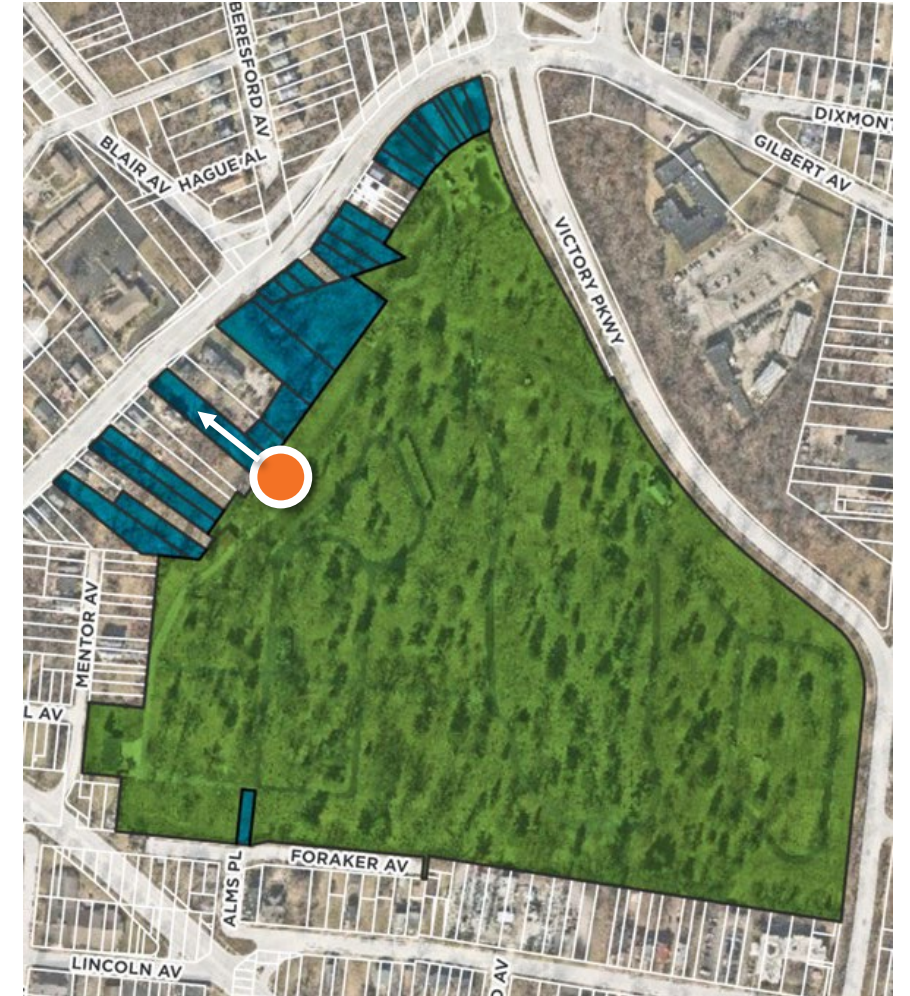
Location: From Cemetery facing Gilbert Avenue



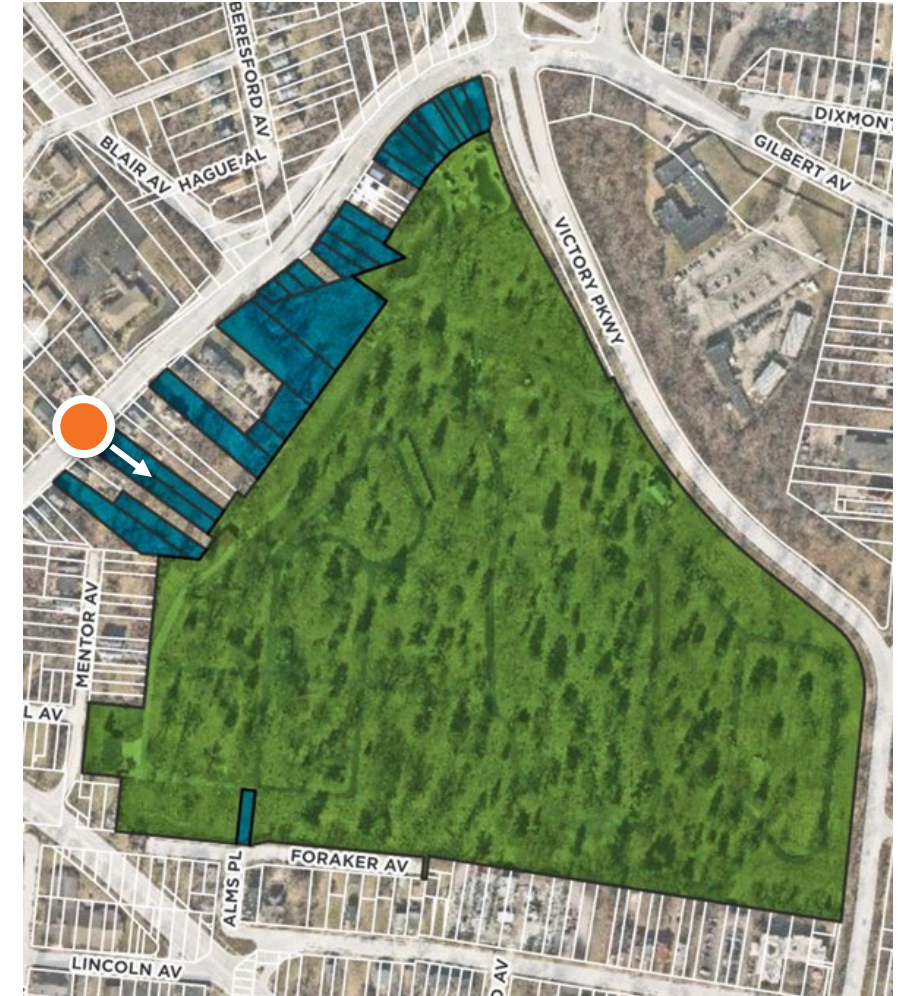
Location: Along Gilbert Avenue



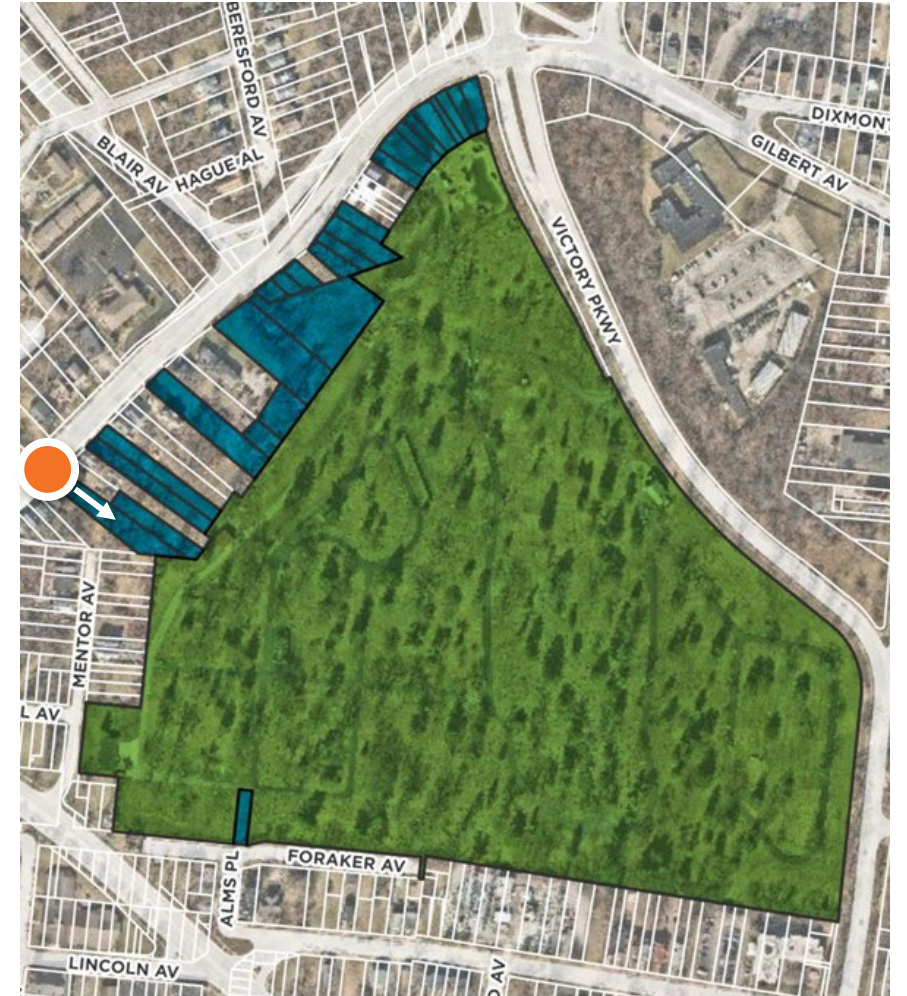
Location: From Cemetery facing Gilbert Avenue



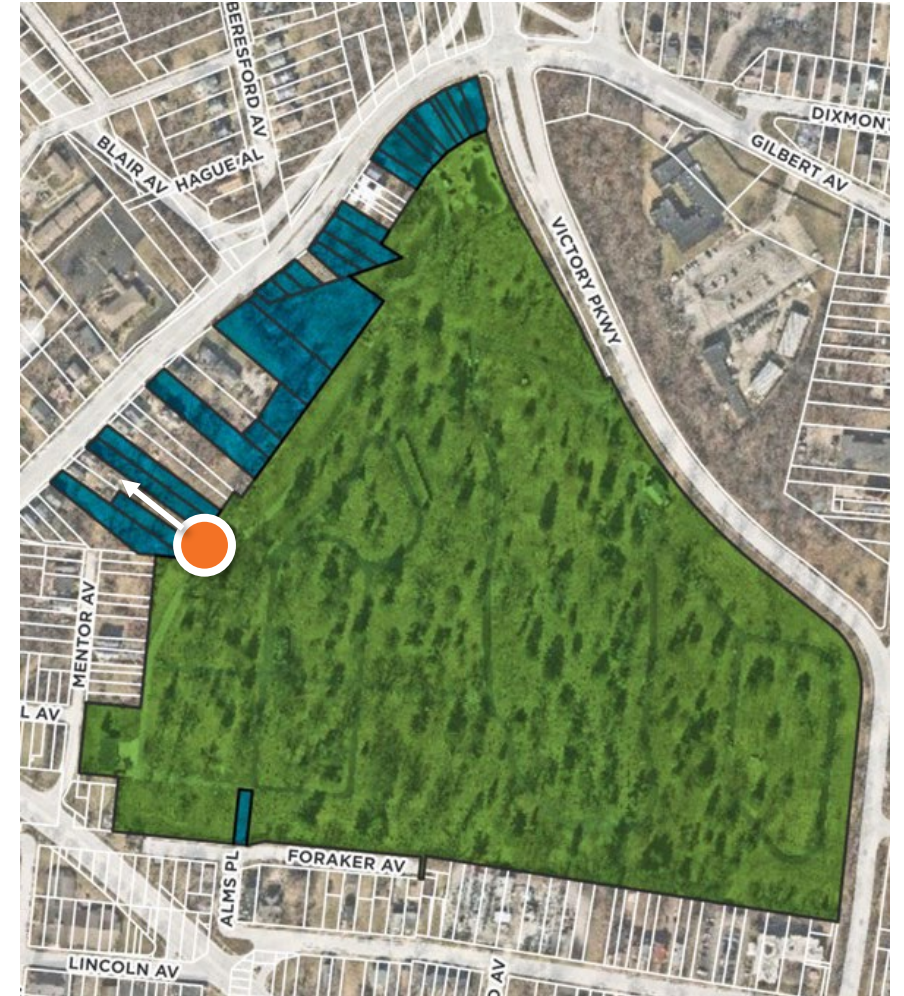
Location: Along Gilbert Avenue



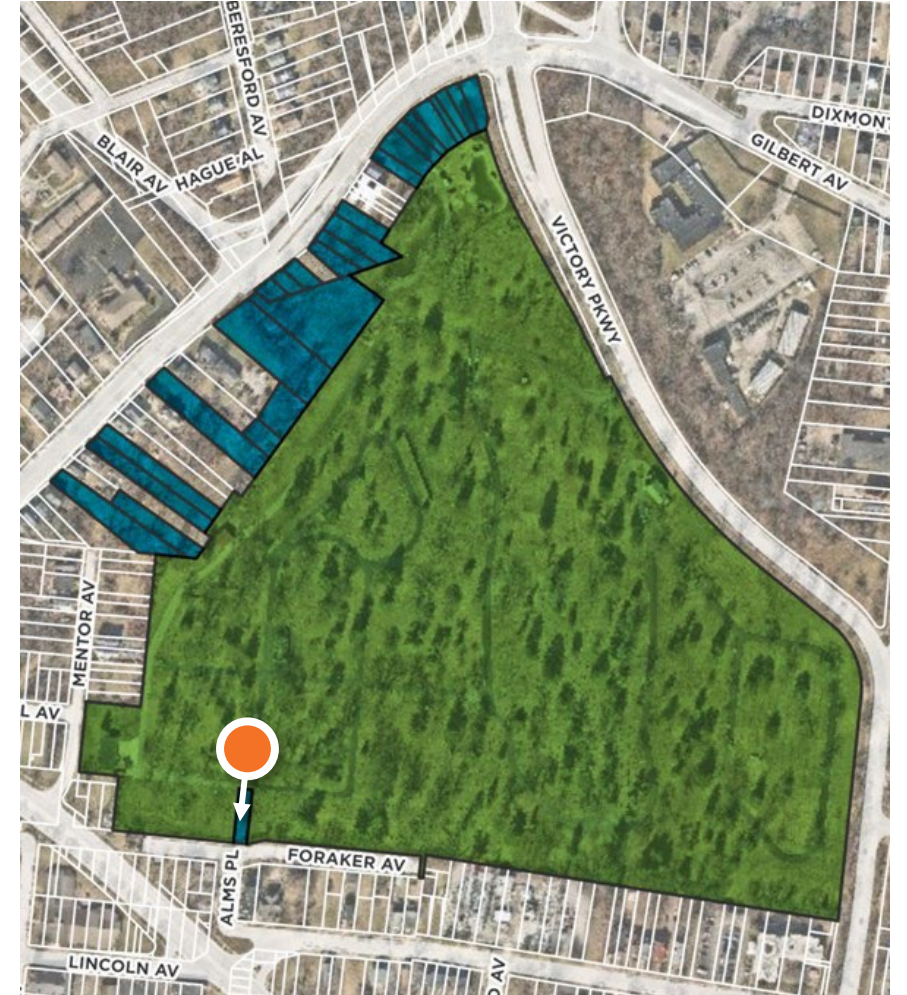
Location: Along Gilbert Avenue



Location: From Cemetery facing Gilbert Avenue



Location: From Cemetery facing Foraker Avenue



Applicant Presentation

Feedback

- Please remain **muted** while others are speaking
- Use the **“raise hand”** function to provide a comment or ask a question
(Bottom Toolbar > React > Raise Hand)
- Please share your **name** and **neighborhood**

Next Steps

- City Planning Commission agenda
- Notice Community Councils & surrounding property owners
- Collect public comment ★
- Walnut Hills Area Council letter of support process ★
- Draft staff report and recommendation
- City Planning Commission meeting ★

★ - **Opportunities for Public Engagement**

City Planning and Engagement / Planning Projects and Studies / Active
/ Proposed Zone Change from Residential Mixed (RMX) and Multi-family (RM-1.2) to Single-family (SF-4) at 3117 Victory Parkway in Walnut Hills

CITY PLANNING AND ENGAGEMENT MENU

- About Us
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- Accessory Dwelling Units
- Connected Communities
- Community Engagement
- Resources
- Neighborhood Plans
- Plan Cincinnati
- Planning Projects and Studies**
 - Active
 - Completed
- Subdivisions and Lot Splits
- Historic Conservation
- Zoning Administration
- Committee of Names
- News

Proposed Zone Change from Residential Mixed (RMX) and Multi-family (RM-1.2) to Single-family (SF-4) at 3117 Victory Parkway in Walnut Hills

Background

The applicant, Walnut Hills Cemetery, is requesting a zone change for twenty-six (26) properties, totaling approximately 4.55 acres. The subject properties are vacant land owned by and adjacent to Walnut Hills Cemetery. The change in zoning would allow for the expansion of the cemetery and burial services.

WALNUT HILLS CEMETERY ZONE CHANGE (3117 VICTORY PARKWAY)



Contact

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THANK YOU!