Proposed 2644 Banksville Road Zone Map Change
May 2021
2644 Banksville Road

Existing Zoning District Designation – Split-Zoned Parcel

NDI
(neighborhood industrial)

P (Park)

Proposing to rezone entire parcel to NDI.
2644 Banksville Road

Proposed Zoning District Designation

NDI
(Neighborhood Industrial)
2644 Banksville Road

Existing Conditions

Banksville Road Facing North
2644 Banksville Road

Existing Conditions

Intersection of Banksville Road, Carnahan Road & Wenzell Avenue, Facing West
2644 Banksville Road Rezoning

Existing Topographical Conditions

• All portions of abutting NDI district are located within lower areas of elevation.
• The parcels within the P district maintain differing topographical conditions than the Property.
Rationale for Rezoning

• The rezoning cures the existing split-zoned condition of the Property.
• The realignment of the zoning districts provides for uniformity within the Banksville commercial corridor.
• From a topographical review, the rezoning of the Property to NDI is more appropriate to provide for consistency in the zoning scheme.
• The rezoning to NDI will permit the applicant to reconstruct the outdoor advertising signage that was removed in coordination with the City to permit the redesign and reconstruction of the Banksville and Carnahan Road bridge and intersection.