

May 20th, 2026

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Mayor and Members of the Housing and Growth Committee:

We are transmitting herewith an Ordinance captioned as follows:

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.

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.

Motion to Approve: Mr. Weber
Seconded: Mr. Eby

Ayes: Ms. Albi
Ms. Beltran
Mr. Dansby
Mr. Eby
Mr. Samad
Mr. Weber
Excused: Ms. Sesler

THE CITY PLANNING COMMISSION



Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement