

Proposed Major Amendment to PD-43 (The Banks)

Housing and Growth Committee

June 9, 2026

Project Details

Applicant: Hamilton County

Site: Planned Development #43 (PD-43) “The Banks”

Request:

- **Item 3:** The Banks Urban Design Plan Update
- **Item 4:** Major Amendment to the PD Concept Plan and Development Program Statement

Project Details

**The Banks Urban
Design Plan Update**

Plan



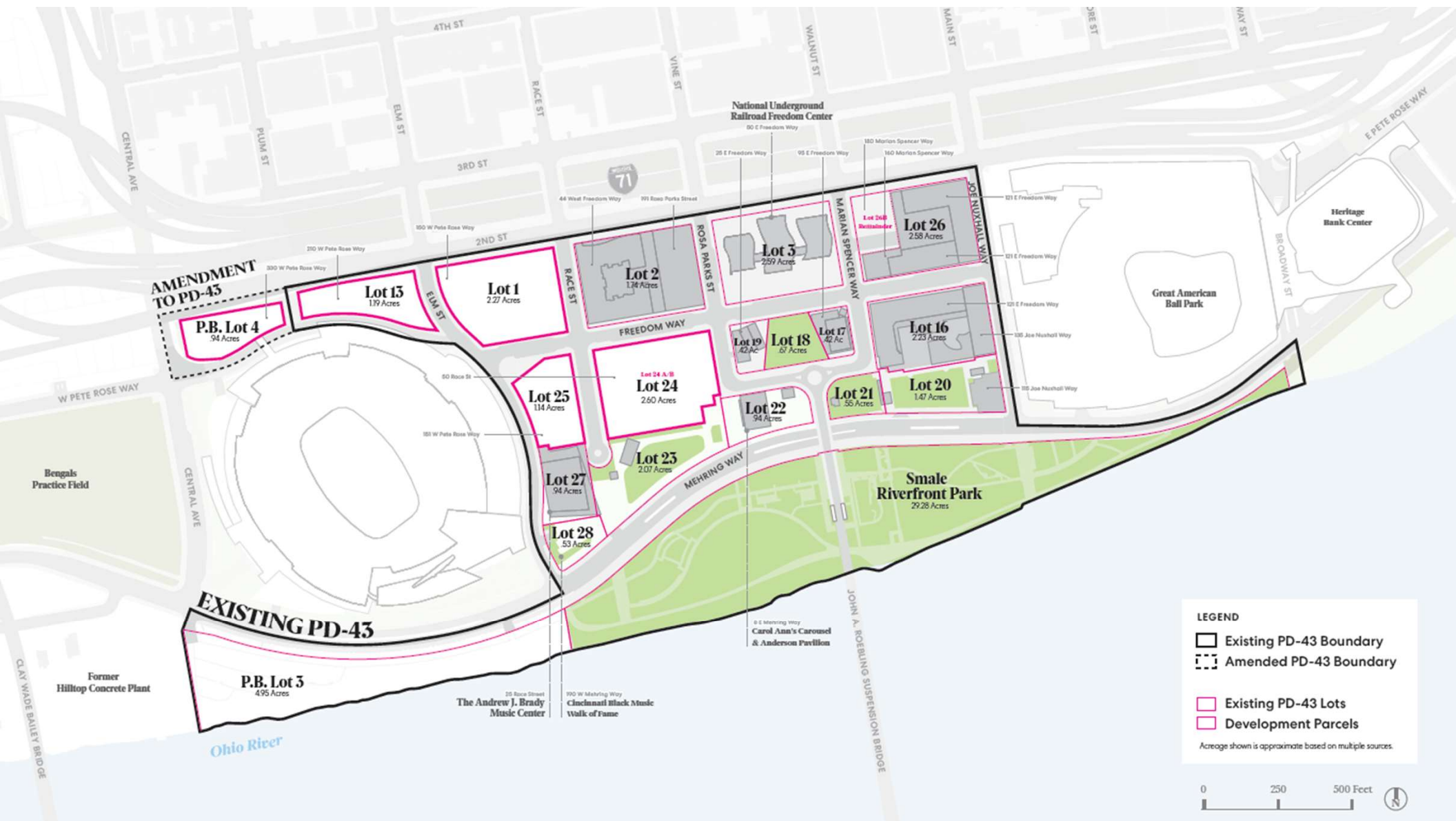
**Major Amendment to the
Concept Plan and
Development Program
Statement for PD-43
(The Banks)**

Zoning Law

Project Details

Why Major Amendment?

- Incorporating elements from The Banks Urban Design Plan Update
 - *Adding land to PD-43*
 - *Changes to Heights, Setback, and Uses*

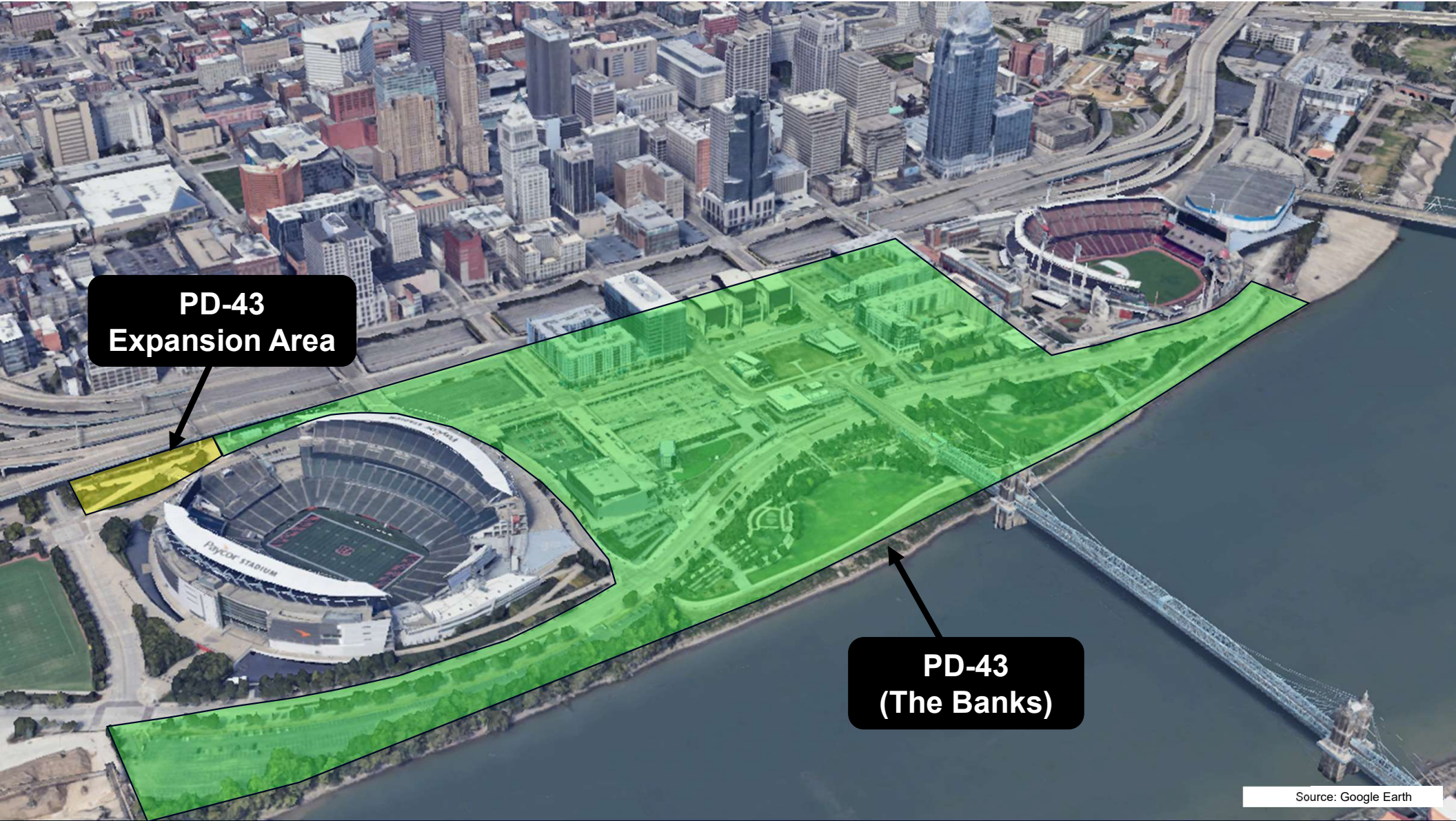


LEGEND

- Existing PD-43 Boundary
- Amended PD-43 Boundary
- Existing PD-43 Lots
- Development Parcels

Acres shown is approximate based on multiple sources.





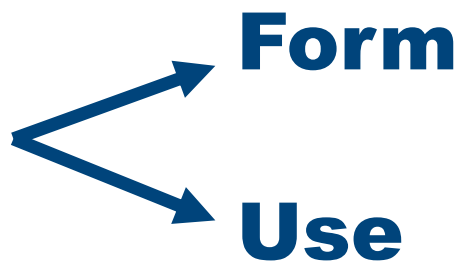
**PD-43
Expansion Area**

**PD-43
(The Banks)**

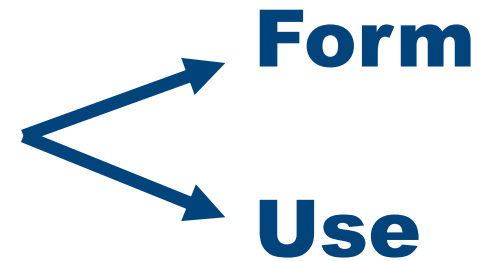
Typical Zoning



Code



Planned Development



Planned Development (PD) Process



Stage 1

PD Major Amendment

- Uses, setbacks, heights, boundary expansion
- *City Planning Commission*
- *City Council*

Stage 2

PD Final Development Plan

- Design, signage, detailed plans
- *City Planning Commission*

Major Updates

AMENDMENT TO PD-43

P.B. Lot 4
94 Acres

Lot 13
139 Acres

Lot 1
227 Acres

Lot 2
134 Acres

Lot 5
209 Acres

Lot 26
258 Acres

Lot 25
114 Acres

Lot 24
260 Acres

Lot 22
94 Acres

Lot 21
55 Acres

Lot 20
147 Acres

EXISTING PD-43

P.B. Lot 3
495 Acres

The Andrew J. Brady Music Center

Cincinnati Black Music Walk of Fame

Smale Riverfront Park
29.28 Acres

Great American Ball Park

Heritage Bank Center

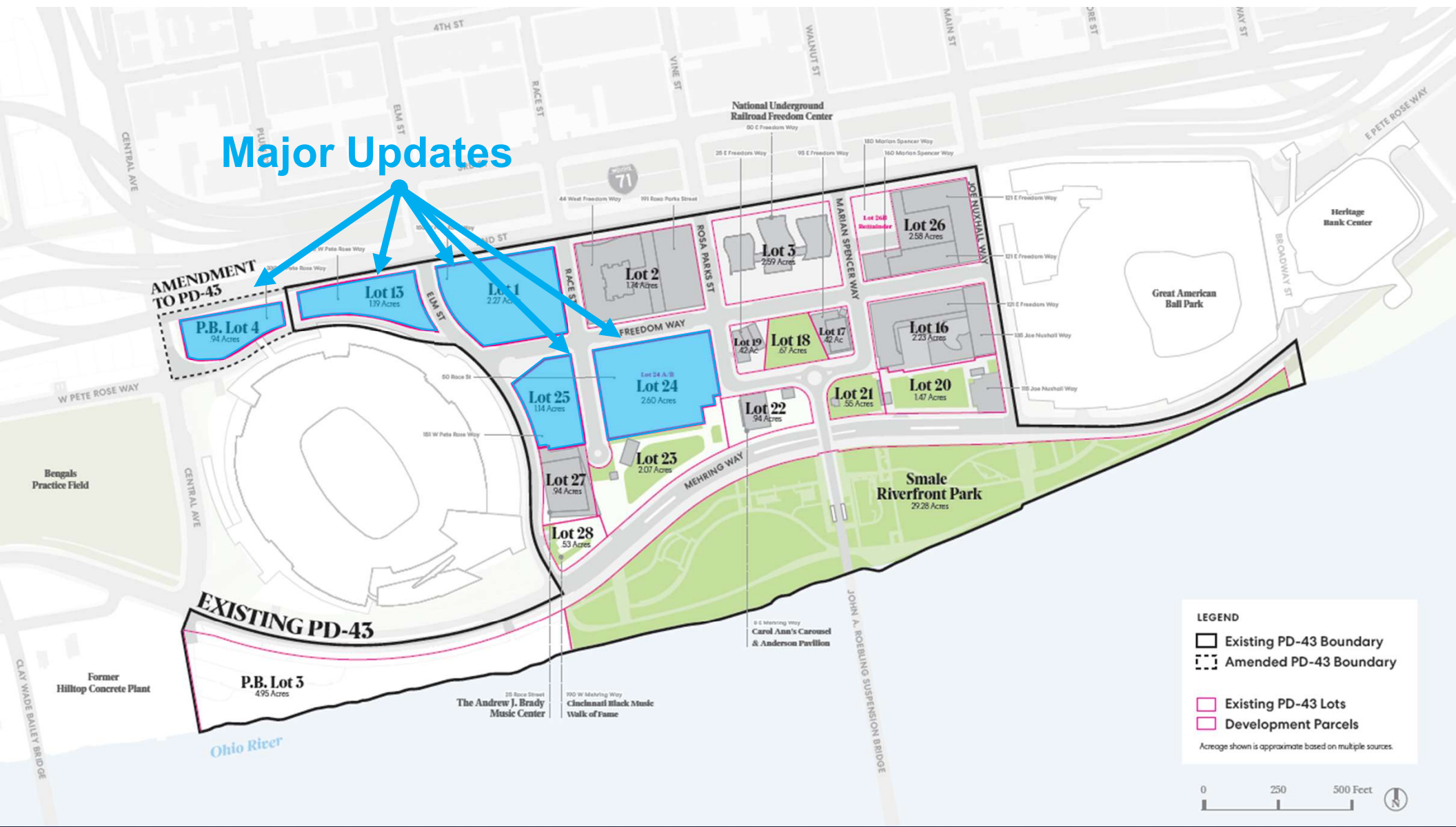
National Underground Railroad Freedom Center

LEGEND

- Existing PD-43 Boundary
- Amended PD-43 Boundary

- Existing PD-43 Lots
- Development Parcels

Acresage shown is approximate based on multiple sources.



Permitted Uses

Uses	Square Footage Across Five Lots
Residential	0-1,500,000
Restaurant/Bar	0-147,000
Office	0-202,000
Hotel	0-124,000
Retail & General Commercial	0-147,000
Institutional	0-60,000
Parking	0-315,000

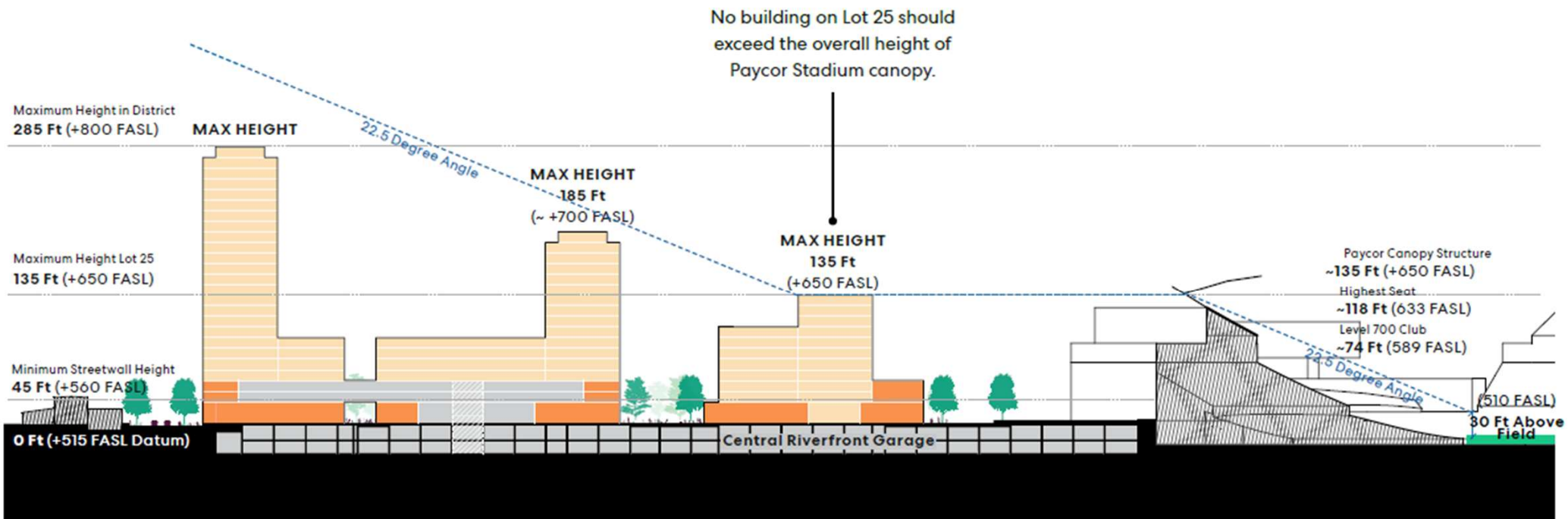
For the rest of the PD-43 lots, previously approved uses and square footage still apply

Heights

Lot	Not to Exceed Height (ft)*
1	285
4	185
13	145
24	285
25	135

* Subject to 22.5-degree angle

Heights



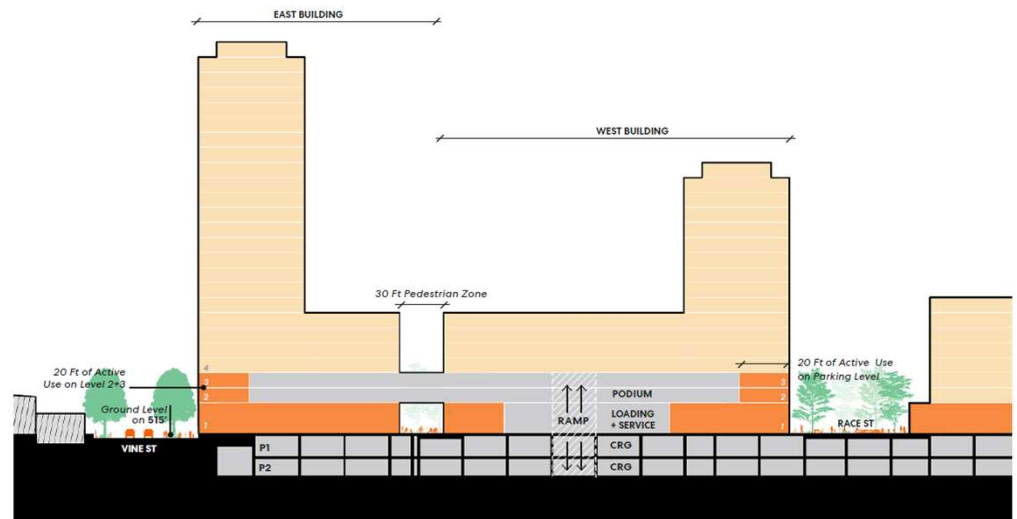
District Massing Framework in East-West Section

Parking

- Not required, but allowed
- **Design Standards:**
 - Wrapping of above-grade structured parking
 - Screening
 - Specific areas for parking access

Section Depiction of Podium Parking Guidance

Section illustrating how 20-foot-deep active uses wrap podium parking to screen garage visibility and activate street frontages. Example wrapping uses include residential corridors, amenity spaces, back-of-house office functions, fitness centers, or retail storage—programmed depth that shields parking from public view.



Setbacks and Signage

Setbacks: Minimum of zero feet required

Signage: Follow 2010 signage regulations for The Banks

Honorable City Planning Commission
Cincinnati, Ohio

February 19, 2010

SUBJECT: A report and recommendation on the signage regulations for Phase I of Planned Development District #43 (PD-43) known as *The Banks*.

BACKGROUND

On January 8, 2010, the Banks Developers submitted signage regulations for Phase I of PD-43. The Developers selected the Downtown Development District signage ordinance as the most applicable regulations for the Banks development. They also requested exceptions and additional sign types as well. Planning staff had recommended seven changes to the Developers original signage request. At the January 8, 2010 City Planning Commission meeting, the Commission directed staff to discuss the signage regulations with the Developers and return to the City Planning Commission for approval of the final language regarding the signage regulations for Phase I of PD-43. Both the Developers and Planning staff agreed upon the following language.

On February 5, 2010, the City Planning Commission discussed and tabled the signage regulations for Phase I of PD-43. The Commission directed staff to have the City's Law Department look over the entire document, especially any signage with the potential to be in the right-of-way, before the Commission would approve. The following language has been reviewed by Allison Davidson in the City's Law Department and has been approved as to compliance with Cincinnati Municipal Code, Chapter 723 – Streets and Sidewalks, Use Regulations – and language has been added to cover regulations for signage located in the public right-of-way.

SIGNAGE REGULATIONS FOR PHASE I OF PLANNED DEVELOPMENT DISTRICT #43, *THE BANKS*

Signs.

Signs located in Planned Development District #43, *The Banks*, Phase 1 must comply with the following regulations and with Chapter 718, Revocable Street Privileges, of the Municipal Code. Every sign erected, constructed, painted or maintained for which a permit is required, must be plainly marked with the name of the person erecting, painting and maintaining such sign, and must have affixed the number corresponding to the permit issued for the sign. The absence of a reference to a permit number is prima facie evidence that the sign or advertising structure is being displayed in violation of this section. **Any signage to be located in the public right-of-way is subject to requirements and regulations by Chapter 723 – Streets and Sidewalks, Use Regulations – of the Cincinnati Municipal Code.**

A. Prohibited Signs. The following signs are prohibited in PD-43:

- (1) Outdoor advertising signs.
- (2) Roof signs.
- (3) Projecting signs higher than the parapet of a building are prohibited, unless integrated with the architectural design of the building.

B. Exempt Signs: The following signs are exempt from the permit requirements of this Chapter and are permitted in any zoning district:

- (1) Street address numbers displayed in accordance with Section 723-65, Displaying House Numbers, of the Cincinnati Municipal Code.

Basic Requirements of a PD

- a. Minimum Area
- b. Ownership
- c. Multiple Buildings on a Lot
- d. Historic Landmarks and Districts
- e. Hillside Overlay Districts
- f. Urban Design Overlay Districts

Basic Requirements of a PD

- a. **Minimum Area**
- b. **Ownership**
- c. **Multiple Buildings on a Lot**
- d. Historic Landmarks and Districts
- e. Hillside Overlay Districts
- f. Urban Design Overlay Districts

Concept Plan & Development Program Statement

- a. Plan Elements
- b. Ownership
- c. Schedule
- d. Preliminary Reviews
- e. Density and Open Space

Concept Plan & Development Program Statement`

- a. **Plan Elements**
- b. **Ownership**
- c. **Schedule**
- d. **Preliminary Reviews**
- e. **Density and Open Space**

Coordinated Site Review



March 27, 2026

Richard B. Tranter
Dinsmore & Shohl LLP
255 E. Fifth Street
Suite 1900
Cincinnati, OH 45202

Re: 50 RACE ST, CINCINNATI, OH 45202 | The Banks Urban Design Plan Update | 26CIN-CSR-000013 |
Development Design Review | [Final](#) Recommendations

Dear Richard B. Tranter,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed project at 50 RACE ST, CINCINNATI, OH 45202 in the Community of Downtown. It is my understanding that this application is the first step in Hamilton County's process for preparation of Requests for Proposal with prospective developers for the various undeveloped lots at The Banks. The information provided is the recommendations of the City of Cincinnati and must be followed as you move forward with your project. As a reminder, we will have a [Teams conference call meeting](#) with you on [March 31, 2026 @ 10:00 AM](#) to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning & Engagement (Planning Division)

Immediate Requirements to move forward with project:

1. The proposal is located with Planned Development #43 (PD-43, The Banks) and will require a Major Amendment to the Concept Plan and Development Program Statement. A Major Amendment requires a Public Staff Conference and approval by both the City Planning Commission and City Council. Please continue to work with staff on required materials needed for submission, as well as the projected timeline for hearings.

Requirements to obtain Permits:

None.

Recommendations:

1. It is strongly advised that the applicant engages with the Downtown Residents Council and adjacent property owners regarding the proposed project.
2. Contact information for community councils can be found here: <https://bit.ly/CommunityCouncilContacts>.

Contact:

Andrew Halt | Subdivision Supervisor | (513) 352-4854 | andrew.halt@cincinnati-oh.gov

City Planning & Engagement (Zoning Division)

Immediate Requirements to move forward with project:

1. Since this site is zoned PD, zoning staff does not have any specific comments- because the City Planning and Engagement Planning Division staff handles the specific zoning/design review for use, height limits, setbacks, density, landscaping and parking etc.

Requirements to obtain Permits:

None.

Recommendations:

1. Work with City Planning and Engagement Planning Division staff on site design, massing and other site design parameters.

Contact:

Wes Munzel | Zoning Plan Examiner | (513) 352-2442 | weston.munzel@cincinnati-oh.gov

Circulated for review in March 2026

No major concerns identified

Public Comment & Notification

Notification – Staff Conference and CPC Meeting

- Mailed notification to applicants, property owners within a 400 ft radius and Downtown Residents Council
 - Additional meeting with the Downtown Residents Council on April 14th

Virtual Public Staff Conference – April 30, 2026

- Three members of the public attended
- One spoke with questions

Consistency with Plans

Plan Cincinnati (2012) ✓



*The Banks Urban Design Plan Update (2026)** ✓



**If approved by CPC and City Council*

Planning Commission Action

1. PD plans are **consistent with applicable area plans** and compatible with surrounding development;
2. PD plans enhance the **potential for superior urban design** compared to the applicable base zoning district;
3. Deviations from the applicable base zoning district regulations are **justified by the benefits of the PD** design plans;
4. PD plans include **adequate provisions** for utility, trash, landscaping, traffic circulation, and other maintenance of the property.

Planning Commission Action

1. PD plans are **consistent with applicable area plans** and compatible with surrounding development;
2. PD plans enhance the **potential for superior urban design** compared to the applicable base zoning district;
3. Deviations from the applicable base zoning district regulations are **justified by the benefits of the PD** design plans;
4. PD plans include **adequate provisions** for utility, trash, landscaping, traffic circulation, and other maintenance of the property.

Analysis

The proposed Major Amendment:

- Will help The Banks become **more vibrant at all times of the year**, and not just on gamedays
- Make The Banks a **mixed-use entertainment district that** attracts people from **across the region and country**
- **Complies with all applicable purposes and requirements** for PDs and Amendments

City Planning Commission

Recommended approval of the Major Amendment on May 15, 2026, by a vote of 6-0-0, with one excused



RECOMMENDATION

The City Planning Commission recommends that City Council take the following actions:

1. **ADOPT** the DCPE findings as detailed in the Staff Report;
2. **APPROVE** the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #43 (PD-43), The Banks, in the Central Business District as outlined in this report.