

May 20th, 2026

To: Mayor and Members of City Council

From: Sheryl M. M. Long, City Manager

202601640

Subject: Ordinance – Approving a major amendment to the concept plan and development program statement for Planned Development District No. 43, “The Banks” in the Central Business District.

Transmitted is an Ordinance captioned:

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.

The City Planning Commission recommended approval of the designation at its May 15, 2026 meeting.

Summary

The petitioner is proposing a Major Amendment to the Concept Plan and Development Program Statement for the entirety of Planned Development No. 43, The Banks, in the Central Business District. This reset for PD-43 compiles the rules governing development in one place, which provides clarity considering the numerous Major Amendments over the 20-year history of The Banks. The rules governing Lots 1, 4, 13, 24, and 25 are modified in this reset of the Concept Plan to reflect the changes of *The Banks Urban Design Plan Update (2026)*, including expanding the PD boundary, and changing heights, permitted uses, and parking standards. Meanwhile, the rules governing the rest of The Banks are amended and restated in the proposed Major Amendment for clarity.

The City Planning Commission recommended the following on May 15, 2026 to City Council:

1. **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
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.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement