

APPROVING a major amendment to the concept plan and development program statement governing Planned Development District No. 43, “The Banks,” to expand the boundary of the planned development and to establish development parameters to align with The Banks Urban Design Plan Update (2026) in the Central Business District neighborhood.

WHEREAS, pursuant to Ordinance No. 141-2006 adopted on May 17, 2006, Council rezoned certain property within the Central Business District neighborhood to Planned Development District No. 43 (“PD-43”); and

WHEREAS, the PD-43 currently consists of a riverfront park, modern stadia, live concert venues, museums, and dozens of bars and restaurants; and

WHEREAS, the Hamilton County Board of County Commissioners, has petitioned the City to approve a major amendment to the PD-43 concept plan and development program statement to expand the boundary of PD-43 and to establish new development parameters to align with The Banks Urban Design Plan Update (2026) which would allow for the creation of up to 1,300 new residential housing units, 100-150 new hotel rooms, and 60,000-80,000 square feet of new neighborhood-serving retail; and

WHEREAS, the proposed major amendment to the PD-43 concept plan and development program statement will support the quality of life for current and future residents, help maintain aesthetic characteristics, attract new visitors, and improve compatibility with the surrounding neighborhood and land uses; and

WHEREAS, Section 1429-12(b) of the Zoning Code provides that expansion of the boundaries of a planned development as well as changes in development parameters constitute a major amendment to the concept plan that requires approval of the City Planning Commission and Council in the same manner as a zoning map amendment; and

WHEREAS, at its regularly scheduled meeting on May 15, 2026, the City Planning Commission recommended approval of the proposed major amendment to the concept plan and development program statement for PD-43; and

WHEREAS, a committee of Council held a public hearing on the major amendment to the concept plan and development program statement for PD-43 following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the major amendment, finding it in the interest of the public’s health, safety, morals, and general welfare; and

WHEREAS, the proposed major amendment to the concept plan and development program statement for PD-43 is in accordance with Plan Cincinnati (2012), and the “Compete” initiative area with the goal to “[t]arget investment to geographic areas where there is already economic

activity” (page 115) and the “Live” initiative area with the goal to “[p]rovide a full spectrum of housing options, and improve housing quality and affordability” (page 164); and

WHEREAS, the proposed major amendment to the concept plan and development program statement for PD-43 is in accordance with The Banks Urban Design Plan Update (2026), including the goals to “seamlessly support daily life and high-capacity events as a regional destination” (page 49) and to “[e]nable a walkable urban district” (page 55); and

WHEREAS, Council considers the major amendment to the PD-43 concept plan and development program statement to be in the best interest of the City and the general 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 Council hereby adopts as its own independent findings the Department of City Planning and Engagement and the Cincinnati Planning Commission’s findings that the major amendment to Planned Development District No. 43 (“PD-43”) further described herein conforms to the requirements of Cincinnati Municipal Code Sections 1429-05, 1429-09, and 1429-11.

Section 2. That the concept plan and development program statement for PD-43 are hereby amended to incorporate the concept plan and development program statement amendments, attached hereto as Attachment A and incorporated herein by reference.

Section 3. That, to the extent the concept plan and development program statement for PD-43 are not amended herein, they shall remain in full force and effect.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk