



# **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

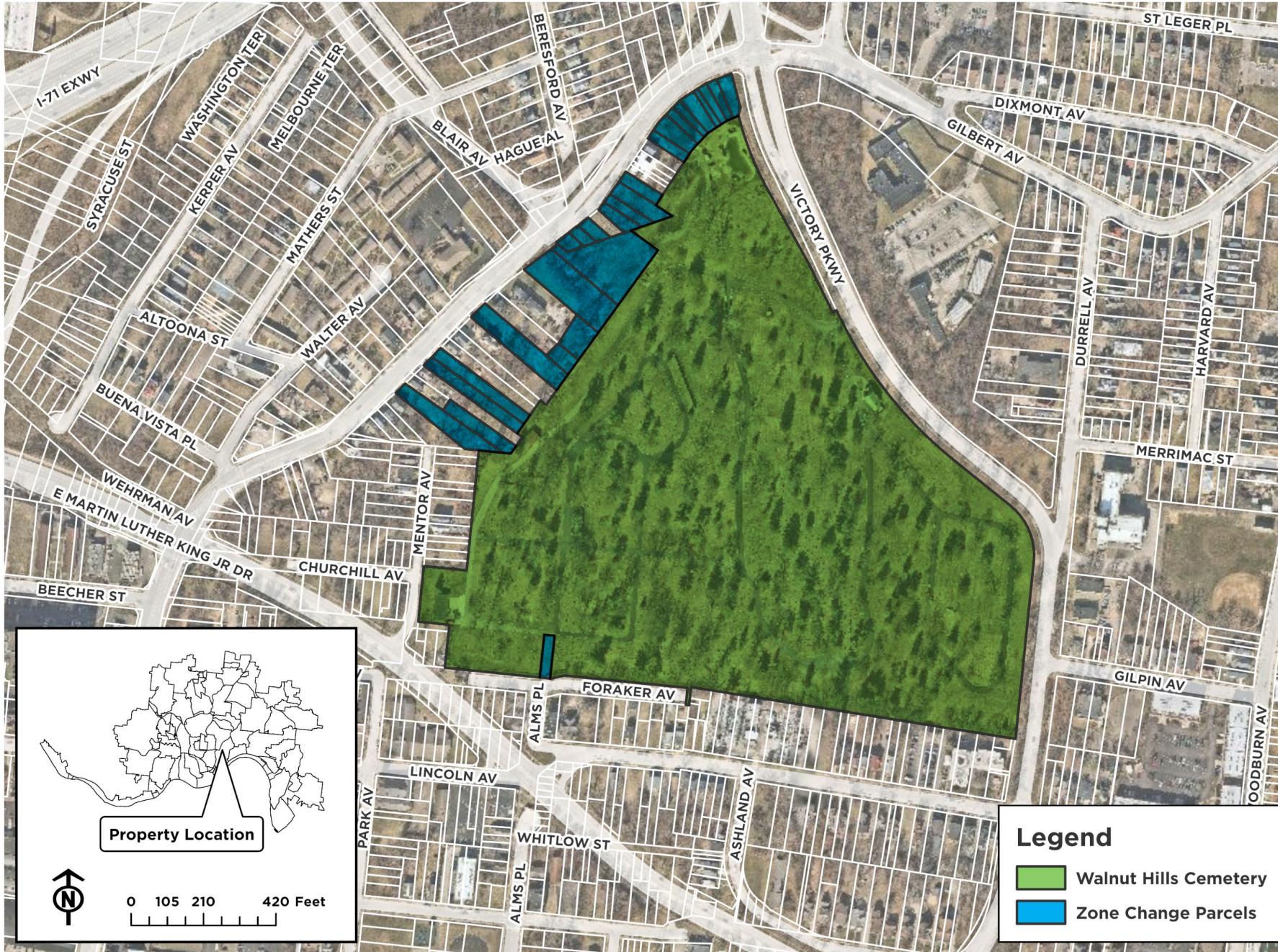


# Purpose of Meeting

**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.

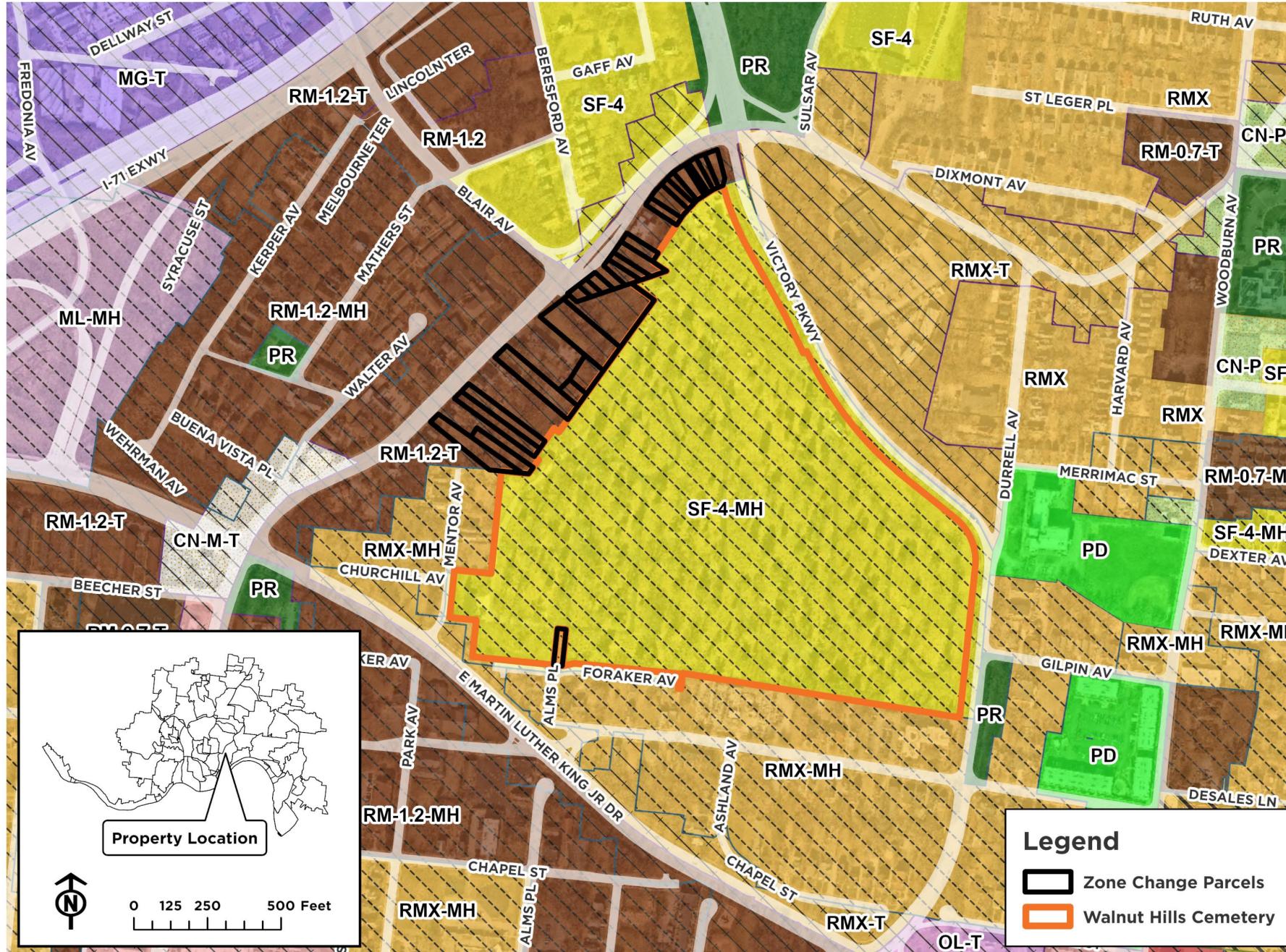
## Proposed Change

**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**

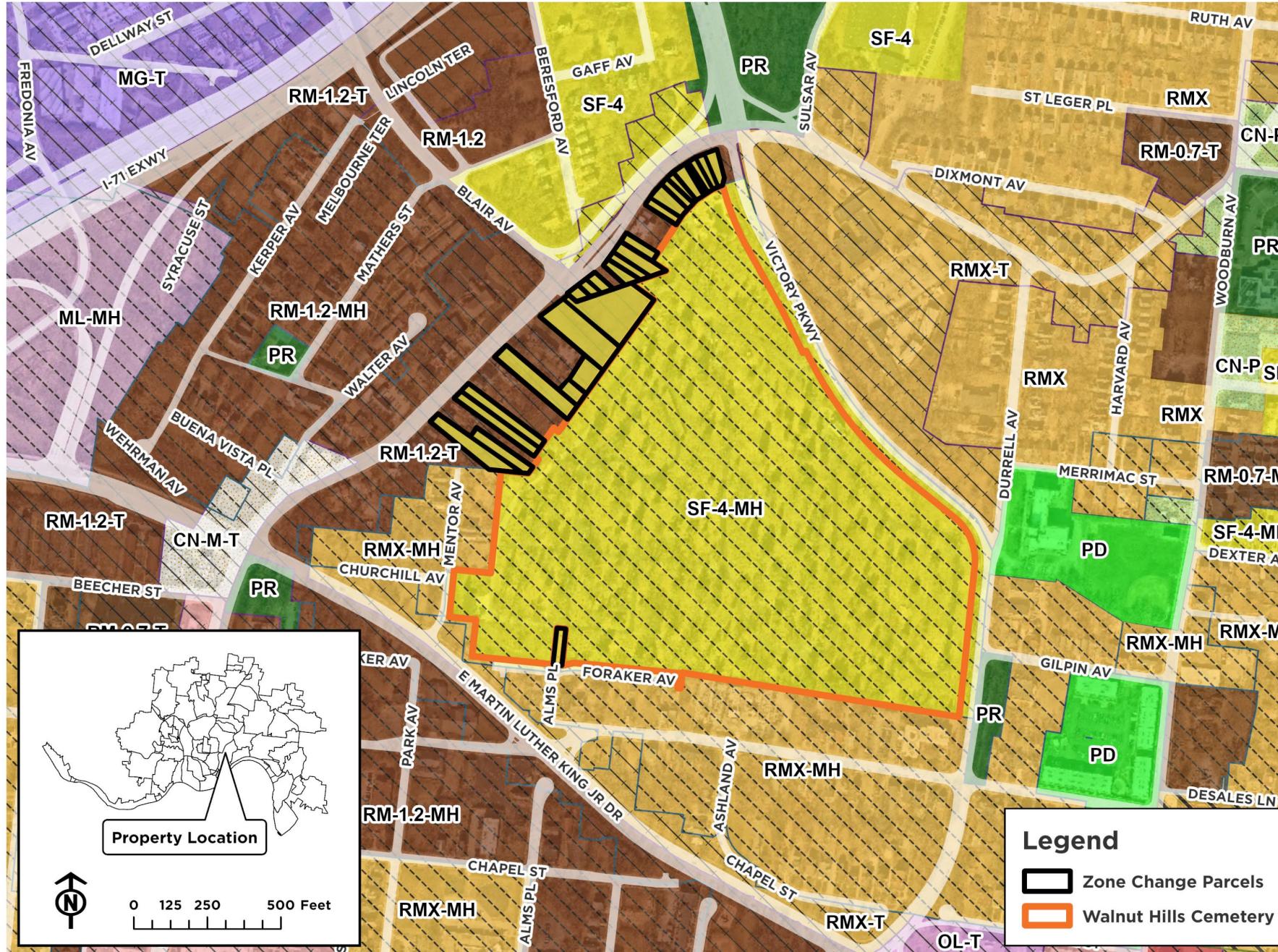
## **WALNUT HILLS CEMETERY ZONE CHANGE (3117 VICTORY PARKWAY) - ZONING MAP**



# Adjacent Zoning:

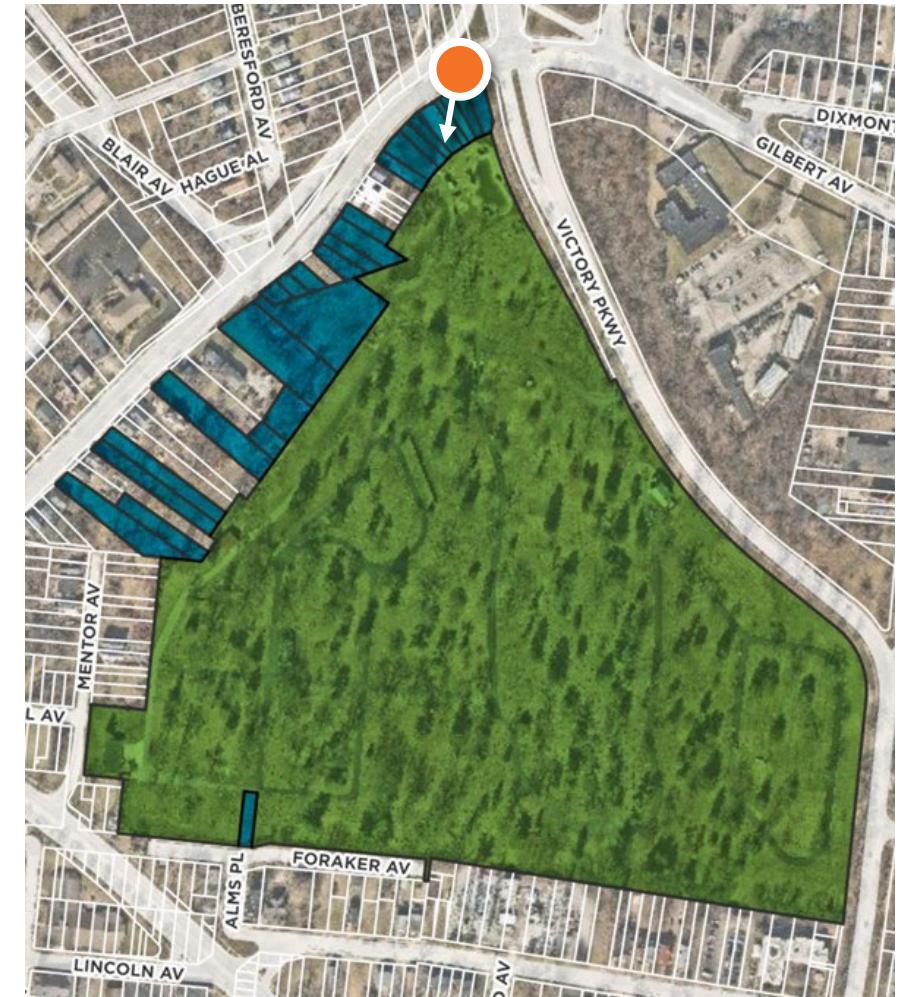
- SF-4/MH  
(Proposed  
Zoning)
- RM-1.2-T/MH
- RMX-MH

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

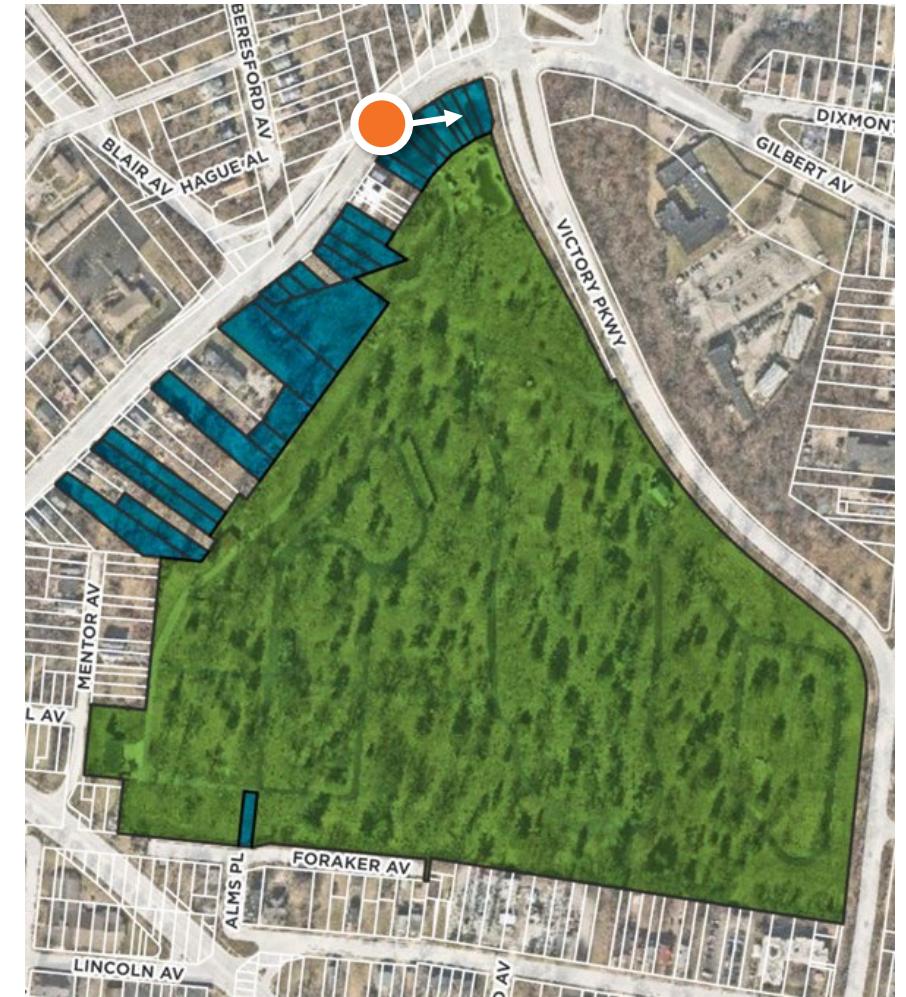


The subject  
parcel's  
zoning  
would  
become  
**SF-4-MH**

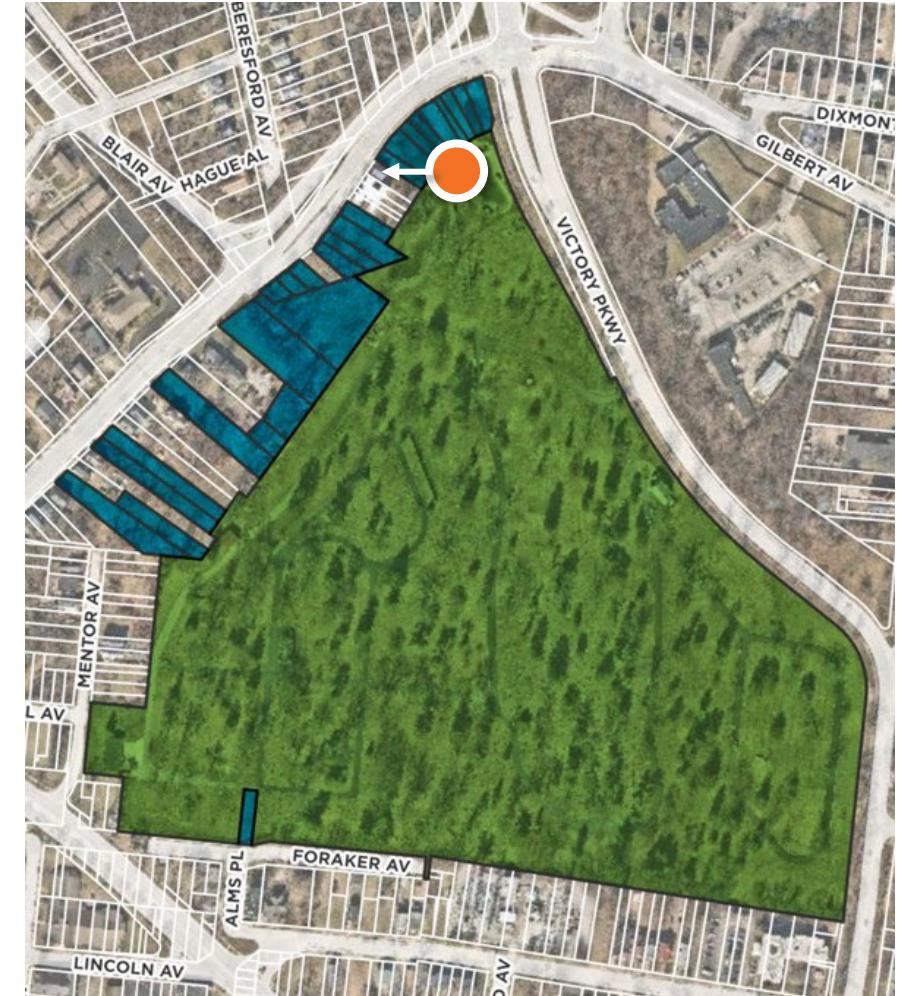
# Location: Victory Parkway & Gilbert Avenue Corner



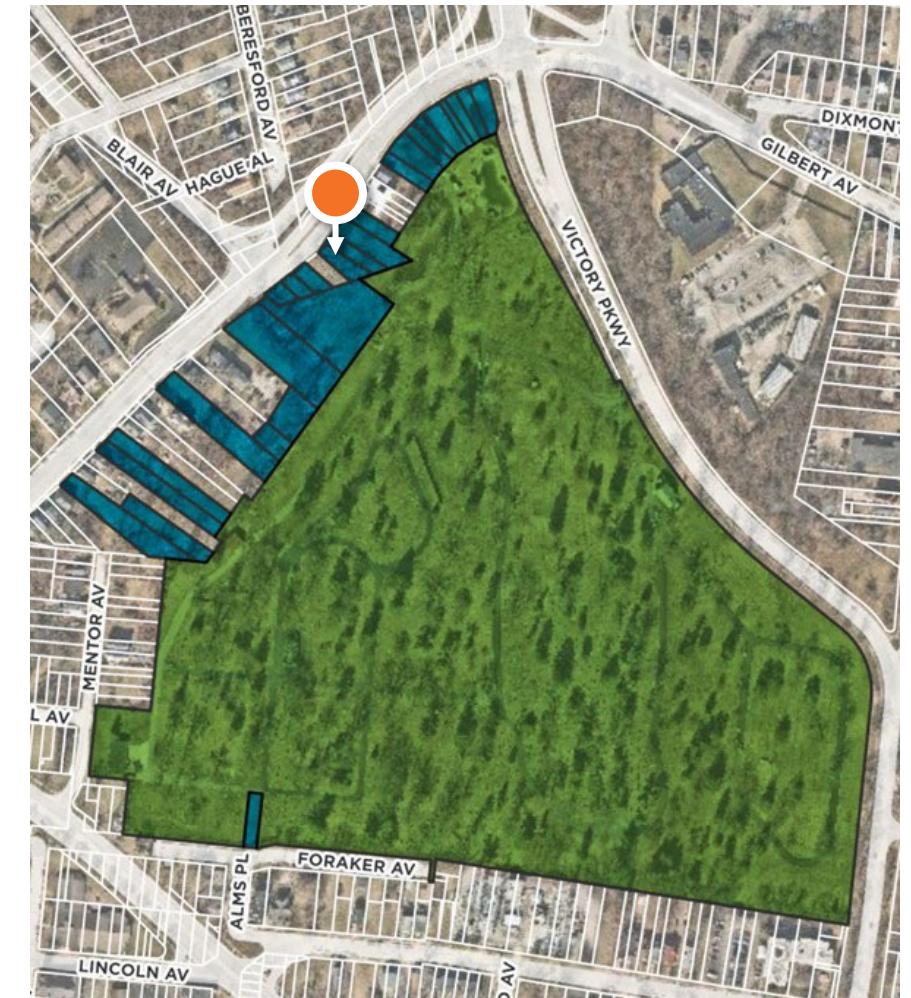
# Location: Along Gilbert Avenue



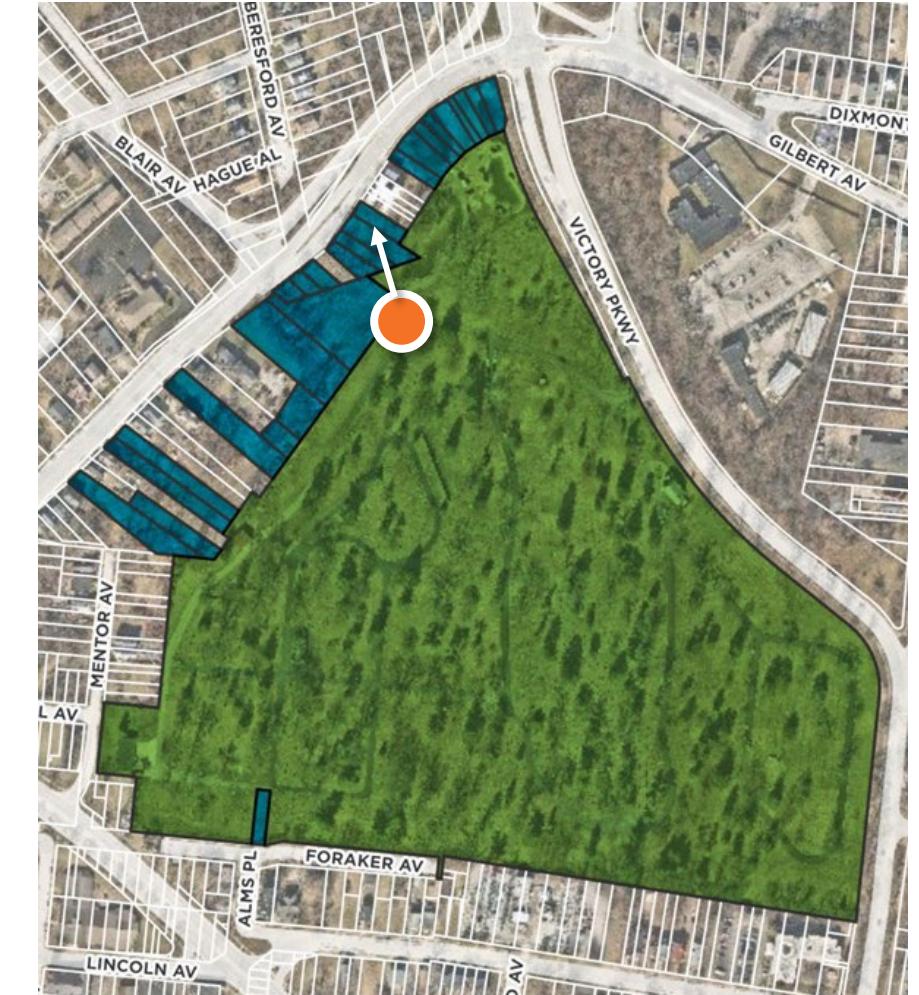
# Location: From Cemetery facing Gilbert Avenue



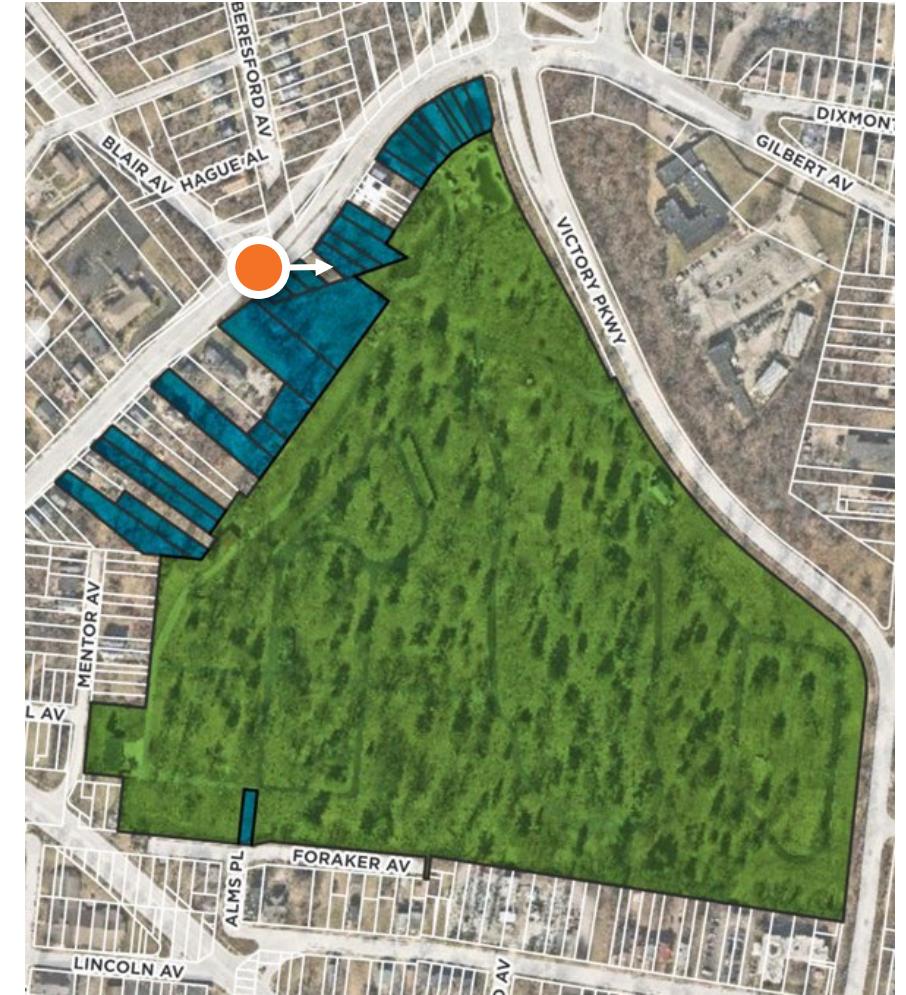
# Location: Along Gilbert Avenue



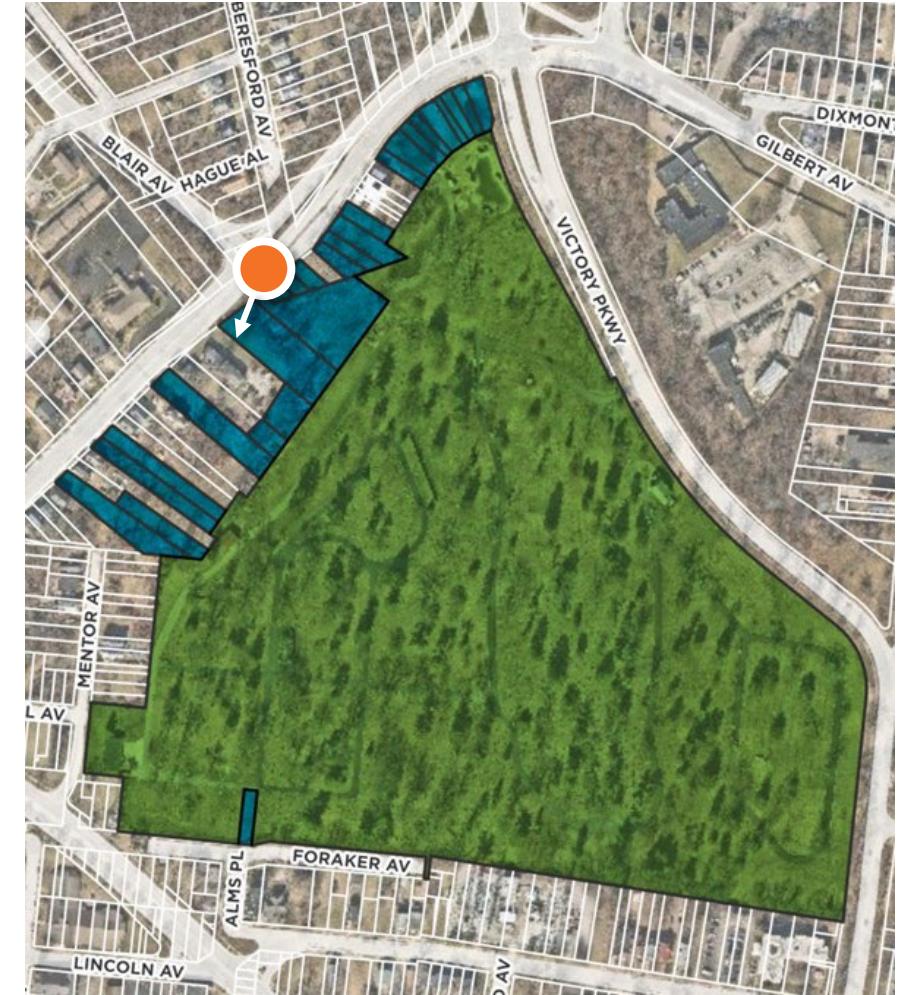
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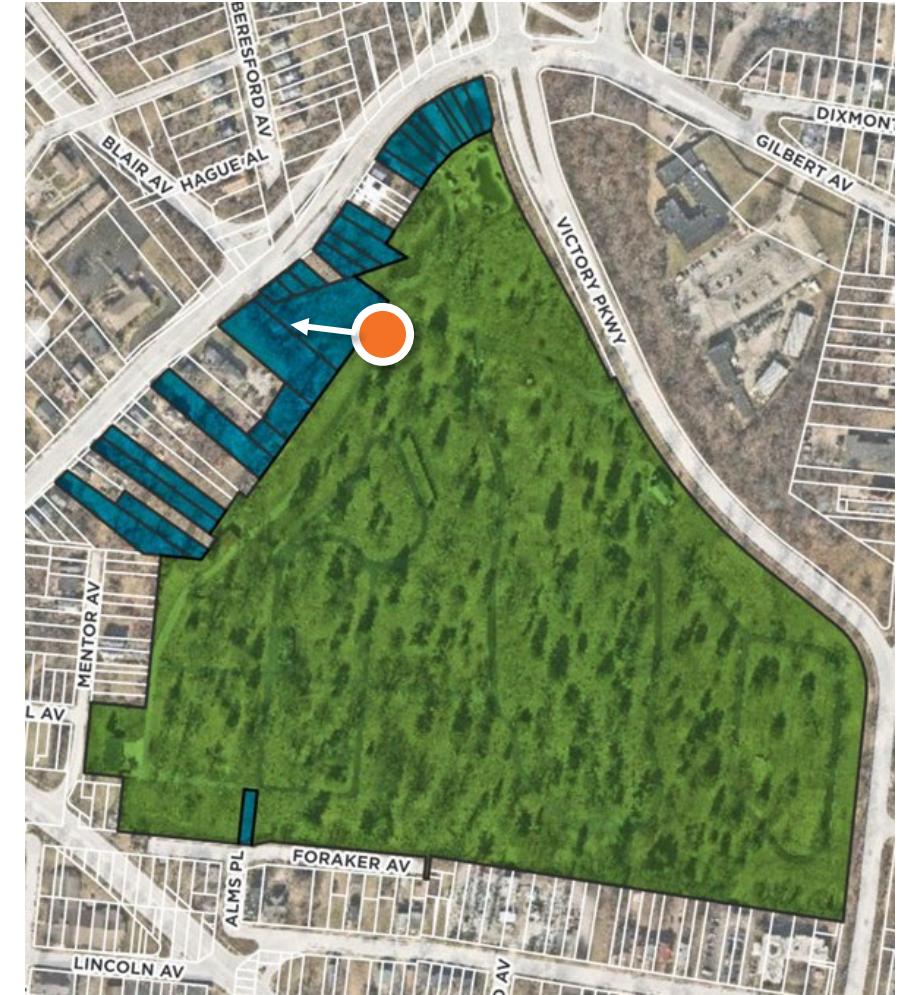
# Location: Along Gilbert Avenue



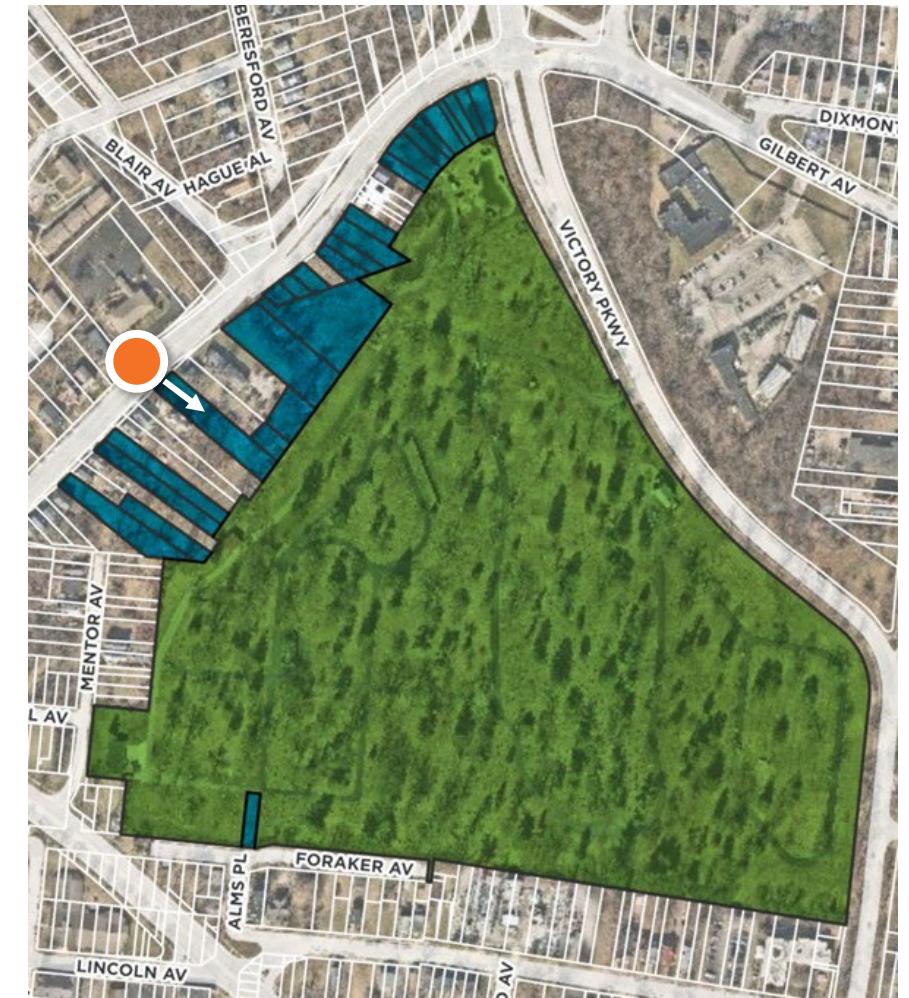
# Location: Along Gilbert Avenue



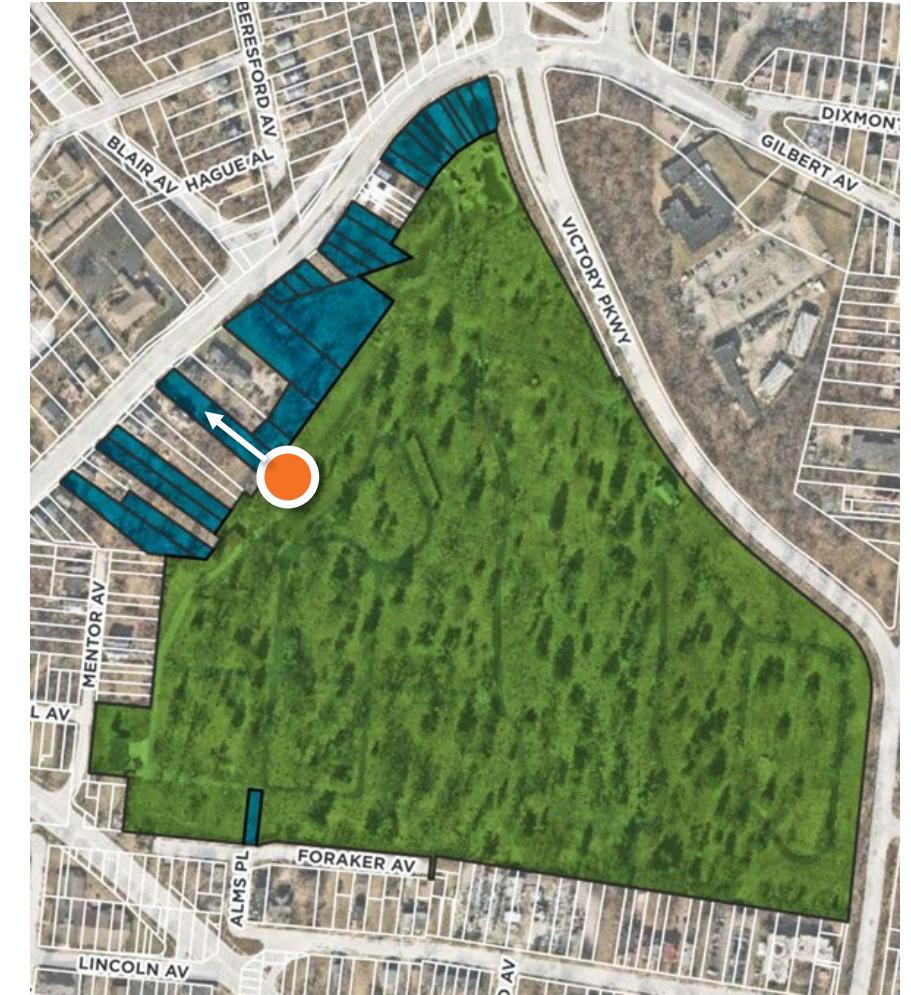
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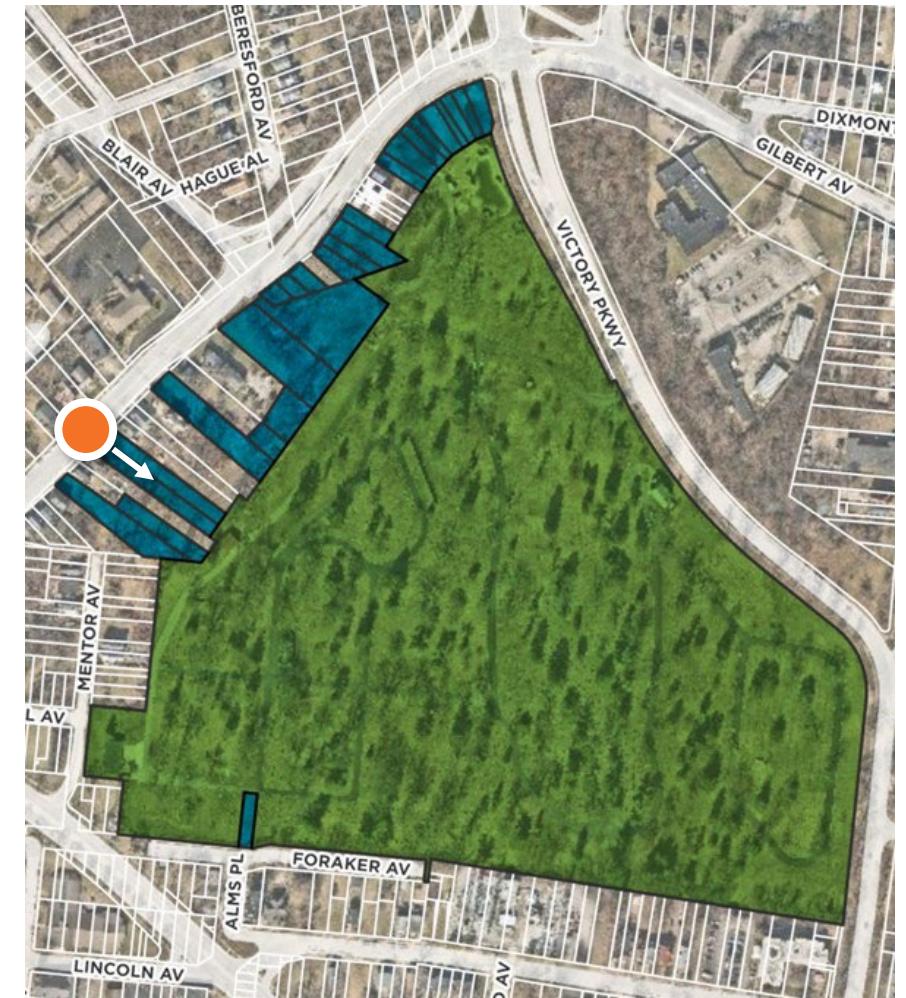
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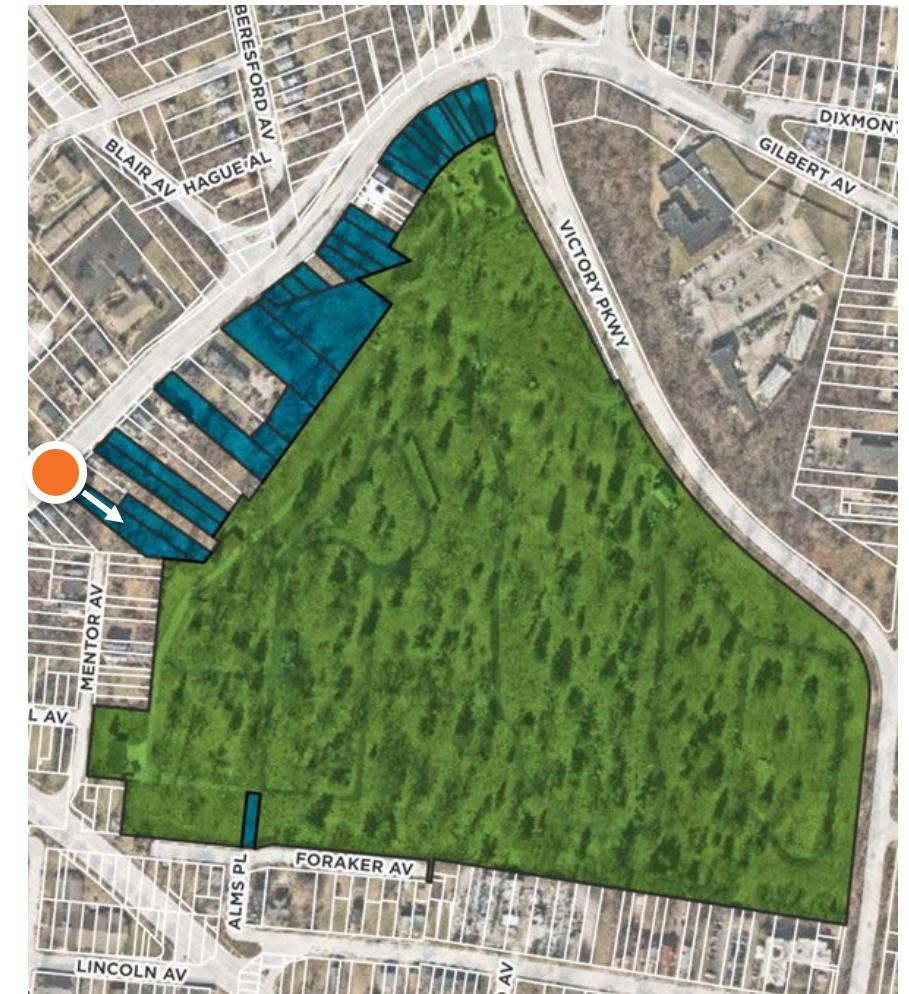
# Location: From Cemetery facing Gilbert Avenue



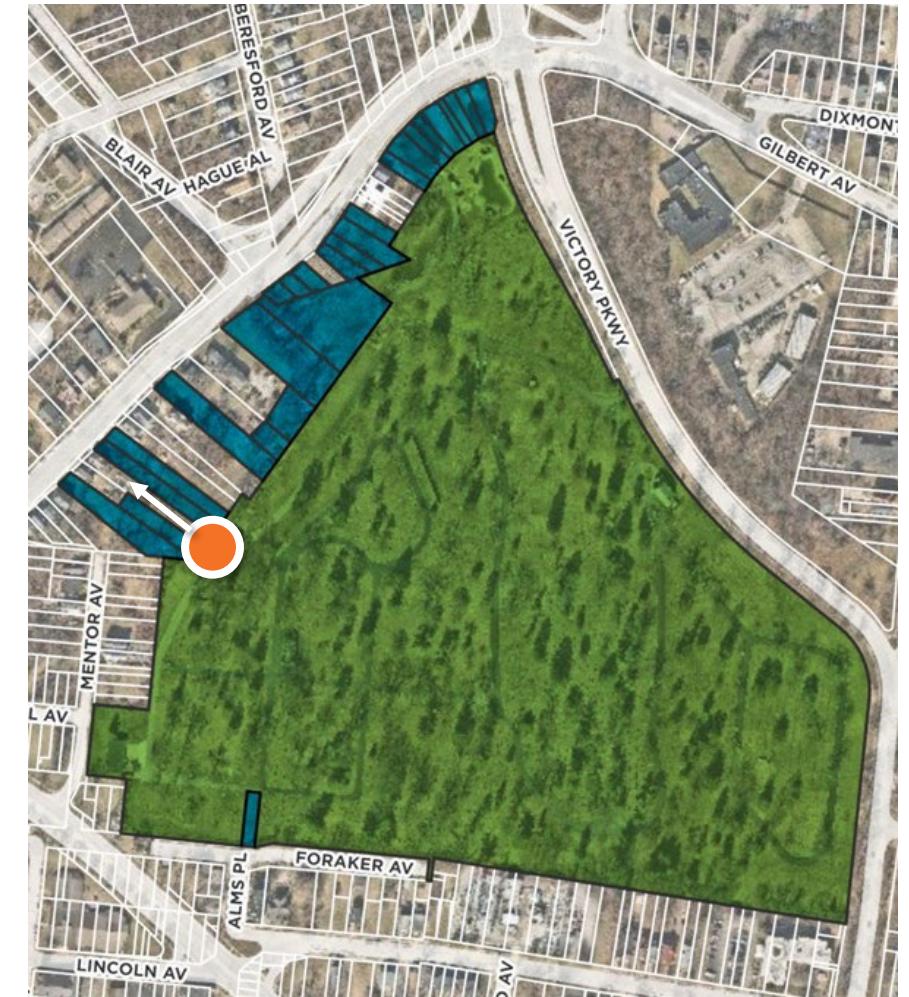
# Location: Along Gilbert Avenue



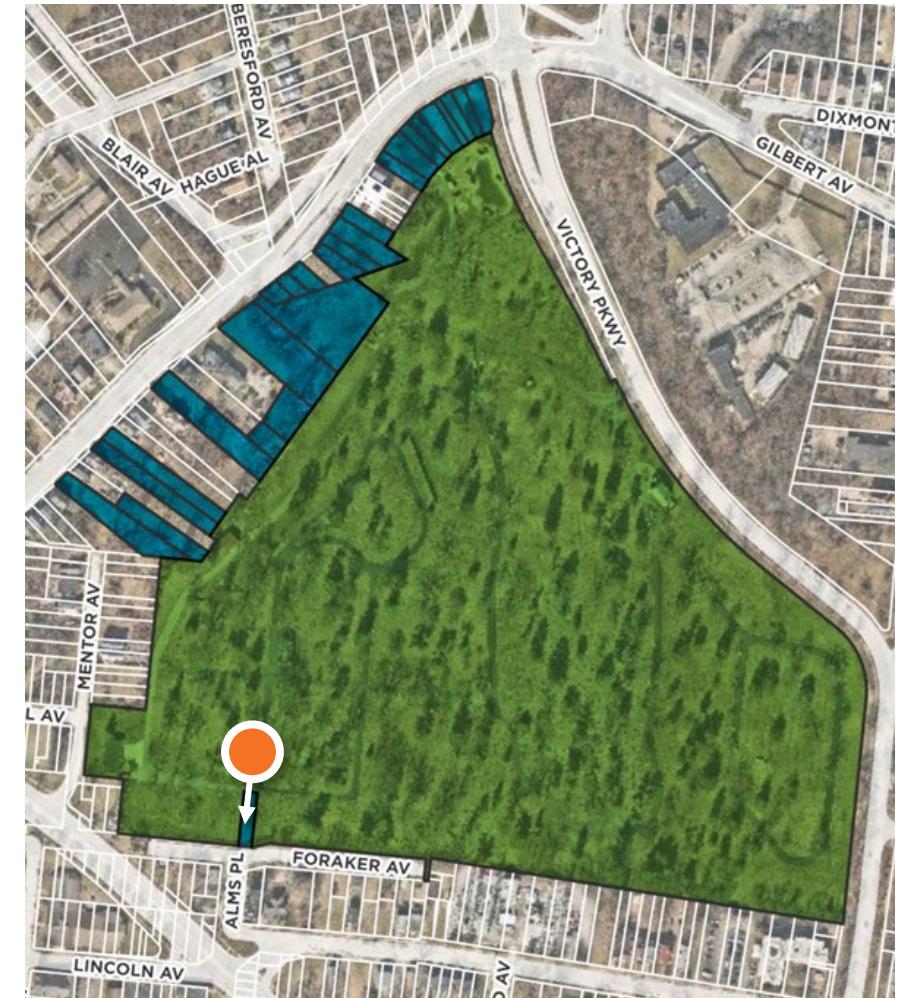
# Location: Along Gilbert Avenue



# Location: From Cemetery facing Gilbert Avenue



# Location: 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

*Presentation and City Planning Commission date will be posted online*



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/ 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

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Historic Conservation ▾

Zoning Administration

Committee of Names

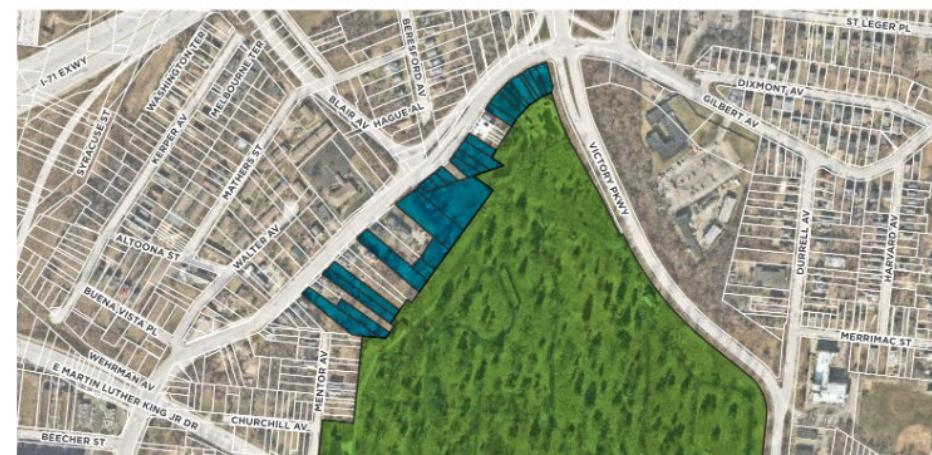
News

## 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!