



DCP-MPZC-2026-00219

Banksville Ave. Zone Change

Planning Commission Hearing 10/06/2026

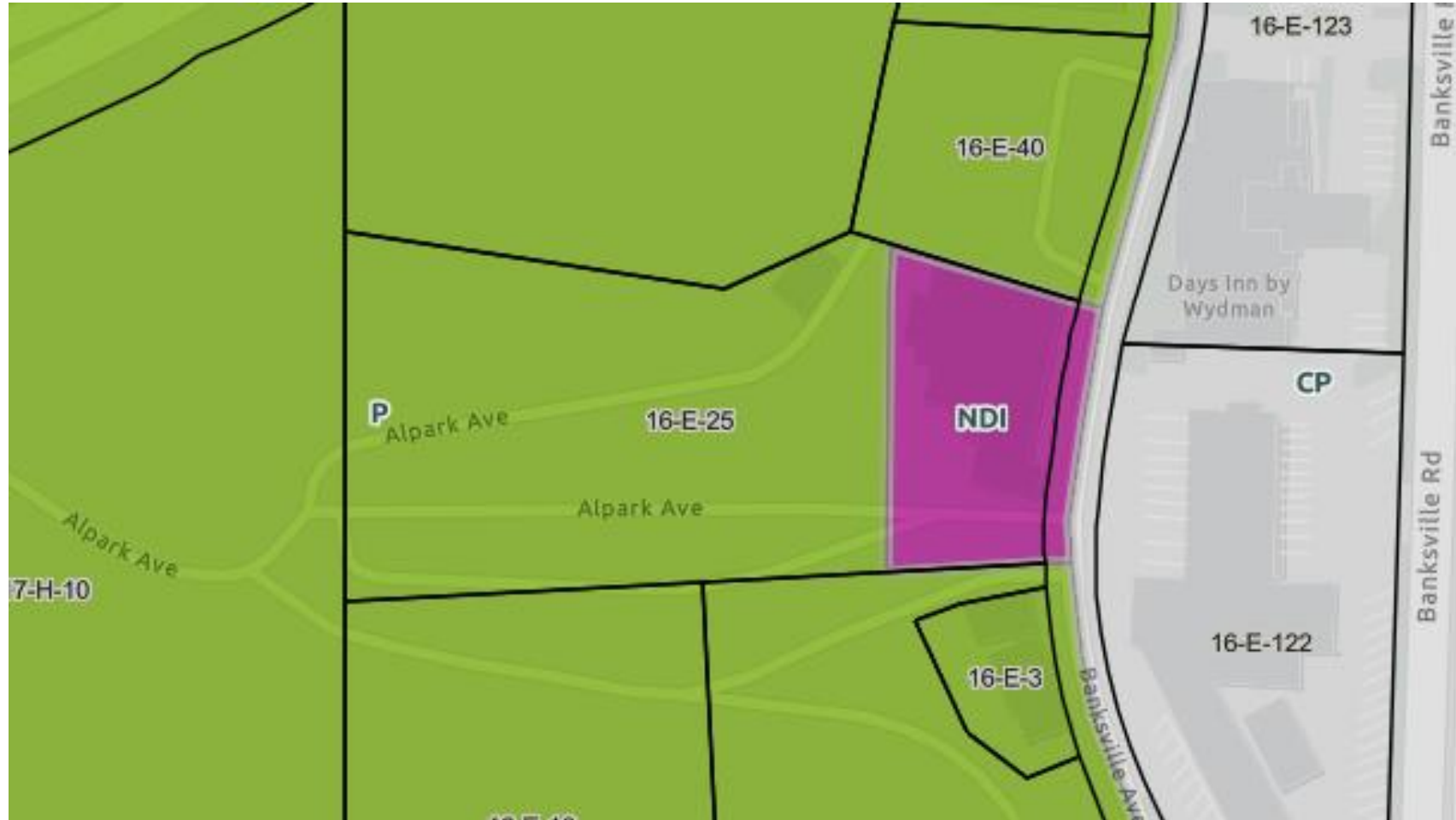
Agenda

- Proposed Zoning Map Amendment
- History of Site
- Review Criteria
- Next Steps

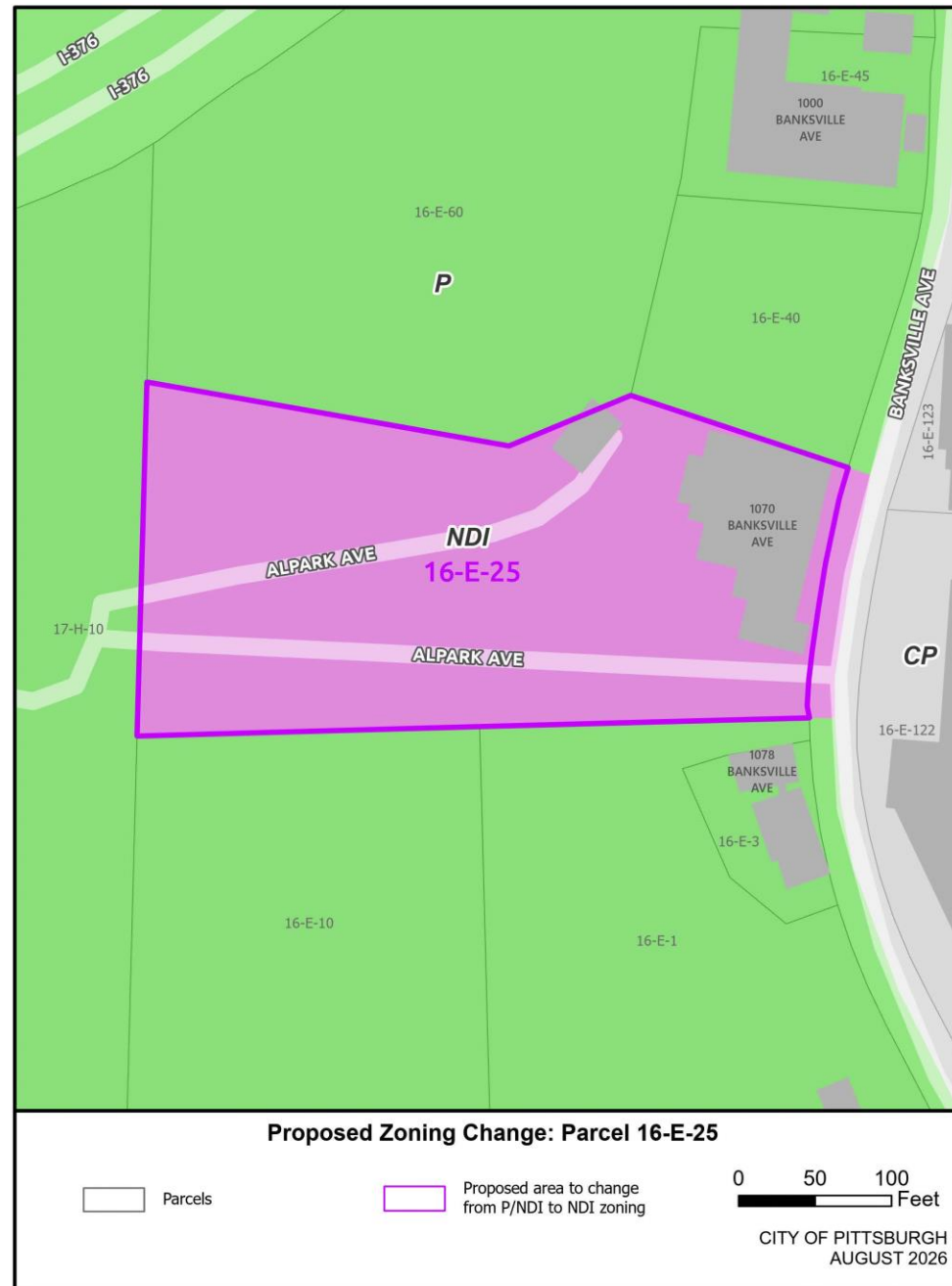
Proposed Zoning Map Amendment

- The Zoning on Parcel 16-E-25 is currently split-zoned Neighborhood Industrial District (NDI) & Parks (P)
- The proposal is to change zoning to only Neighborhood Industrial District (NDI)

Current Zoning Map



Proposed Zoning Map Amendment



History - portion of the parcel Zoned Parks

- Historical imagery show the Alpark Terrace Mobile Home Park developed between 1939 and 1957 (per available images)
- 1958 Zoning Map has this portion of parcel in the "Special" Zoning district.
- Trailer Park was a Conditional Use in the 1958 Zoning Code
- When the Zoning Code was entirely updated in 1999, including new zoning districts, "Special" was converted to "Parks and Open Space"



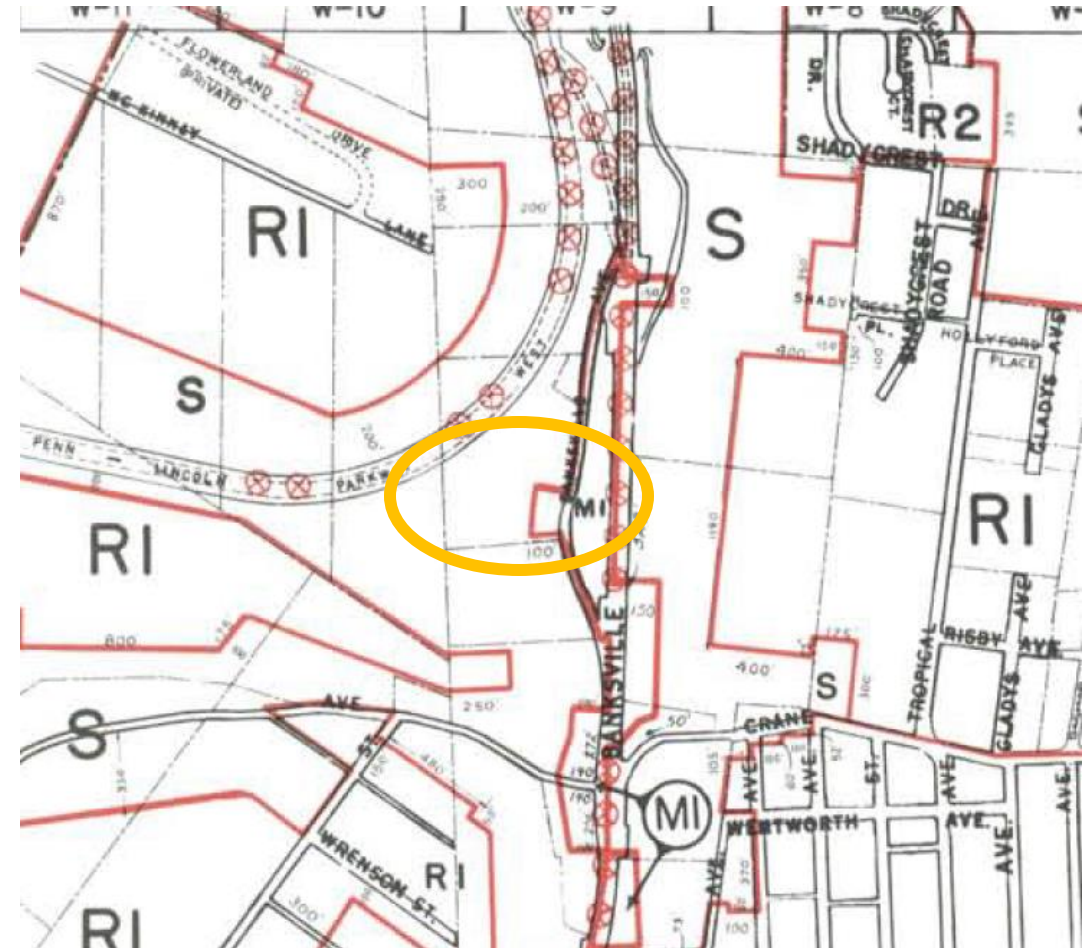
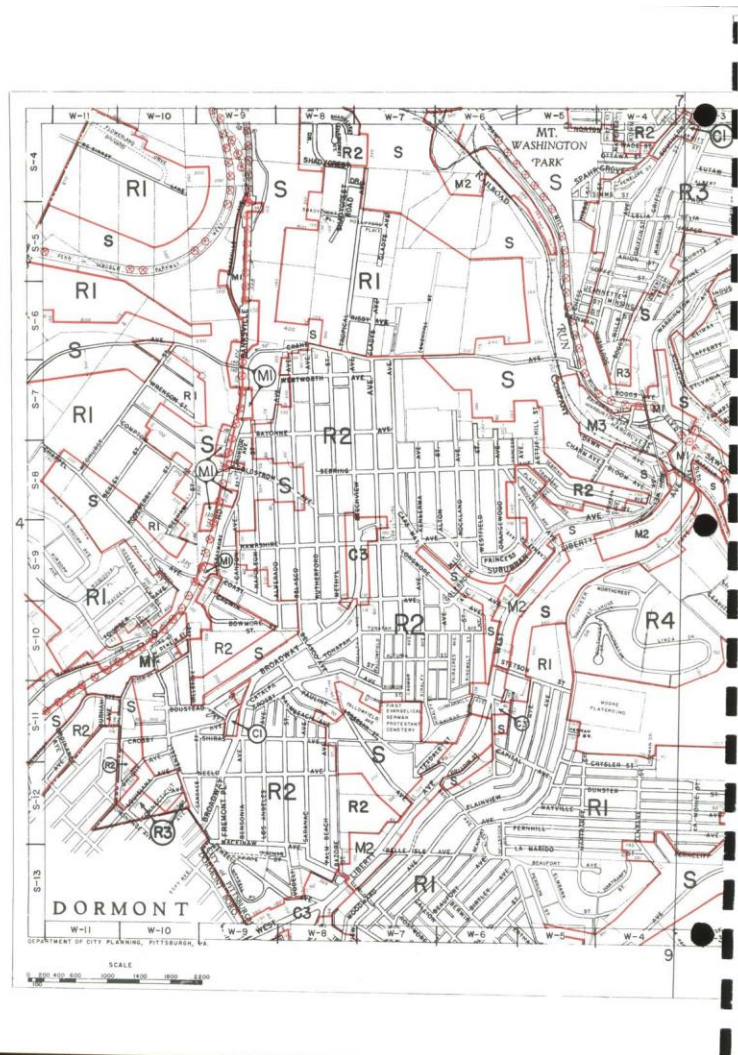
History - portion of the parcel Zoned NDI

- The original occupancy permit for the structure from 1981 was for "Manufacturing of Small Electrical Equipment with Incidental Office and Storage"
- In 2009, a new owner went to the Zoning Board of Adjustment and received approval for a change of use to office and a social hall with a Special Exception for off-site parking. This was approved with a condition that DCP review plans for the parking lot in the Parks Zoning District



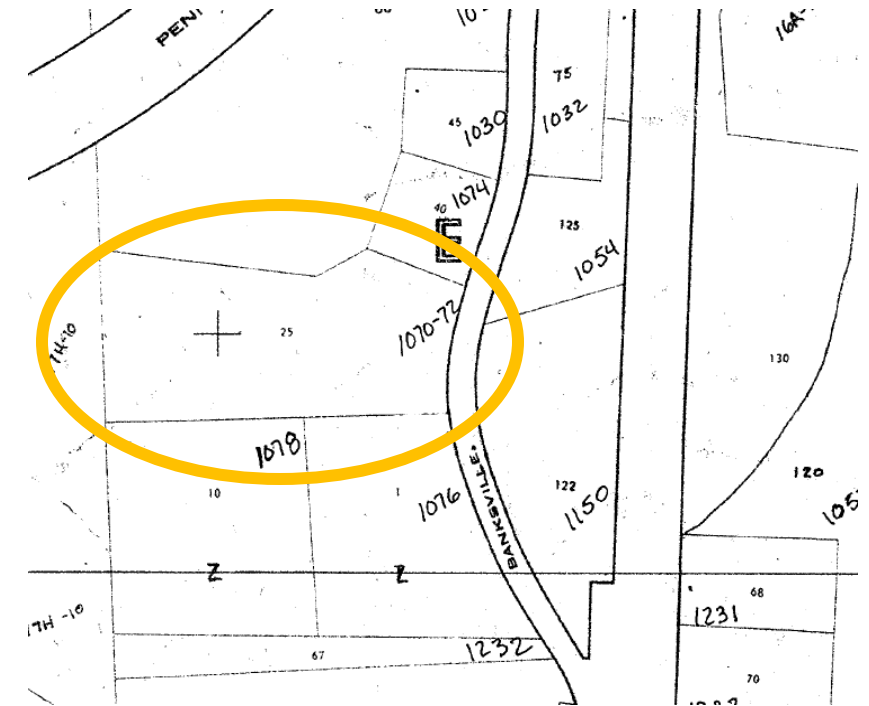
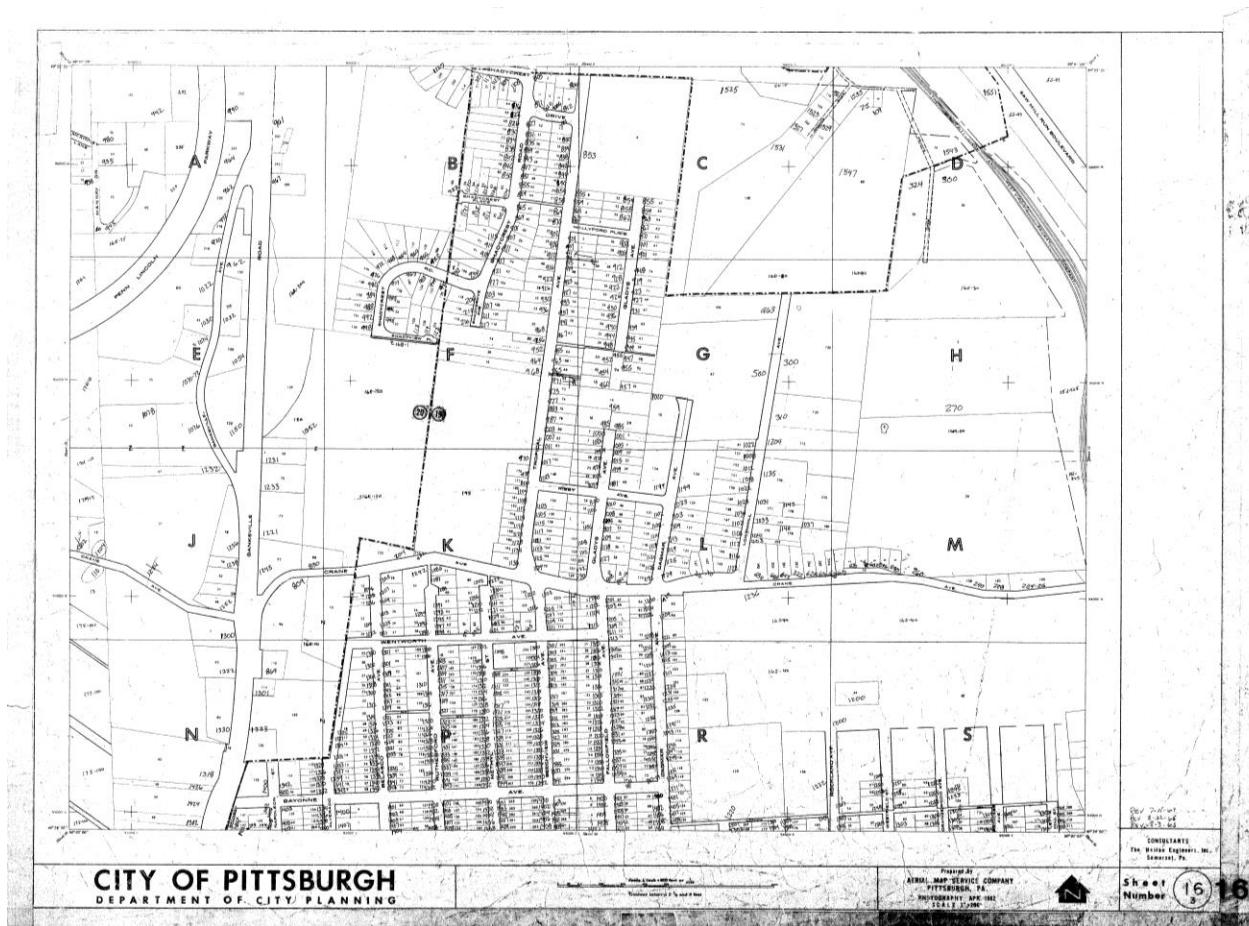
- The parking lot on the Parks Zoning District portion of the parcel was developed, but no final Certificate of Occupancy was issued for the parking.

1958 Zoning Ordinance



- Western part of parcel zoned Special District (S)
- Eastern part of parcel (and across street) zoned Limited Industrial District (M1)

1962 Address Map



Parcel 25 zoned as a single parcel



Google Street View

Mar 2025 See more dates

© 2025 Google

Site Today

Comfort Inn & Suites

Fraternal Order of Police Banquet Hall

Parcel 16-E-25



Review Criteria

- The consistency of the proposal with adopted plans and policies of the City.
- The convenience and welfare of the public.
- The intent and purpose of this Zoning Code.
- Compatibility of the proposal with the zoning, uses and character of the neighborhood.
- The suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.
- The extent to which approval of the proposed zoning map amendment will detrimentally affect nearby property.
- The length of time the subject property has remained vacant as zoned.
- Impact of the proposed development on community facilities and services.
- The recommendations of staff.

Staff Recommendation and Next Steps

- Recommended motion from staff is for the Planning Commission to make a positive recommendation to City Council.
- Planning Commission will likely vote to make a recommendation to City Council today.
 - After the recommendation, the legislation will be sent to City Council. If it receives a positive recommendation, it will need a majority of Council Members to vote for it. If Planning Commission makes a negative recommendation, City Council will need to a supermajority to send the legislation to the Mayor.



Thank You!

WE APPRECIATE YOUR TIME