



**PLANNING & ZONING COMMISSION  
REGULAR MEETING AGENDA**

*March 11, 2026, at 6:30 P.M.*

**OPEN TO THE PUBLIC**

*Located in Grain Valley City Hall – Council Chambers  
711 Main Street – Grain Valley, Missouri*

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**ITEM I: CALL TO ORDER**

**ITEM II: ROLL CALL**

**ITEM III: PLEDGE OF ALLEGIANCE**

**ITEM IV: APPROVAL OF MINUTES**

- November 12, 2025, Regular Meeting

**ITEM V: CITIZEN PARTICIPATION**

- Citizens are asked to please limit their comments to two (2) minutes.

**ITEM VI: PUBLIC HEARINGS**

**Rezoning-** Requesting rezoning East Kansas City Industrial Park 16th Plat. Lot 43 approximately 8.92 acres. Current zoning is C-2 and purposed zoning would be C-2 and M-1.

**Rezoning-** Requesting rezoning Seymore RD Industrial Park, approximately 10.25 acres. On the east side of Seymore Road approximately one quarter mile north of Mcquerry Road. The current property is zoning district Agricultural and the purposed zoning district would be M-1.

**City Code Chapter 400 Zoning Regulation update Section 400.300-** Title IV (Land Use) of the Code of Ordinances be amended in Section 400.300 (Signs).

**ITEM VII: ACTION ITEMS**

**Rezoning-** Requesting rezoning East Kansas City Industrial Park 16th Plat. Lot 43 approximately 8.92 acres. Current zoning is C-2 and purposed zoning would be C-2 and M-1.

**Rezoning-** Requesting rezoning Seymore RD Industrial Park, approximately 10.25 acres. On the east side of Seymore Road approximately one quarter mile north of Mcquerry Road. The current property is zoning district Agricultural and the purposed zoning district would be M-1.



**ITEM VIII: PREVIOUS BUSINESS**

- None

**ITEM IX: NEW BUSINESS**

- **City Code Chapter 400 Zoning Regulation update Section 400.300- Title IV (Land Use) of the Code of Ordinances be amended in Section 400.300 (Signs).**
- **Election of Officers**
  - Chairperson
  - Vice Chairperson
  - Secretary

**ITEM X: ADJOURNMENT**

**PLEASE NOTE**

*The next scheduled meeting, if needed, of the City of Grain Valley Planning & Zoning Commission will take place on April 8, 2026, at 6:30 pm.*

PEOPLE REQUIRING ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE MEETING SHOULD CONTACT THE CITY CLERK AT 816-847-6210 AT LEAST 48 HOURS BEFORE THE MEETING. UPON REQUEST, THE MINUTES FROM THIS MEETING CAN BE MADE AVAILABLE BY CALLING 816-847-6210.



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ITEM I: CALL TO ORDER

- The Planning & Zoning Commission of the City of Grain Valley, Missouri, met in Regular Session on November 12, 2025, in the Council Chambers at City Hall.
The meeting was called to order at 6:30 PM by Chair Justin Tyson.

ITEM II: ROLL CALL

- Absent: Elijah Greene
Absent: Chris Bamman
Present: Justin Tyson
Present: Debbie Saffell
Present: Bob Headley
Present: Craig Shelton
Absent: James Griffin
Absent: Rick Knox (BOA Liaison)
There was a quorum.

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APPROVAL OF MINUTES

- Commissioner Shelton motioned to approve minutes October 08, 2025, regular schedule planning and zoning meeting Commissioner Saffell seconded the motion. The motion was approved by a vote of 4 to 0.

ITEM V: CITIZEN PARTICIPATION

- None

ITEM VI: PUBLIC HEARINGS

Rezoning- Steven Warger- Creekside Village Requesting a change of zoning from District C-1 "Central Business" to R-1P "Single Family Residential District" and M-1P "Light Industrial District" for 6 light industrial lots and 66 residential lots for single family homes. This property is described as Creekside Village 4th plat and north of Mcquerry Road and west of Seymore Road.

- Director Martin read the staff report.
Chairman Tyson opened the public hearing at 6:31PM

Commissioners Present

Justin Tyson
Debbie Saffell
Craig Shelton
Bob Headley

Commissioners Absent

Elijah Greene
Chris Bamman
James Griffin
Rick Knox BOA Liaison

Staff Officials Present

Patrick Martin - CD Director



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- No public comment
Chairman Tyson closed the public hearing at 6:33 PM

ITEM VII: ACTION ITEMS

Rezoning- Steven Warger- Creekside Village Requesting a change of zoning from District C-1 "Central Business" to R-1P "Single Family Residential District" and M-1P "Light Industrial District" for 6 light industrial lots and 66 residential lots for single family homes. This property is described as Creekside Village 4th plat and north of Mcquerry Road and west of Seymore Road.

- Commissioner Shelton asked to confirm the location of the development.
Director Martin explained the location of the development.
Commissioner Tyson asked about the pocket park if there would be one at the new development.
Mr. Warger stated the park would not be there and did not believe it was good with the storm water runoff and size of tract E.
Commissioner Headley asked about the current pond and building on it.
Mr. Warger stated the pond would be filled in and the majority of the structures would not be built on the pond area.
Commissioner Shelton asked about the flood plain area to ensure no development was in the area.
Mr. Warger stated he was submitting a CLOMAR F form to FEMA and no development would happen on the floodway and anything in the flood plain would have fill to get about the flood elevation.
Commissioner Shelton asked about the new detention basin.
Mr. Warger stated that there would be a detention basin on the east side of the development.
Commissioner Saffell asked about confirmation letters for the flood plain development and fill and compaction.
Director Martin stated those letters would need to be submitted during the building process and the filling and compaction is on the developer.
Commissioner Saffell moved to approve the action item as written. Commissioner Headley seconded the motion.

Motion passed 4-0

Commissioners Present

Justin Tyson
Debbie Saffell
Craig Shelton
Bob Headley

Commissioners Absent

Elijah Greene
Chris Bamman
James Griffin
Rick Knox BOA Liaison

Staff Officials Present

Patrick Martin - CD Director



**City of Grain Valley**  
**Planning & Zoning Commission**  
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**ITEM VIII: PREVIOUS BUSINESS**

- None

**ITEM IX: NEW BUSINESS**

- Director Martin mentioned the Mayors Christmas tree lighting on December 4<sup>th</sup> at 6:00.

**ITEM X: ADJOURNMENT**

- Commissioner Headley made a motion to adjourn the meeting. Commissioner Tyson second the motion. The Commission approved the motion by a vote of 4 to 0.

***-The Regular Meeting Adjourned at 6:46 PM-***

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**Commissioners Present**

Justin Tyson  
Debbie Saffell  
Craig Shelton  
Bob Headley

**Commissioners Absent**

Elijah Greene  
Chris Bamman  
James Griffin  
Rick Knox BOA Liaison

**Staff Officials Present**

Patrick Martin – CD Director

**CITY OF GRAIN VALLEY  
PLANNING & ZONING COMMISSION  
PUBLIC HEARING**

The Grain Valley Planning & Zoning Commission will hold a public hearing at 6:30 PM on March 11, 2026, at Grain Valley City Hall, in the Council Chambers, at 711 Main Street to receive input concerning the following request:

1. **Rezoning-** Requesting rezoning East Kansas City Industrial Park 16<sup>th</sup> Plat. Lot 43 approximately 8.92 acres. Current zoning is C-2 and purposed zoning would be C-2 and M-1.
2. **Rezoning-** Requesting rezoning Seymore RD Industrial Park, approximately 10.25 acres. On the east side of Seymore Road approximately one quarter mile north of Mcquerry Road. The current property is zoning district Agricultural and the purposed zoning district would be M-1.
3. **City Code Chapter 400 Zoning Regulation update Section 400.300-** A Resolution (2026-01) recommending to the Board of Aldermen that Title IV (Land Use) of the Code of Ordinances be amended in Section 400.300 (Signs).

All interested parties are encouraged to attend.



February 25, 2026

Dear Property Owner:

As an owner of property located within 185 feet of a proposed rezoning application you are being notified that the Grain Valley Planning and Zoning Commission will hold a public hearing on Wednesday, March 11th, 2026, at 6:30 p.m. in the Council Chambers of City Hall, located at 711 Main Street to receive input concerning the following requests:

**Rezoning-** Requesting rezoning East Kansas City Industrial Park 16th Plat. Lot 43 approximately 8.92 acres. Current zoning is C-2 and purposed zoning would be C-2 and M-1.

Attendance at this meeting on your part is not required; however, all interested people are encouraged to attend. If you have any questions, please feel free to contact me at (816) 847-6221 or [pmartin@cityofgrainvalley.org](mailto:pmartin@cityofgrainvalley.org).

Sincerely,

A handwritten signature in black ink that reads "Patrick Martin".

Patrick Martin  
Community Development Director

711 Main Street  
Grain Valley, MO 64029  
816.847.6200

[cityofgrainvalley.org](http://cityofgrainvalley.org)

LIFE OUTSIDE THE LINES



February 25, 2026

Dear Property Owner:

As an owner of property located within 185 feet of a proposed rezoning application you are being notified that the Grain Valley Planning and Zoning Commission will hold a public hearing on Wednesday, March 11th, 2026, at 6:30 p.m. in the Council Chambers of City Hall, located at 711 Main Street to receive input concerning the following requests:

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Attendance at this meeting on your part is not required; however, all interested people are encouraged to attend. If you have any questions, please feel free to contact me at (816) 847-6221 or [pmartin@cityofgrainvalley.org](mailto:pmartin@cityofgrainvalley.org).

Sincerely,

A handwritten signature in black ink that reads "Patrick Martin". The signature is written in a cursive style.

Patrick Martin  
Community Development Director

711 Main Street  
Grain Valley, MO 64029  
816.847.6200

[cityofgrainvalley.org](http://cityofgrainvalley.org)

LIFE OUTSIDE THE LINES

CITY OF GRAIN VALLEY, MISSOURI

Bill No. \_\_\_\_\_

Ord. No. \_\_\_\_\_

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

**AN ORDINANCE AMENDING THE CITY CODE, CHAPTER 402,  
REGARDING SIGNS.**

**BE IT ORDAINED**, by the Board of Aldermen of the City of Grain Valley, Missouri, as follows:

SECTION ONE: The City Code is hereby amended by repealing Sections 400.273 and 400.300 and enacting Chapter 402, Signs, in lieu thereof to read as set forth in Attachment A to this Ordinance.

SECTION TWO All other parts and provisions of the City Code not in conflict herewith shall remain in full force and effect unless previously or subsequently amended.

SECTION THREE. Should any section, sentence or clause of this Ordinance be declared invalid or unconstitutional, such declaration shall not affect the validity of the remaining.

SECTION FOUR. This Ordinance shall be in full force and effect from and after its passage and approval.

SECTION FIVE. The City Clerk is authorized to correct any scrivener’s errors identified within this Ordinance.

Read two times and PASSED by the Board of Aldermen this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mike Todd  
Mayor

Approved as to form:

ATTEST:

\_\_\_\_\_  
Jamie Logan  
City Clerk

\_\_\_\_\_  
City Attorney

Staff Note:

The bulk of this ordinance is new, however, most of the old ordinance has been preserved into this ordinance, particularly in regard to what signs are allowed in which districts. Those sections that have been preserved are highlighted thus.

ATTACHMENT A

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## CHAPTER 402 SIGNS

### ARTICLE ONE PURPOSE, DEFINITIONS, AND GENERAL RULES

#### 402.010. Purpose and Intent.

The Board of Aldermen finds:

1. An excess of signs causes a visual blight on the character of the City of Grain Valley. This visual blight adversely affects the aesthetic quality of life and traffic safety for residents, businesses, pedestrians, and drivers. In order to promote the appearance of the City, while protecting the rights of sign owners to expression and identification, the regulation of existing and proposed signs is necessary to protect public health, safety, and general welfare.
2. The purpose of this Article is to encourage signs which are integrated with and harmonious with the buildings and sites which they occupy, to eliminate excessive and confusing sign displays, to preserve and improve the appearance of the City as a place in which to live and to work and as an attraction to non-residents who come to visit and to restrict signs which increase the probability of accidents by distracting attention or obstructing vision.
3. This Article provides minimum standards to safeguard life, safety, property, and public welfare by regulating the size, height, construction, location, electrification, operation, and maintenance of all signs and sign structures exposed to public view within the City. The pleasing visual appearance and traffic safety of the City cannot be preserved and achieved by measures less restrictive than the procedures and standards of this Article.

#### 402.020. Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Advertising devices or special advertising devices.* Banners or streamers affixed to poles, wires or ropes, wind-operated devices, flashing lights, and other similar contrivances.

*Back-to-back sign.* An advertising structure with two closely located signs with faces in opposing directions, spaced less than ten feet apart at the point of shortest measurement.

*Billboard.* An off-premises sign larger than three feet by five feet (3'x5') on any one side and located on or adjacent to a state highway, a four-lane road, or a road with a speed limit of more than fifty miles per hour (50 mph).

*Board of adjustment.* The Grain Valley the Zoning Board of Adjustment.

*Building Sign.* A sign directly attached to a building, including but not limited to Roof Signs and Wall Signs.

*Business Day.* A day during which the city offices are open.

*Churches, temples, synagogues and other places of worship* means institutions whose land use is protected under 42 U.S. Code § 2000cc-1 - Protection of religious exercise of institutionalized persons, subsection (a).

*Construction Project Sign* refers to a temporary sign used on a construction site to provide directional guidance, promote the project, or warn the public of potential hazards.

*Digital Display.* A sign which uses electronic means to display changeable or intermittent images, such as by turning on or off various lighting elements. This includes any illuminated sign on which the illumination is not kept stationary or constant in intensity and color at all times when the sign is in use. The term includes display technology such as LED (light emitting diode) or digital displays which can vary in color or intensity, or any functionally equivalent system. This sign type is also known as a "changeable electronic variable message" sign. A digital sign is a form of electronic message board.

*Directional Sign* means a sign that indicates a direction for vehicular or pedestrian traffic or other movement within a property.

*Effective Date.* [Date of Approval by Board of Aldermen]

*Face of a building* means the total area of the main wall of a building, including windows, doors, and openings, that abuts the front yard of a building or walls that are located on the front property line. On corner lots the face of the building shall include main walls facing the front yard and side yard or main walls fronting on all front and side property lines.

*Flags.* The official flags of the United States, the State of Missouri, and the City of Grain Valley, as well as the official POW/MIA flag, the official flag of any branch of the U.S. armed forces, flags of college and professional sports teams, and the flag of the United Nations shall not be considered to be signs. All other flags will be treated as signs.

*Flashing sign* means any sign, the illumination of which is not constant in intensity when in use; illuminated signs that indicate only the date, time, or temperature shall not be considered flashing signs.

*Government Signs.* Means signs or notices erected by the City, the State, the County, the Federal Government, or any of their subdivisions, as well as school districts or other special-purpose districts created by the State Constitution or Statute.

*Incidental Sign.* A sign which guides or directs pedestrian or vehicular traffic, or a sign in conjunction with a drive-through window, which may be mounted on the ground, on a building or in connection with a detached sign.

*Marquee sign.* Any sign affixed to a building and supported by the building.

*Electronic Message Board.* A sign or portion of a sign with a fixed or changing display/message which can be electronically changed or rearranged without altering the face or the surface of the sign..

*Monument Sign.* A low, permanent structure located on the same lot or parcel as the use it advertises, and having a support structure that is a solid-appearing base constructed of a permanent material, such as concrete block or brick. All other freestanding sign types not meeting the definition of a monument sign shall be considered pole signs. See Figure A: Monument Sign.

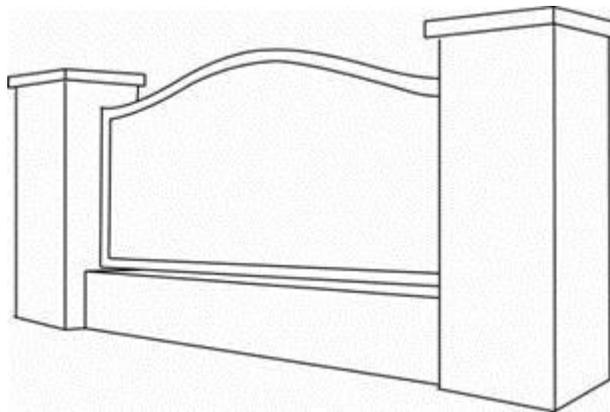


Figure 1 Monument sign

*Moving sign.* Any sign which moves or has moving parts, other than parts that indicate time or temperature, or other than moving devices that may be approved by the board of adjustment to provide needed public service information.

*Off-premises sign.* A sign which directs the attention of the public to a business or activity conducted, or product or service sold or offered, at a location not on the same premises

where such sign is located. A sign which is owned or leased by the owner or leasee of the parcel upon which it is located will be considered an on-premises sign.

*Portable Sign.* Any sign not permanently attached to the ground or other permanent structure, which is designed to be transported including, but not limited to, signs designed to be transported by means of wheels, signs converted to A- or T-frames, menu and sandwich board signs and balloons used as signs.

*Post sign.* Any business sign which is not attached to a building but is supported by braces, post, or by any means other than by attachment to a building improvement.

*Premises.* An area under a single ownership or a single lease, no part of which is separated from the other by any land under a different ownership or lease agreement.

*Projecting sign.* Any sign which is firmly attached to a building and extends outward therefrom.

*Replacement sign.* It shall be allowable for any existing business to take down, replace, repair or refurbish any existing advertising sign; provided, however, that such sign shall be replaced with a sign equal to or smaller than the original sign. No permit fee shall be assessed for such replacement; provided, however, that all terms and conditions of this definition are met. Replacement signs must advertise the name of the business as it existed prior to the refurbishment, replacement or repair.

*Roof sign.* Any sign erected, constructed or maintained upon the roof of any building.

*Sign.* A name, identification, description, display or illustration, which is affixed to, painted or represented directly or indirectly upon a building, or other outdoor surface which directs attention to or is designed or intended to direct attention to the sign face or to an object, product, place, activity, person, institution, organization or business. Signs located completely within an enclosed building, and not exposed to view from a street, must not be considered a sign. Signs not visible from the public right-of-way or from any adjacent property are not to be considered to be signs. Each display surface of a sign or sign face must be considered to be a sign. Advertising devices displayed from within any establishment shall be excluded from permit requirements

*Sign Area* means the entire area of the actual message or copy area. It shall include decorative trim or embellishments but shall not include structural elements outside the limits of such display surface and not forming an integral part of the display. All faces shall be counted in computing the sign area. The necessary supports, uprights or base upon which the sign is placed shall be excluded from the sign area. The sign area of an individually lettered sign without background is measured by enclosing the entire sign with a continuous perimeter.

*Sign Face.* The area or display surface used for the message. The reverse side of a sign may be painted a single solid color with no words, pictures, or symbols without being included in the measurement of the face.

*Sign Height.* The vertical distance measured from the highest point of the sign to the grade of the centerline of the adjacent right-of-way surface. When the grade at the base of the sign is more than one (1) foot higher than the grade at the centerline of the adjacent right-of-way, sign height may be measured from the grade of an adjacent parking lot.

*Sign Official.* The Director of Community Development.

*Snipe Sign.* Any type of sign fastened to trees, rocks, or poles.

*Street or highway frontage.* The distance along any one side of any public street or highway, street or alley measured along the right-of-way line or parallel to the normal right-of-way line where the right-of-way line is not fixed.

*Subdivision Monument Sign.* A monument sign that is located at one or more entrances of a residential subdivision and is associated with identification of the subdivision.

*Under Canopy Sign.* A display attached to the underside of a marquee or canopy and protruding over public or private sidewalks or rights-of-way.

*Vehicle Sign.* A sign that is painted on the proper body of a vehicle or a magnetic sign which can be attached.

*Wall sign.* Any sign which is painted on or firmly attached to a wall of any building and which does not extend beyond the building more than 12 inches. The sign area of all signs shall not exceed 1/5 of the total square footage of the face of the building.

*Window Sign* A sign attached to, placed, or painted upon or placed within eighteen (18) inches of the window or glass door of a building and/or is solely intended for viewing from the exterior of such building.

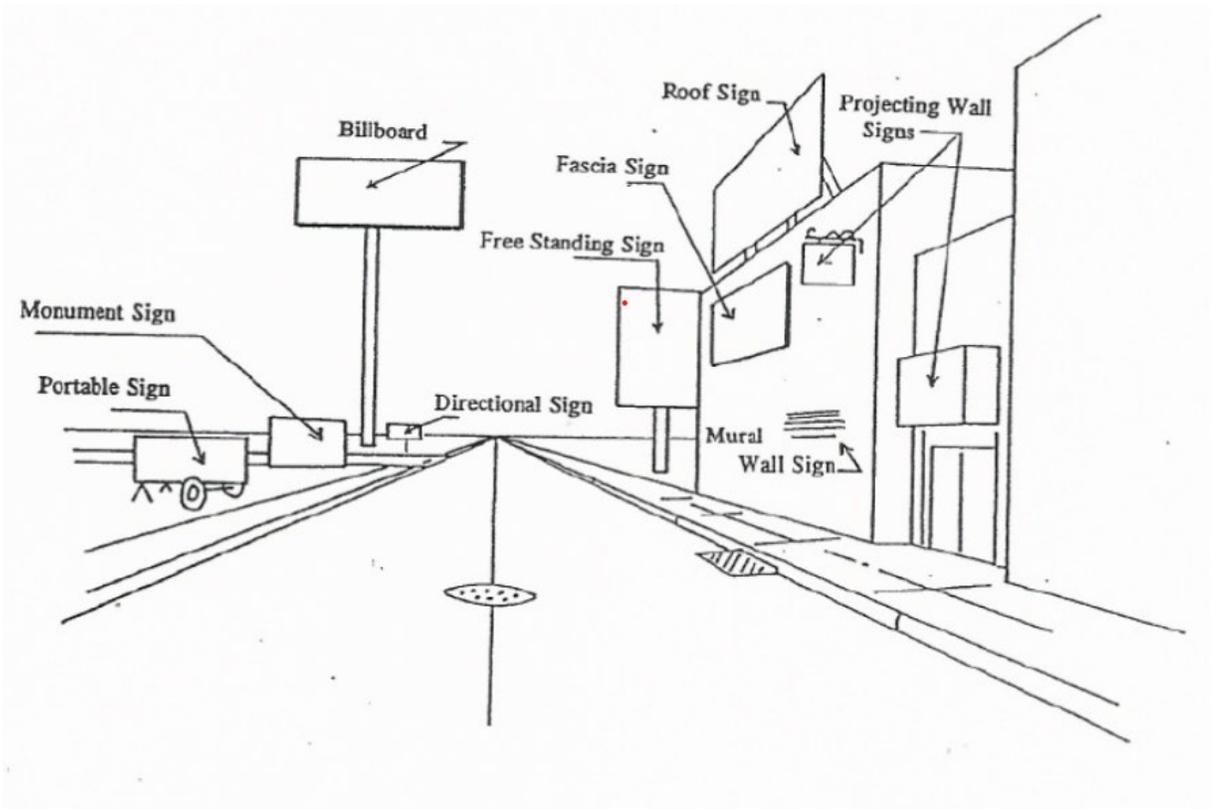


Figure 2 Examples of Sign Types

**402.030.** Intent of chapter.

The intent of this chapter is to protect the public interest and safety, to enhance and preserve natural features and aesthetics within the city and to promote high standards in appearance and effective communication by necessary outdoor advertising, billboards and signs, while preserving residential areas, open views and vistas by effective regulation.

**402.040.** Variances.

The board of zoning adjustment may vary as it deems necessary the sign regulations applying to signs, where topography or pre-existing conditions make erecting a permitted sign unfeasible or where strict enforcement of this code would violate the Constitution of the United States.

**402.050.** Sign Permit Required.

1. Generally

- (a) Except as otherwise provided in this Article, no sign shall hereafter be erected, constructed or altered except as provided by this Chapter and only after a permit for such sign has been issued by the Sign Official.

- (b) A sign permit shall not be required to repair, clean, repaint or refurbish any existing sign, unless such activity involves the replacement, reconstruction or relocation of the sign.
  - (c) A sign permit shall not be required for changing the copy of a sign, provided there are no changes to the sign structure or cabinet and the area of the sign is not being enlarged.
  - (d) A sign permit is not required prior to placement of temporary or exempt signage that is displayed in compliance with this chapter.
2. An application for a sign permit shall contain the following:
    - (a) The name, address, telephone number and signature of the owner or lessee or contractor of the property upon which the sign is to be located;
    - (b) A site plan which shows the location and dimensions of buildings, structures and existing and proposed signs located on the lot upon which the sign is to be placed;
    - (c) A dimensioned elevation of the building on which the sign is to be placed with the location of the sign clearly identified;
    - (d) A scaled or dimensioned drawing of the sign; and
    - (e) All applicable application fees.
  3. The Sign Official shall review a completed sign permit application and shall issue the sign permit upon a determination that the sign meets the requirements of this Chapter.
  4. Issuance of a sign permit shall not relieve the applicant from complying with all other applicable local or State laws relating to displaying or erecting a sign.
  5. Approved sign permits shall become null and void one hundred eighty (180) days after their date of approval if the sign is not erected within that time.
  6. The Sign Official is hereby authorized and empowered to revoke any approved sign upon the failure of the holder thereof to comply with the provisions of this Article.
  7. Within five (5) business days of the erection, construction, or modification of a sign pursuant to an approved sign permit, the applicant shall notify the Sign Official who shall inspect such sign and approve the same if it is in compliance with the provisions of this Article. If the sign does not comply with the provisions of this Article, the Sign Official shall notify the applicant in writing of such non-compliance and give the applicant thirty (30) days to comply; a shorter time period may be required when it is determined the condition of the sign or sign structure present a danger to the public health, safety or welfare.

8. Signs erected without a permit or in violation of this Chapter are declared to be a nuisance.
9. Exemptions. A permit will not be required for the following listed signs. These exemptions, however, shall apply only to the requirement of the permit and shall not be construed as relieving the owner of the sign from the responsibility for its erection, maintenance and appearance.
  - (a) Construction project signs with a maximum size of seventy-two (72) square feet.
  - (b) Agricultural, residential, commercial and industrial acreage or commercial and industrial structure "for sale" or "for rent" signs. Maximum size shall be thirty-two (32) square feet.
  - (c) Residential structure "for sale" or "for rent" signs with a maximum size of six (6) square feet; it must be removed ~~upon completion of the project or~~ within ten (10) days after sale or letting of the property.
  - (d) Exempt signs
  - (e) Temporary signs

**402.060.** Violations of chapter; penalties.

1. If any sign or advertising device or structure is erected, constructed, reconstructed, altered, converted, or maintained in violation of this chapter, or other regulations made under the authority conferred by this chapter, shall be considered a nuisance. The Sign Official shall institute proper action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance or use, to restrain, correct or abate such violation or to prevent any such illegal act, conduct or use.
  - (a) The Sign Official will provide a notice to the owner of the sign.
    - (i) For the purposes of this section, there shall be a rebuttable presumption that the owner or occupant of the property is the owner of the sign.
  - (b) The notice may be served on the owner of the sign in person, by mail, or by posting the notice on the sign.
  - (c) The notice shall specify how the sign is in violation and what action is necessary to bring the sign into compliance.

- (d) The notice shall indicate the deadline for the owner to bring the sign into compliance, which shall not be less than fifteen (15) business days, unless the sign is believed to be dangerous in which case the deadline for remedial action may be less.
  - (e) The notice shall indicate that the owner may request a hearing. Such request must be in writing and filed within ten (10) business days of the date of the notice.
  - (f) If after the expiration of the time allowed, or after a hearing, the violation is not abated, the Sign Official may abate the violation in the manner of any other nuisance, including removal of the sign.
2. The owner of the property or premises where a violation of any provision of this chapter has been committed or shall exist, or the owner, general agent, lessee, or tenant of any part of the building or premises in which such violation has been committed or shall exist, or the general agent, architect, builder, contractor or any other person who commits, takes part or assists in such violation or who maintains any building or premises in which such violation exists, shall be deemed guilty of a ordinance violation. Any person who, having been served with a notice to remove or correct any such violation, shall fail to comply with such order within ten days after such notice, or who shall continue to violate any provision of the regulations made under the authority of this chapter in the respect named in such notice shall be deemed guilty of an ordinance violation.

**402.070.** Inspection and maintenance of signs.

- 1. All signs shall be so constructed as to be free from hazards, secure and strongly supported with braces or cables. All electrical signs shall conform to the city electrical code.
- 2. Every sign or other advertising structure, together with all its supports or braces, shall be kept in good repair. The sign location shall be free of rubbish and weeds. All structural members and all copy areas shall be kept painted and clean so as to prevent deterioration, oxidation, rust, paint fading, paint peeling or other unsightly conditions.
- 3. The Mayor or any person designated by the Mayor shall have the authority to inspect, or cause to be inspected, every sign within the city. The city shall require the removal of any sign which is found to have been erected or constructed in violation of this chapter and shall require the removal or repair of any sign which is:
  - (a) Not securely affixed to a substantial structure.
  - (b) Not in good repair.
  - (c) Related to a business or product which is no longer in operation or available.

- (d) Unclean or faded to such an extent as to be unsightly.
- (e) Creates a dangerous or unsafe condition for traffic or pedestrians. Any of the above-listed circumstances shall be corrected within a period of fifteen (15) days; provided, however, that the city reserves the right to enforce the correction immediately when such circumstances are deemed unsafe and/or hazardous to the public welfare. When such a sign has not been improved in compliance with this Section, the Sign Official may order the removal of such sign.

**402.080. Sign Standards.**

1. No sign shall exceed the number, size, height and location limitations of the district in which it is located; and
2. Window signs shall not cover more than thirty-five percent (35%) of the area of each window. Total signage placed on any window may not include unused signage amounts allowable for other windows. For the purpose of defining window area, multiple windows separated by mullions or frames of less than four (4) inches are considered a single window. Window sign area shall not be considered in computing the maximum allowed building signage.

**402.090. Illumination.**

1. The light from any illuminated sign shall be so shaded, shielded or directed that the light intensity or brightness shall not cause adverse glare to surrounding areas; and
2. Except where otherwise expressly permitted, no signs shall be equipped with blinking, flashing or fluttering lights or other illuminating device which has a changing light intensity, brightness or color.

**402.100. Placement of signs.**

1. Except as provided in this Article, a sign shall not be located in, or project over, the public right-of-way or other public property;
2. Building signs shall be placed so as not to project above the roof line, except signs may be placed on a parapet wall and up to the ridge of a mansard roof;
3. At street intersections, no sign exceeding thirty (30) inches in height shall be erected within the visibility triangle as defined in this code;
4. Signs placed at or near driveway entries shall not obstruct the view of drivers entering or leaving driveways;
5. Signs shall not be placed on trees, utility poles, benches and fences;

6. Signs shall not be placed in such a manner as to obstruct a door or fire escape of any building;
7. Except as provided in this Article, freestanding signs shall be set back a minimum of three (3) feet from any property line adjacent to a street or the street right-of-way; and
8. Signs shall not be placed and/or designed in such a manner as to create a traffic hazard. Examples of such sign placement and/or design include, but are not limited to, signs which interfere with traffic sight distances, traffic flow or the visual access to a traffic sign; and signs with color, configuration, text or location which cause them to be mistaken for, or otherwise imitate, a traffic sign or signal.

**402.110.** Construction standards.

1. All signs shall be constructed in accordance with applicable construction code requirements;
2. All signs shall be designed and constructed to wind speeds of up to fifty (50) miles per hour.;
3. Permanent signs shall be constructed of approved, durable materials;
4. Use of banner signs as permanent signs is prohibited;
5. Signs that rotate, spin or otherwise move are prohibited; and
6. Portable signs are prohibited as permanent signs.

**402.120.** Prohibited signs.

The following signs, whether temporary or permanent, are prohibited in all districts at all times:

1. Pennant streamers;
2. Accessory elements or features (such as computers, dolls, balloons, or other inflatable devices etc.) that are attached to a temporary sign.
3. Snipe signs;
4. Directly illuminated signs, except to the extent specifically authorized in this Chapter;
5. Flashing, blinking, moving, or otherwise animated signs, except electronic message boards, digital signs, and tri-vision board signs as provided in this Chapter ;
6. Signs containing obscene messages; and
7. Off-Premises Signs except as provided in this Chapter.

8. Paper posters applied directly to a wall or pole owned by the city.
9. Portable or temporary signs, other than those specifically permitted in this chapter.
10. Signs which imitate or appear to imitate any official traffic sign or device, or which appear to regulate or direct the movement of traffic, or which interfere with the proper operation of any traffic sign or signal.
11. Any sign on which the illuminating or lighting device is so placed as to reflect or shine directly into the adjacent highways or streets in such a manner as to hamper the vision of motor vehicle operators using such streets or highways.

**402.130. Posting on Public Property Prohibited.**

1. No person, except a public officer or an employee in the performance of a public duty, shall fasten any sign or notice of any kind on any curbstone, lamppost, pole, street or sidewalk surface, bridge or tree upon a public street.

## ARTICLE TWO EXEMPT AND TEMPORARY SIGNS

### 402.140. Exempt Signs.

1. This Chapter shall not apply to the following signs:
  - (a) Signs that are not visible from any public right-of-way or from any adjoining property.
  - (b) Signs required by Federal or State law that do not exceed the minimum number and dimensional requirements of that law.
  - (c) Public signs. Government Signs shall be exempt from the regulations of this chapter., including informational, legal notices, railroad crossing signs, and other warning or emergency signs as are necessary to enforce City laws or control traffic.
  - (d) Utility and Emergency Signs. In addition, railroad crossing or safety signs and warning signs erected by utilities whether public or private shall be exempt. Temporary signs erected by private companies to direct traffic or to warn of road hazards or work occurring in the public right-of-way, or to protect workers working in or near the right-of-way are exempt.
  - (e) Required Signs. Where a federal, state or local law requires a property owner to post a sign on the owner's property to warn of a danger or to prohibit access to the property either generally or specifically, the owner must comply with the federal, state or local law to exercise that authority by posting a sign on the property. If the federal, state or local regulation describes the form and dimensions of the sign, the property owner must comply with those requirements, otherwise, when not defined, the sign shall be no larger than two square feet and located in a place on the property to provide access to the notice that is required to be made. Signs posted under this Section are not snipe signs.
  - (f) Residential subdivision monument signs, provided:
    - (i) The maximum size of signs shall be fifty (50) square feet;
    - (ii) Two (2) signs allowed per main subdivision entrance;
    - (iii) Signs may identify the name of the subdivision and include a general lot layout diagram; and
    - (iv) Signs shall be placed on private property at least ten (10) feet from the property line.

- (v) Residential subdivision monument signs shall not be permitted in any form other than as Monument Signs.
- (g) Directional signs, provided:
  - (i) The maximum size of each sign shall be three (3) square feet; and
  - (ii) Signs shall only identify information designed to direct the general public.
- (h) Scoreboards in athletic stadiums.
- (i) Incidental signs.

**402.150. Permitted Temporary Signs.**

1. Temporary signs that are allowed at any time.
  - (a) A property owner may place one sign with a sign face no larger than four (4) square feet on each side with no more than two sides, on a single parcel at any time. Such sign may remain for a period not to exceed 90 days, after which it must be removed for at least 30 days and then may be replaced.
  - (b) A property owner may place a sign no larger than 8.5 inches by 11 inches in one window on the property at any time.
2. Additional Signs Allowed During Election Seasons.
  - (a) An election season is defined as the period beginning 90 days prior to an election and ending 10 days after an election.
  - (b) During an election season, a property owner in a residential district may place up to one additional sign no larger than four (4) square feet on each side with no more than two sides, for each race or issue on the ballot, not to exceed a total of one sign per twenty-five feet of road frontage for the property.
  - (c) During an election season, a property in a business, commercial, or industrial district may place additional signs as provided in the district above and one additional sign no larger than four feet by six feet.
3. Temporary Signs During Winter Holidays.
  - (a) The winter holiday season is defined as the period between December 1st of each year and January 30th of the following year.
  - (b) During the Winter Holiday season, a property in any district may display one additional sign no larger than four feet by six feet.

(c) Construction project signs, provided:

- (i) Maximum size of one hundred (100) square feet per face;
- (ii) One (1) sign allowed per street frontage;
- (iii) Sign(s) shall not be displayed more than sixty days prior to commencement of construction and shall be removed upon completion of construction; and
- (iv) Sign(s) shall be located on the premises under construction.

4. Real Estate Sales. In addition, one temporary sign may be located on a property when the owner is offering the property for sale, rent, or lease.

- (a) The sign is displayed only from the period beginning when the property is offered for sale, rent or lease, and ending not later than thirty business days after a contract for sale has been signed or the property is no longer for sale or lease.
- (b) Signs indicating an open house, that the property is under contract, that the property has been sold, or similar signs, regardless of content, may be attached to the permitted sign while that sign is allowed.

(c) Size

- (i) In agricultural and residential districts, such temporary signs shall not exceed 12 square feet in area.
- (ii) In commercial, manufacturing, and industrial districts, such temporary signs shall not exceed 64 square feet in area.

5. Permit not required

- (a) Signs permitted under this section do not require a permit unless affixed to a roof or otherwise displayed more than four feet (4') off the ground, measured from the base of the face of the sign.

**402.160.** Location of temporary signs.

- 1. Permitted Temporary signs shall not be located in the public right-of-way. Signs placed in the public right-of-way or on city property shall be removed by the city without notice and shall be thereafter stored by the city until redeemed by the owner or for ten business days, whichever is longer.
- 2. Safe Harbor Position. The owner of any property may presume that the right-of-way extends 11 feet from the back of the curb, or ten feet from the edge of the paved

surface where there is no curb or gutter, or five feet from any public sidewalk, whichever is greater. Such presumption shall in no way affect the legal rights of the owner of the public right-of-way or the property owner. Such presumption shall not apply if the owner has actual knowledge of where the right-of-way extends. This presumption is established merely as a convenience. If, as a result of this presumption any sign should be wholly or partly within the actual public right-of-way, the presence of the sign shall not be construed to be an endorsement of the message of the sign by the public owner nor shall it be considered to create a public forum and the public body may remove the sign at any time or prohibit the use of such public right-of-way in the future.

3. Temporary signs shall not be painted on, attached to, or affixed to any trees, rocks, or other similar organic or inorganic natural matter or onto any light poles, utility poles, utility boxes, or similar apparatus.
4. Temporary signs may not be roof signs, pole signs, or monument signs but may be attached to existing signs flush with the existing sign area.
5. Signs painted on or attached to vehicles or trailers shall not be considered permitted temporary signs.

**402.170.** Removal of Temporary Signs.

Temporary signs must be removed at the end of the period for which they are allowed. Temporary signs which are not removed shall be in violation of this code.

**402.180.** Maintenance.

Temporary signs must be maintained in good condition, free of tears and damage. Torn, damaged, or worn temporary signs must be repaired, removed or replaced within 48 hours of notice to do so by the Sign Official. Signs that are replaced may remain for the duration of the period allowed.

**402.190.** Safety.

Temporary signs may not be placed in such a way as to obstruct the line of sight of vehicles or obstruct pedestrians.

## **ARTICLE THREE BILLBOARDS AND OFF-PREMISES SIGNS.**

### **402.200. Definitions.**

1. Federal designated routes: As used herein, "federal designated routes" shall mean federal routes constructed or maintained by federal funding.
2. State-designated routes: As used herein, "State-designated routes" shall mean State routes constructed or maintained by State funding.
3. Additional definitions: The definitions of words and phrases contained in RSMo § 226.510 are hereby adopted and incorporated by reference and shall apply whenever such word or phrase is used in this Article.

### **402.210. Rules and regulations.**

1. Notwithstanding provisions of any other sections of this chapter, the rules and regulations set forth in this Article shall apply to billboards. All provisions of other sections of this chapter which are not inconsistent with this Article or with the Missouri Billboards Act shall remain in full force and effect with respect to billboards.
2. The following rules and regulations shall specifically apply to billboards:
  - (a) Lighting:
  - (b) No revolving or rotating beam or beacon of light that simulates any emergency light or device shall be permitted as part of any billboard. No flashing, intermittent, or moving light or lights will be permitted.
  - (c) External lightings, such as floodlights, thin line, and gooseneck reflectors are permitted, provided the light source is directed upon the face of the billboard and is effectively shielded so as to prevent beams or rays of light from being directed into any portion of the main traveled way on federal and state designated routes and the lights are not of such intensity so as to cause glare, impair the vision of the driver of a motor vehicle, or otherwise interfere with a driver's operation of a motor vehicle;
  - (d) No billboard shall be so illuminated that it interferes with the effectiveness of, or obscures, an official traffic sign, device or signal;
  - (e) Nor shall the illumination be directed toward any residential area;

- (f) The maximum average lighting intensity level for such a billboard shall be 20 foot candles at the light source.
3. Area of billboards:
- (a) maximum area (sign face) for any one billboard shall be 600 square feet with a maximum width of 30 feet and a maximum length of 60 feet, inclusive of border and trim but excluding the base or apron, supports, and other structural members;
  - (b) The maximum size limitations shall apply to each side of a billboard structure, and billboards may be placed back to back, double-faced, or in V-type construction with not more than two displays to each facing, but the sign structure shall be considered as one billboard.
4. Spacing of billboards:
- (a) Federal designated routes: No off-premises billboard shall be erected within 1,000 feet of an existing billboard on the same side of the highway;
  - (b) State-designated routes: No off-premises billboard shall be erected on any state-designated route;
  - (c) No billboard shall be located in such a manner as to obstruct or otherwise physically interfere with the effectiveness of any official traffic sign, signal, or device or obstruct or physically interfere with a motor vehicle operator's view of approaching, merging, or intersecting traffic;
  - (d) The measurement in this section shall be minimum distances between billboard structures measured along the nearest edge of the pavement between points directly opposite the billboard along each side of the highway and shall apply only to billboard structures located on the same side of the highway involved.
5. Setbacks, safety clearances and height:
- (a) Setbacks: In order to provide a safety zone to prevent injury or property damage from collapse of billboards caused by Acts of God or other causes, each off-premises billboard shall have minimum setbacks of the following: (a) at least 90 feet from its nearest edge to the rights-of-way of any federal or state designated routes, and (b) at least 90 feet from all property lines and from all roofed structures, from all points of the off-premises billboard;
  - (b) Safety: In order to further provide a safety zone to prevent injury or property damage from collapse of billboards caused by Acts of God or other causes, each off-premises billboard shall have a maximum height, measured from the ground to the bottom of sign face of such off-premises billboard, of 35 feet. In addition, the applicant for permit shall present documentation to the reasonable satisfaction

of the Sign Official that the applicant has secured the legally enforceable right to prevent the erection of structures within the setback zones. No City building permit shall be issued for construction of any building within the setback/clearance zone for any off-premises billboard.

6. Setbacks at highway interchanges and bridges: No off-premises billboard shall be located adjacent to or within 2,000 feet of any interchange, intersection at grade, safety rest area, or bridge approach. Said 2,000 feet shall be measured from the beginning or ending of the pavement widening at the exit from or entrance to the main traveled way and from the beginning of the bridge deck.
7. Setbacks from residential and public activity areas: No off-premises billboard shall be located within 500 feet of land zoned for residential or utilized for public activity purposes.
8. Landscaping, lighting and fencing: Before a permit is issued, the applicant shall receive approval for a plan for landscaping, billboard lighting and fencing around the proposed off-premises billboard to ensure that the structure will be aesthetically compatible with its surrounding and the aesthetic standard of the community and neighboring property, insofar as may be practicable, as well as safe and secure from trespassers or vandals. Such plans shall be reviewed and approved by the Director of Planning and Protective Services. In determining whether the landscaping plan is reasonably suitable, the Sign Official shall take into consideration the nature of the location, the impact on surrounding properties, the safety and security of the proposed off-premises billboard, and the relative cost of the landscaping, lighting and fencing to the applicant in relationship to the overall impact upon the property values in the immediate area which would be caused by a lack of such landscaping, lighting and fencing for the proposed off-premises billboard.
9. Nuisances: Any billboard which, because of lack of maintenance, upkeep, vandalism, accumulation of litter, refuse or debris, or the deterioration of landscaping, lighting or fencing, becomes unsightly or unsafe is hereby declared to be a nuisance and shall be subject to abatement by the City in the same manner as all other nuisances on private property.
10. Service drives: Direct access to off-premises billboards from curb cuts along a state highway or service road shall be prohibited. Direct access shall be gained through paved roads and drives that are private and internal to a lot or parcel. All vehicles, equipment, and people used to build, service, maintain, and repair such signs must confine their activity so as not to interfere with pedestrian or vehicular traffic on public roads.
11. Legal nonconforming billboards: Any billboard which was lawfully erected or affixed prior to the adoption of this article and which complied with all regulations in force at the time it was erected or affixed, but which fails to conform to all applicable

regulations and restrictions of this article, shall be considered a legal nonconforming billboard. A legal nonconforming billboard may be continued and shall be maintained in good condition, but shall not be:

- (a) Altered (except to meet safety requirements) so as to prolong the life of the sign;
- (b) Altered so as to increase the degree of nonconformity of the sign;
- (c) Expanded;
- (d) Re-established after damage or destruction if the estimated cost of reconstruction exceeds 75 percent of the appraised replacement costs at the time such damage occurred.

12. Abandoned billboards: Where a billboard structure does not include advertising information other than for the use of the billboard for a period of 180 continuous days, such billboard structure shall be deemed abandoned and shall be removed.

13. Permits:

- (a) The City shall not issue a permit for any new off-premises billboard without a permit having first been issued by the Missouri Department of Transportation;
- (b) The City shall charge a permit fee equal in amount to its building permit fee for other signs or similar structures to assure compliance with the City wind load and electrical requirements when the billboard is first erected, but shall not charge any subsequent permit or inspection fee for such billboard;
- (c) Before a permit is issued, the applicant shall submit two surveys: (1) a certified boundary survey of the site showing location of the billboard and its setback/clearance zone; and (2) a billboard survey to indicate the relative vertical and horizontal distances between the proposed billboard and all other pole mounted signs within 1,000 feet. If by reason of height, size or spacing, the proposed billboard creates a significant disharmony with pole mounted signs within 1,000 feet, or unreasonably detracts from the visibility of other neighboring signs or properties, the Sign Official may require reasonable modification of the billboard's dimensions to cure such deficiencies as a condition to granting a permit.

**402.220.** Applicability of rules.

- 1. The provisions of this article shall apply to the erection, alteration, reconstruction, construction, and maintenance of all off-premises billboards within the City.
- 2. To the extent that any other provision of this chapter shall be more restrictive than the provisions set forth in this article, the more restrictive provision shall apply.

3. The sections, paragraphs, clauses, and phrases of this chapter are severable and if any phrase, clause, sentence, paragraph or section of this chapter shall be declared unlawful by the valid judgment, decree or injunction order of a court of competent jurisdiction, such ruling shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this chapter. In the event that, contrary to the policies, interests, and values of the City, a court of competent jurisdiction issues a judgment, decree or injunction order that this chapter is unlawful because of any omission or prohibition in this chapter, then all provisions of this chapter not specifically declared to be unlawful shall remain in full force and effect. In the event that a judgment, decree or injunction order declaring all or a portion of this chapter to be unlawful is reversed or vacated by a court of competent jurisdiction, the provisions contained in this chapter shall remain in full force and effect.

**402.230.** Off-Premise Signs Other than Billboards.

1. Off-premise signs, other than billboards and temporary signs are not permitted.

**ARTICLE FOUR SIGN ILLUMINATION.**

**402.240. General Standards.**

1. Signs may be illuminated, unless otherwise specified herein, consistent with the following standards:
  - (a) Location. The summary table below provides detailed information about what types of illumination are permitted in each zoning district.
  - (b) Light sources to illuminate signs shall neither be visible from any street right-of-way, nor cause glare hazardous or distracting to pedestrians, vehicle drivers, or adjacent properties.
  - (c) No more than 0.2 foot-candle of light shall be detectable at the boundary of any abutting property.
2. Brightness: Electronic Message Board signs and digital displays are subject to the following brightness limits:
  - (a) During daylight hours between sunrise and sunset, luminance shall be no greater than five thousand (5,000) nits.
  - (b) At all other times, luminance shall be no greater than two hundred fifty (250) nits.
  - (c) Each sign must have a light sensing device that will automatically adjust the brightness of the display as the natural ambient light conditions change to comply with the limits set here within.

**402.250. Types of Illumination: Where permitted, illumination may be:**

1. External: Externally illuminated signs, where permitted, are subject to the following regulations:
  - (a) The source of the light must be concealed by translucent covers.
  - (b) External illumination shall be by a steady, stationary light source, shielded and directed solely at the sign. The light source must be static in color.
2. Internal: Internally illuminated signs, where permitted, are subject to the following regulations:
  - (a) Internal illumination, including neon lighting, must be static in intensity and color.

- (b) Electronic Message Board signs are permitted in accordance with the regulations contained in § 402.260.
- (c) Digital displays are permitted in accordance with the regulations contained in §402.280.

**402.260. Message Duration.**

1. The length of time each message may be displayed on a Electronic Message Board sign, digital display, or Tri-Vision Board sign is based upon the visibility and speed limit unique to individual signs and adjacent road conditions. The following method should be used to calculate message duration for Electronic Message Board signs, digital displays, or Tri-Vision Board signs:
  - (a) Determine the greatest distance from which the sign becomes visible on the road the sign is primarily intended to serve. If a sign is intended to be seen by more than one roadway, the road with the lower posted speed limit shall be used for determining message duration.
  - (b) Multiply the road's posted speed limit (MPH) by 5,280, and then divide by 3,600 to obtain the speed limit in feet/second.
  - (c) Divide the visibility distance by the speed limit (feet/second).
  - (d) Add an additional ten (10) percent of this number to the total.
  - (e) The resulting amount of time is the minimum permitted message duration, except where this value is less than eight (8) seconds in which the minimum message duration shall be no less than eight (8) seconds.

**402.270. Electronic Message Boards**

1. Electronic Message Board signs are subject to the following regulations, in addition to all other illumination requirements established in this Section.
  - (a) Sign Type: Electronic Message Board signs are permitted in the form of freestanding, monument, and wall signs.
  - (b) Height: A Electronic Message Board sign shall have the same height limits as other permitted signs of the same type and location.
  - (c) Area:
2. When used as an on-premises sign, Electronic Message Board signs shall not exceed 50% of the sign area for any one sign, and shall not exceed more than 30% of the total area for all signs permitted on a property.

3. When used as an off-premises sign, Electronic Message Board signs may be used for the full permitted sign area.
  - (a) Maximum Number: Where permitted, one (1) Electronic Message Board sign is permitted per street frontage, up to a maximum of two (2) Electronic Message Board signs per property. A Electronic Message Board sign which wraps around a corner will be considered to be two signs.
  - (b) Message Display:
    - (i) No Electronic Message Board sign may contain text that flashes, pulsates, moves, or scrolls. Each complete message must fit on one screen.
    - (ii) The content of a Electronic Message Board sign must transition by changing instantly (e.g., no fade-out or fade-in).
    - (iii) Default Design: The sign shall contain a default design which shall freeze the sign message in one position if a malfunction should occur.
    - (iv) Conversion of a permitted non-Electronic Message Board sign to a Electronic Message Board sign requires the issuance of a permit pursuant to ARTICLE One 402.050 above.
    - (v) The addition of any Electronic Message Board sign to a nonconforming sign is prohibited.
  - (c) Lighting Intensity And Color. Daytime lighting must automatically reset to a lower level for nighttime hours. To ensure compliance with this Section, the sign must have an automatic brightness control linked to ambient light levels.
    - (i) Brightness. Electronic message boards shall come equipped with dimming technology that automatically adjusts the display's brightness based on ambient light conditions and comply with maximum nighttime brightness level.
    - (ii) Electronic message boards' maximum illumination during nighttime hours may only be ten percent (10%) of the maximum illumination of daytime hours. The Board of Aldermen has the authority to determine a sign a safety hazard and require the brightness to be adjusted.
  - (d) Exemptions. The following shall not require a sign permit:
    - (i) Temporary governmental signs, including emergency warning signs, traffic control signs, special event signs, temporary information signs or similar applications using electronic message boards.

- (ii) Electronic "Open" or "Closed" type signs displayed in windows of businesses, provided they are no more than two (2) square feet in size.
- (e) Exceptions. The following types of electronic message boards shall be permitted for approved uses subject to obtaining a sign permit:
  - (i) Gasoline price signs with electronic price numbers shall be permitted for service stations and fueling centers where incorporated into permitted on-premises signs.
  - (ii) Time and temperature signs that provide illuminated numbers only may be located in commercial districts. Such signs may be integrated with signs that identify the primary property use or be installed as independent signs, provided the electronic display panel does not exceed eight (8) square feet in area and is in conformance with height standards described in this Section.
- (f) Prohibited Electronic Message Signs.
  - (i) Electronic message display boards shall be prohibited within any City Historic District, design review area, or any other districts or properties listed on the National Register of Historic Places or any locally designated historic landmark, unless determined as a contributing element to the historic district or landmark.
  - (ii) Off-premises signs, outdoor advertising, portable signs and temporary signs, except where permitted by this Chapter
- (g) Public Service Announcements: The owner of every Electronic Message Board sign is encouraged to coordinate with the local authorities to display, when appropriate, emergency information important to the traveling public including, but not limited to Amber Alerts or alerts concerning terrorist attacks or natural disasters.

**402.280. Digital Display Signs**

1. Digital display signs are subject to the following regulations in addition to all other requirements established in this Section.
  - (a) Sign Type: Digital displays are permitted in the form of freestanding, monument, and wall signs, both on-premises and off-premises.
  - (b) Height: A digital display shall have the same height limits as for other permitted signs of the same type and location.
  - (c) Area: not to exceed 675 square feet.

2. When used as an on-premises sign, digital displays shall not exceed more than 30% of the total sign area permitted on the site.
3. When used as an off-premises sign, digital displays may be used for the full permitted sign area.
  - (a) Maximum Number per Property: Where permitted, one (1) digital display sign is permitted per property
4. Message Display:
  - (a) Any Digital Display containing animation, streaming video, or text or images which flash, pulsate, move, or scroll is prohibited. Each complete message must fit on one screen.
  - (b) One message/display may be brighter than another, but each individual message/display must be static in intensity.
  - (c) The content of a digital display must transition by changing instantly, with no transition graphics (e.g., no fade-out or fade-in).
  - (d) Default Design: The sign shall contain a default design which shall freeze the sign message in one position if a malfunction should occur.
5. Conversion of a permitted non-digital sign to a digital sign requires the issuance of a permit pursuant to §402.050.
6. The addition of any digital display to a nonconforming sign is prohibited.
7. Public Service Announcements: The owner of every digital sign is encouraged to coordinate with the local authorities to display, when appropriate, emergency information important to the traveling public including, but not limited to Amber Alerts or alerts concerning terrorist attacks or natural disasters.
8. Permits for illuminated signs will not be issued without an approved electrical permit if required. Applications for electrical permits shall be filed at the same time as the sign permit application.
  - (a) All work shall be completed in full compliance with the City Electrical Code.
  - (b) The electrical supply to all exterior signs, whether to the sign itself or to lighting fixtures positioned to illuminate the sign, shall be provided by means of concealed electrical cables. Electrical supply to freestanding signs shall be provided by means of underground cables.

- (c) The owner of any illuminated sign shall arrange for a certification showing compliance with the brightness standards set forth herein by an independent contractor and provide the certification documentation to the City as a condition precedent to the issuance of a sign permit.
9. Glare Control: Glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields, and baffles, and the appropriate application of fixture mounting height, wattage, aiming angle, and fixture placement. Vegetation screens shall not be employed to serve as the primary means for controlling glare.

**ARTICLE FIVE SIGNS PERMITTED IN PARTICULAR DISTRICTS**

**402.290. District A – Agricultural District**

1. One (1) unilluminated sign not larger than thirty-two (32) square feet in area and not to exceed twenty (20) feet in height pertaining to the sale, lease or identification of the premises upon which it is located or to the sale of products raised thereon.
2. Subdivision monument signs as provided in ARTICLE Two 402.140.1. (f)
3. One (1) unilluminated subdivision amenity sign shall be allowed within the subdivision; it shall not exceed sixteen (16) square feet in area and shall not exceed eight (8) feet in height.
4. Churches and other institutional uses may display one (1) unilluminated, semi-illuminated or indirectly illuminated detached sign showing names, activities and services therein. The sign shall not exceed forty (40) square feet in area and shall have a setback of ten (10) feet from any property line.
5. Permitted Temporary Signs
6. Exempt signs.

**402.300. Signs Permitted in Districts "R-1," "R-1A," "R-1B," "R-1C" And "R-2"**

1. Signs as permitted in Subsections ARTICLE Five 402.290.3. and ARTICLE Five 402.290.4. of District "A."
2. Permitted Temporary Signs
3. Exempt signs.

**402.310. Districts "R-3" And "R-4."**

1. Signs as permitted in Subsections ARTICLE Five 402.290.3. and ARTICLE Five 402.290.4. of District "A."
2. A multi-family development shall be permitted not more than one (1) unilluminated wall sign per building with a maximum sign area of twelve (12) square feet. In addition, a multi-family development shall be permitted one (1) unilluminated or indirectly illuminated detached sign for each entrance of the development. Such sign shall not exceed eight (8) feet in height and thirty-two (32) square feet in area. Said sign shall be maintained on private property no closer than ten (10) feet to any property line.

3. Permitted Temporary Signs
4. Exempt signs.

**402.320.** Districts "RO" And "CB."

1. Each office building shall be permitted not more than two (2) unilluminated or semi-illuminated wall signs, provided such signs shall indicate only the name of the building or establishments housed therein. No such sign shall have an overall area exceeding five percent (5%) of the area of the wall upon which it is mounted.
2. In lieu of one (1) of the above wall signs, each office building shall be permitted one (1) detached sign, provided such sign shall indicate only the name of the building or establishments housed therein. Such sign shall not exceed eight (8) feet in height and ten (10) square feet in area and shall be set back ten (10) feet from each side property line and five (5) feet from the front property line.
3. Each establishment or firm housed within an office building is allowed one (1) unilluminated, semi-illuminated or indirectly illuminated projecting, marquee or under canopy sign not exceeding three (3) square feet in area.
4. Not more than two (2) on-premises, unilluminated or indirectly illuminated subdivision monument signs per street with a maximum sign area of thirty-two (32) square feet and a maximum sign area height of four (4) feet. When a structure is used to support a sign, total area and height of the structure shall not exceed forty eight (48) square feet and six (6) feet, respectively. The structure of a subdivision monument sign forms the outside shape and includes any frame, border or base that forms an integral part of the display.

5. Permitted Temporary Signs
6. Exempt signs.

**402.330.** Districts "C-1," "C-2," "C-3," "M-1" And "M-2."

1. Unless otherwise provided, signs in these districts may be unilluminated, semi-illuminated or indirectly illuminated.
2. Each business or commercial establishment shall be permitted not more than three (3) wall or marquee signs provided the total area of signs on a facade shall not exceed ten percent (10%) of the total area of that facade.
3. In lieu of one (1) of the above wall or marquee signs, one (1) Projecting Sign or Under Canopy Sign shall be permitted.

4. In lieu of one (1) of the above attached signs, one (1) detached sign shall be permitted for each freestanding commercial building. It shall be set back not less than five (5) feet from the front property line and shall be set back from side property lines a distance not less than one-half (1/2) of the height of the sign. The maximum height of the detached sign shall be forty (40) feet, except in "M-1" and "M-2" zoning signs may be fifty (50) feet high. The gross area of detached signs shall not exceed three hundred (300) square feet in "C-1" and "C-2" zoning and seven hundred (700) square feet in "C-3," "M-1" and "M-2" zoning.
5. In lieu of one (1) detached sign, one (1) unilluminated, semi-illuminated or indirectly illuminated roof sign shall be permitted. A roof sign shall not exceed fifteen (15) feet above the roof and in no case shall the total height of the building and sign exceed the maximum allowable height for the zoning district. Roof signs shall not exceed the size limitations of detached signs.
6. A shopping center designed as one (1) unified entity and consisting of one (1) or several buildings, either attached or freestanding, shall be permitted one (1) detached sign identifying the entire center. All other signs in the center shall consist of wall, projecting, under canopy or marquee signs. The maximum height of the shopping center detached sign shall be twenty-five (25) feet.
7. Incidental signs are subject to the approval of the Planning Officer and shall not exceed nine (9) square feet in area.
8. Off-premises signs shall be permitted only along I-70:
  - (a) Off-premises signs shall be allowed in zones "C-1" through "M-2," inclusive, shall be allowed only on private property, and shall be set back from any building or property line a distance, measured from the front and back faces of the sign, equal to the height of the sign.
  - (b) Off-premises signs shall be separated by at least one thousand four hundred (1,400) feet.
  - (c) All off-premises signs shall comply with size requirements as specified by the Missouri State Highway Department.
  - (d) The maximum height of off-premises signs shall be forty-five (45) feet.
9. Not more than two (2) on-premises, unilluminated or indirectly illuminated subdivision monument signs per street with a maximum sign area of forty-eight (48) square feet and a maximum sign height of six (6) feet. When a structure is used to support a sign, total area and height of the structure shall not exceed seventy-two (72) square feet and nine (9) feet, respectively. The structure of a subdivision monument

sign forms the outside shape and includes any frame, border or base that forms an integral part of the display

10. Permitted Temporary Signs
11. Exempt signs.
12. The following sign types are allowed in Business and Industrial Districts, subject to the conditions herein:
  - (a) Permitted Temporary signs
  - (b) Exempt signs
  - (c) roof signs
  - (d) wall signs
  - (e) projecting signs
  - (f) monument signs
  - (g) Sandwich board signs. One sandwich board sign is permitted per front door entrance to a business or tenant space. Sandwich board signs shall have maximum dimensions of four feet tall and three feet wide and shall be located within 15 feet of the front door entrance of the business being advertised. Sandwich board signs may encroach on the public sidewalk but shall not be located in a manner that results in less than four feet of sidewalk walkway width or otherwise obstructs pedestrian traffic as determined by the sign official. Sandwich board signs must be removed from the public right-of-way whenever the business advertised is not open to the public.
  - (h) Nameplate signs up to two (2) square feet in area listing only the name and profession of an occupant in a commercial building.
13. No post sign shall be erected or constructed after the Effective Date, if, after the erection or construction of such sign, there will be more than one post sign for each 100 feet of highway frontage along any street or highway adjacent to the premises, or if there is at least one post sign for each premises. No post sign shall exceed 32 feet in height to the topmost point, as measured from the ground at the base of the sign, or as measured from the grade level at the street or highway adjacent to it, whichever is higher.
14. Roof Signs. The highest portion of any roof sign may not exceed more than 20 feet above the main roof or parapet of a building; provided, that the highest portion of any

roof sign shall not extend above the height limit of the zoning district in which it is located.

15. Projecting signs may be erected on any building; provided, that such signs shall not extend more than one foot into any public right-of-way and must be at least nine feet above the surface adjacent to the building. Projecting signs shall not extend more than six and one-half feet into any front, side or rear yard.
  - (a) *Material.* Unframed painted wood or metal panels hung from painted metal wall brackets. Wood signs with carved or sandblasted designs that are painted are also appropriate.
  - (b) *Color.* Sign colors should complement the paint scheme and masonry color of the building.
  - (c) *Lighting.* Shall be non-illuminated or externally illuminated with spotlights.
  - (d) *Location.* Bottom of sign eight (8) feet zero (0) inches above the sidewalk and below the building parapet or the second (2nd) floor windows.

#### 16. Wall Signs

- (a) *Material.* Painted on brick wall or on wood or metal panels.
- (b) *Lighting.* Wall signs may be externally illuminated with spotlights directed at the sign.
- (c) *Location.* Wall signs may not be located above the building parapet.

**402.340.** Signs permitted in Commercial and Industrial.

## **ARTICLE SIX**      **RULES FOR PARTICULAR USES**

### **402.350.**      **Service Stations.**

1. Each service station may have one single-faced or double-faced sign not exceeding 60 square feet per side of sign area or 20 square feet per gasoline type whichever is less. Such sign shall be restricted to stating the price and type of gasoline. Such sign, if free standing, shall be ganged.
2. Any such sign shall not be included in the calculated permitted sign area.
3. Gasoline type and price signs may be increased but such increase shall be counted against the sign area calculation.

### **402.360.**      **Churches, temples, synagogues and other places of worship.**

1. Churches, temples, synagogues, and other places of worship located in residential zoned areas shall be permitted one freestanding monument sign no larger than 80 square feet. Such sign may be internally or externally illuminated and contain changeable (but not digital) type.
2. Churches, temples, synagogues and other places of worship shall be permitted one bulletin board type sign attached to the building, no larger than 15 square feet.

## ARTICLE SEVEN ENFORCEMENT

### 402.370. Nonconforming signs.

1. Discontinuance of Uses. In all districts, the lawful use of a sign existing at the time of the effective date of this ordinance may be continued although such use does not conform to the provisions hereof. If no structural alterations are made or any sign face is changed, a nonconforming use of a sign may be changed to another nonconforming use of the same or of a more restricted classification. Whenever a nonconforming use has been changed to a more restricted use or to a conforming use, such use shall not thereafter be changed to a less restricted use.
2. Nonconforming Use Created by Sign Amendment. In all districts, whenever the use of a sign becomes nonconforming through a change in the Sign Code, such use may be continued and if no structural alterations are made, it may be changed to another nonconforming use of the same or of a more restricted classification.
3. Abandonment.
  - (a) Abandonment defined. If any sign shall become abandoned, in a manner defined herein, such sign is declared a public nuisance by reason that continued lack of use results in lack of reasonable and adequate maintenance, thereby causing deterioration and creating a blighting influence on nearby properties. An abandoned sign shall be any sign that meets any of the following conditions:
    - (i) Any sign that remains after the termination of its associated business or other use. A business or other use shall be considered terminated if it has ceased operations for at least 365 consecutive days.
    - (ii) Abandoned sign means a sign that no longer correctly identifies, exhorts, or advertises any person, business, lessor, lessee owner, product, or activity conducted or available on or off the premises on which such sign is located.
    - (iii) Any sign that is not maintained in accordance with the ARTICLE One 402.070.
  - (b) Determination of abandonment. When the Building Inspector finds, upon investigation, that a sign has been abandoned, the Building Inspector shall follow the enforcement process in accordance with **Chapter 215**.
  - (c) Abandoned signs shall be considered a nuisance.
4. Right to remove. If the sign is not removed as ordered, the same may be removed by the municipality at the expense of the owner of the realty upon which the sign is

located. If the municipality is not reimbursed for the cost of removal with 30 days of such removal, the amount thereof shall be certified to the County Collector for collection as a special assessment against the property upon which such sign is located.

5. Enlargement, Extension, Reconstruction and/or Alteration. No sign in any district devoted to a use not permitted by this Sign Code in the district in which such sign is located, except when required to do so by law or order, shall be enlarged, extended, reconstructed or structurally altered, unless such use is changed to a use permitted in the district in which such sign is located.
6. Damage by Fire, Explosion, Act of God, Etc. In any district, when fire, explosion, act of God, or the public enemy damages a sign, the use of which does not conform to the provisions of this Sign Code; it shall not be restored except in conformity with the sign regulations.

**402.380.** Stop work order.

1. The Building Inspector may issue a stop work order when any person, business or corporation has failed to purchase a permit, if required, prior to the erection of any sign, or when a sign is being erected or altered in violation of a permit or in violation of this chapter.
2. Any person, after having been advised of the issuance of a stop work order, who continues to work on such a sign shall be guilty of an ordinance violation. The penalty for violation shall be a fine of not less than two hundred dollars (\$200) and up to five days in jail. Each person so working shall be separately liable.
3. The police department shall assist the Building Inspector with enforcing this section.

**402.390.** Removal of signs.

1. It shall be the duty of any owner, person or corporation to remove any and all advertising signs within 60 days of the closing of a business.
2. Any sign on city property or public right-of-way unlawfully shall be subject to immediate removal.



Project Street Address

**1116 NW CHRISMAN FARM RD**

City

**Grain Valley**

State

**MO**

Zip Code

**64029**

Lot #

**43**

Subdivision

**EAST KANSAS CITY INDUSTRIAL PARK 16TH PLAT**

Zoning District

**C-2 General Business District**

First Name

**RV RETAILER MISSOURI REAL ESTATE LLC**

Last Name

**RV RETAILER MISSOURI REAL ESTATE LLC**

Phone Number

**(954) [REDACTED]**

Street Address

**301 E LAS OLAS BLVD**

City

**FORT LAUDERDALE**

State

**FL**

Zip Code

**33301**

Please provide a legal description of subject property

**A TRACT OF LAND BEING PART OF LOT 43, EAST KANSAS CITY INDUSTRIAL PARK, 16TH PLAT, A SUBDIVISION LOCATED IN PART OF SECTION 27, TOWNSHIP 49 NORTH, RANGE 30 WEST, CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 43, THENCE ALONG THE WEST LINE OF SAID LOT 43, NORTH 01°39'33" EAST, 201.81 FEET, TO THE POINT OF BEGINNING;**

THENCE FROM THE POINT OF BEGINNING, ALONG THE LINES OF SAID LOT 43, THE FOLLOWING CALLS AND DISTANCES, NORTH 01°39'33" EAST, 250.00 FEET; THENCE NORTH 88°20'22" WEST, 417.47 FEET; THENCE NORTH 01°39'30" EAST, 54.69 FEET; THENCE NORTH 45°12'55" EAST, 482.38 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NW EAST KC INDUSTRIAL BOULEVARD, AS NOW ESTABLISHED; THENCE CONTINUING ALONG THE LINES OF SAID LOT 43 AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 44°47'05" EAST, A CURVE RADIUS OF 530.00 FEET, A CURVE LENGTH OF 401.66 FEET, A CHORD BEARING OF SOUTH 66°29'44" EAST, AND A CHORD LENGTH OF 392.12 FEET; THENCE CONTINUING ALONG THE LINES OF SAID LOT 43 AND SAID RIGHT-OF-WAY LINE, SOUTH 88°12'23" EAST, 222.17 FEET; THENCE CONTINUING ALONG SAID LINES, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 38.00 FEET, A CURVE LENGTH OF 59.69 FEET, A CHORD BEARING OF SOUTH 43°12'23" EAST, AND A CHORD LENGTH OF 53.74 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CHRISMAN FARM ROAD, AS NOW ESTABLISHED; THENCE CONTINUING ALONG THE LINES OF SAID LOT 43 AND THE WEST RIGHT-OF-WAY LINE OF SAID CHRISMAN FARM ROAD, SOUTH 01°47'37" WEST, 471.03 FEET; THENCE LEAVING THE LINES OF SAID LOT 43 AND SAID WEST RIGHT-OF-WAY LINE, NORTH 88°12'23" WEST, 537.86 FEET, TO THE POINT OF BEGINNING, AND CONTAINS 8.92 ACRES.

Please depict general location of site

 Loading map...

Please upload the preliminary development/site development plan

 EKCIP\_Rezoning Description\_2026-02-18.pdf

Please provide a written description of the proposal

**Rezoning of a portion of 37-440-04-01-00-0-00-000**

**Address:**

1116 NW CHRISMAN FARM RD  
GRAIN VALLEY, MO 64029

Please upload proof of ownership or control of property (affidavit, deed, contract, lease) or permission from property owner

 Purchase Agreement REDACTED\_Redacted.pdf

Property Owner First Name	Property Owner Last Name	Street Address	City	State	Zip Code
NORTH OAK SAFETY STORAGE LLC	NORTH OAK SAFETY STORAGE LLC	1120 Eagles Ridge Blvd	Grain Valley	MO	64029
CROSSROADS CHURCH... A COMMUNITY OF HOPE	CROSSROADS CHURCH... A COMMUNITY OF HOPE	900 NW JEFFERSON ST GRAIN VALLEY MO 64029	GRAIN VALLEY	MO	64029
EAST KANSAS CITY INDUSTRIAL PARK LLC	EAST KANSAS CITY INDUSTRIAL PARK LLC	1120 Eagles Ridge Blvd	Grain Valley	MO	64029
TRAILERS R WE INC	TRAILERS R WE INC	26697 W 100TH PL	olathe	KS	66061
BLUE SPRINGS SAFETY STORAGE SOUTH II LLC	BLUE SPRINGS SAFETY STORAGE SOUTH II LLC	1120 Eagles Ridge Blvd	Grain Valley	MO	64029
EMERALD RIDGE CONTRACTING LLC	EMERALD RIDGE CONTRACTING LLC	15517 N BALES RD	Smithville	MO	64089
LEES SUMMIT SAFETY STORAGE EAST LLC	LEES SUMMIT SAFETY STORAGE EAST LLC	1120 Eagles Ridge Blvd	Grain Valley	MO	64029
GRAIN VALLEY SAFETY STORAGE LLC	GRAIN VALLEY SAFETY STORAGE LLC	1120 Eagles Ridge Blvd	Grain Valley	MO	64029
WARD DEVELOPMENT & INVESTMENT CO	WARD DEVELOPMENT & INVESTMENT CO	1120 Eagles Ridge Blvd	Grain Valley	MO	64029

What type of project is this?

**Rezoning**

Please provide a description of the project

**Rezoning a portion of the property**

Company Name

**EAST KANSAS CITY INDUSTRIAL PARK, L.L.C.**

---

Street Address

**1120 Eagles Ridge Blvd**

---

City

**Grain Valley**

---

State

**MO**

---

Zip Code

**64029**

---

## Signature

I understand and agree that as a condition to the issuance of this permit the permittee shall agree to defend, indemnify, and hold harmless the City, its officers, employees, and agents, from any and all suits, claims, or liabilities caused by or arising out of any use authorized by any such permit. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction and that I make this statement under penalty of perjury.

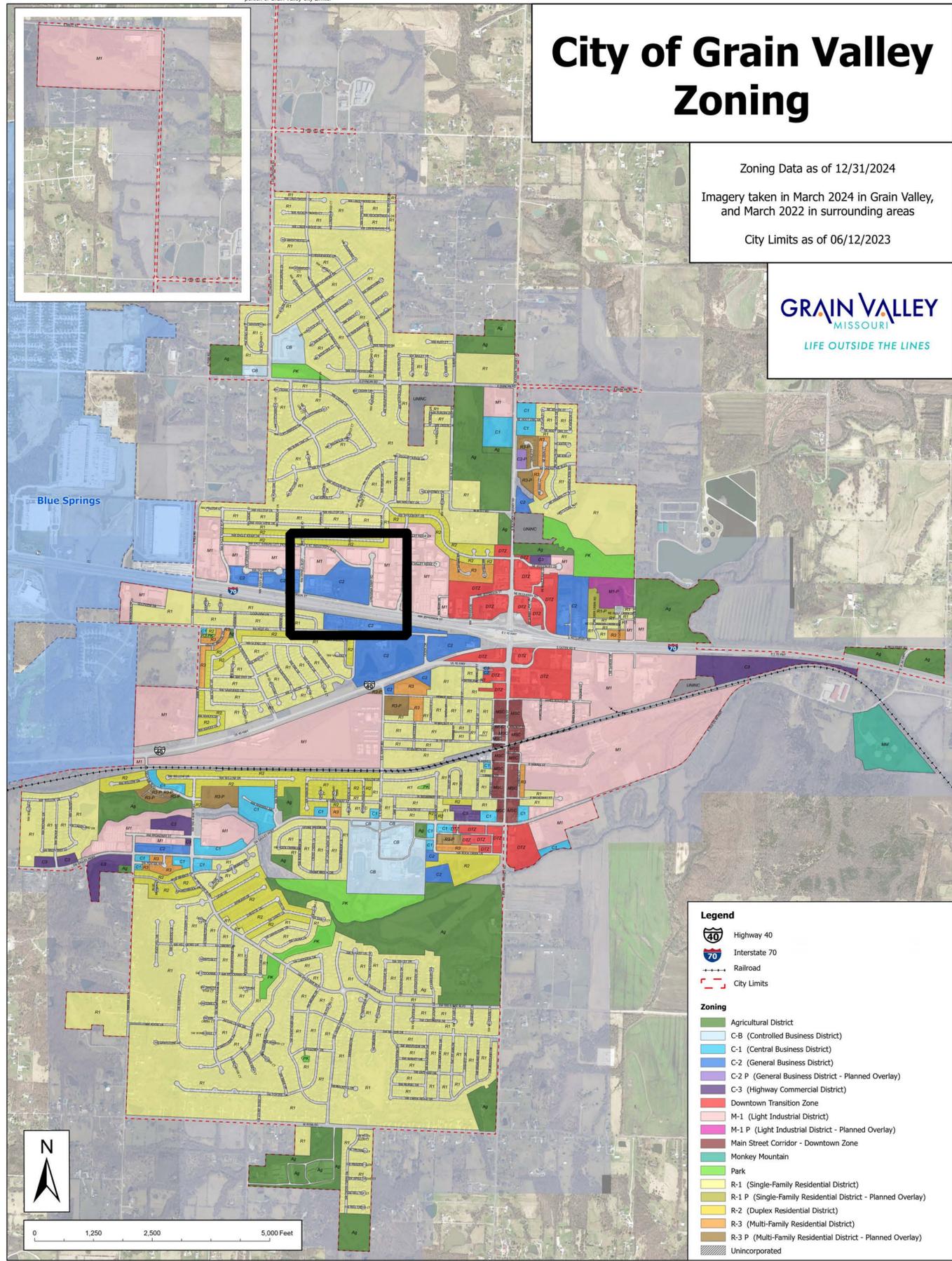
Electronically Signed

**Bryan [REDACTED], VP - 02/24/2026 10:27 am**

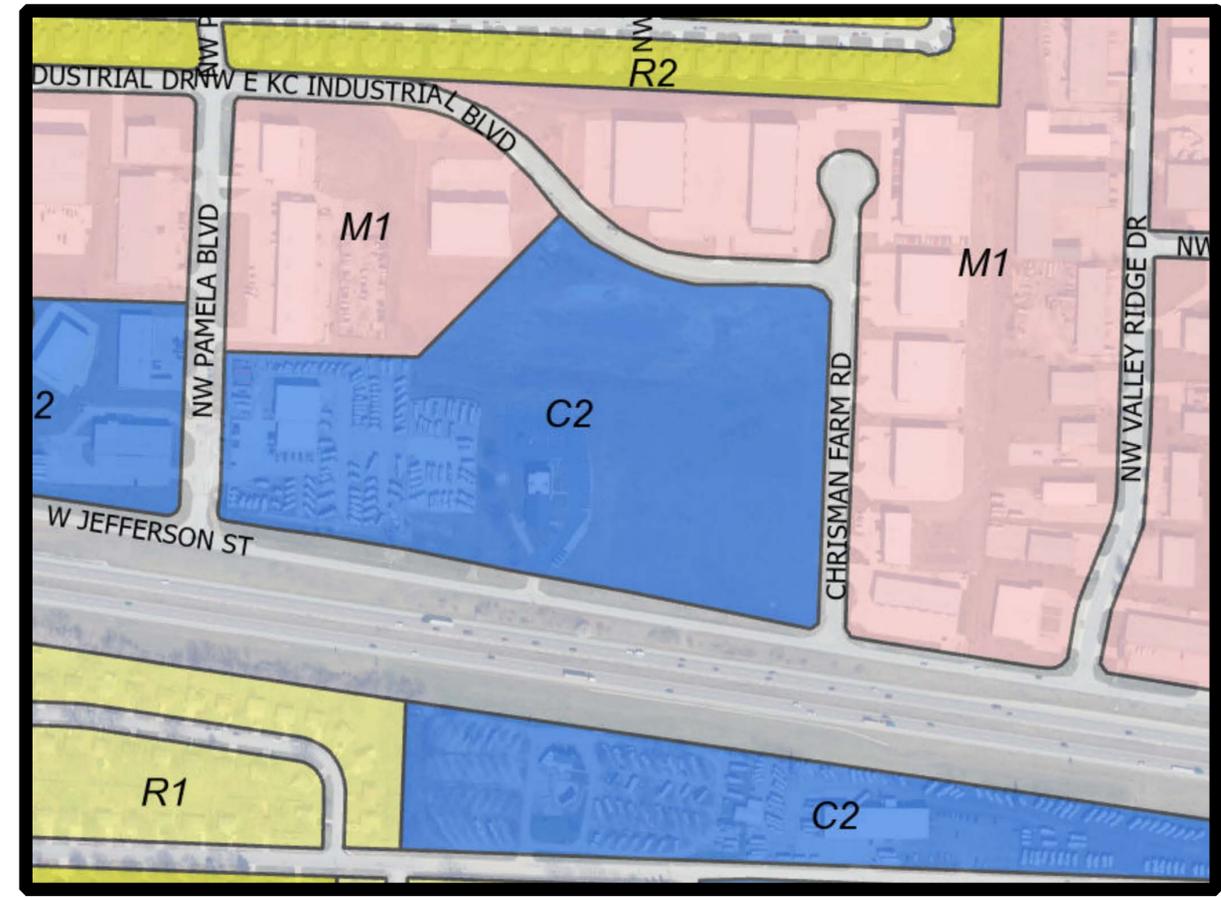
See the inset map for northern portion of Grain Valley City Limits.

# City of Grain Valley Zoning

Zoning Data as of 12/31/2024  
 Imagery taken in March 2024 in Grain Valley, and March 2022 in surrounding areas  
 City Limits as of 06/12/2023



- Legend**
- Highway 40
  - Interstate 70
  - Railroad
  - City Limits
- Zoning**
- Agricultural District
  - C-B (Controlled Business District)
  - C-1 (Central Business District)
  - C-2 (General Business District)
  - C-2 P (General Business District - Planned Overlay)
  - C-3 (Highway Commercial District)
  - Downtown Transition Zone
  - M-1 (Light Industrial District)
  - M-1 P (Light Industrial District - Planned Overlay)
  - Main Street Corridor - Downtown Zone
  - Monkey Mountain
  - Park
  - R-1 (Single-Family Residential District)
  - R-1 P (Single-Family Residential District - Planned Overlay)
  - R-2 (Duplex Residential District)
  - R-3 (Multi-Family Residential District)
  - R-3 P (Multi-Family Residential District - Planned Overlay)
  - Unincorporated









**STAFF REPORT – REZONING EKC INDUSTRIAL PARK 16<sup>th</sup> Plat**  
**March 6, 2026**

**ACTION:**

Rezoning- Requesting rezoning East Kansas City Industrial Park 16th Plat. Lot 43 approximately 8.92 acres. Current zoning is C-2 and proposed zoning would be C-2 and M-1.

**BACKGROUND:** East Kansas City Industrial Park was originally platted in 2022. It was originally sold as one approximately 11.93 lot.

**PURPOSE:** The applicant has filed an application that would rezone approximately 8.92 acres of the 11.93 acre lot to be M-1 Light Industrial. With approximately 3.01 acres remaining C-2 General Business District. This would allow flexibility in the uses and allow for additional lots to be added to the development.

**PUBLIC INFORMATION AND PROCESS:**

Public notice was given in the Examiner on Wednesday, February 25, 2026 and by letter to property owners of records within 185 feet of the applicant's property. The Public Hearing March 11, 2026.

**STAFF RECOMMENDATION:**

The change of zoning to M-1 would be appropriate given this site is mostly surrounded by M-1 zoning currently. This investment will yield a benefit to the city in property taxes and jobs instead of vacant ground.

Staff recommends approval.

Grain Valley Community Development

Printed: 03/02/2026

S Seymour Road

Permit/License #

02/09/2026 - 02/08/2027

4563305

Planning and Zoning

Reference Number

General

892f3310-f251-11f0-adc4-af030820eef8

Application Status

Status

Under Review

Active

### Application Review Status

Pre-Review	Approved	Date Submitted
Planning and Zoning	Not Reviewed	01/15/2026
Final-Review	Not Reviewed	

### Fees

### Payments

Rezoning	\$500.00	02/09/2026	Check [REDACTED]	\$500.00
<b>Subtotal</b>	<b>\$500.00</b>	<b>Total Paid</b>		<b>\$500.00</b>
<b>Amount Paid</b>	<b>\$500.00</b>			
<b>Total Due</b>	<b>\$0.00</b>			

### Application Form Data

(Empty fields are not included)

First Name

Bryan [REDACTED]

Last Name

[REDACTED]

Phone Number

[REDACTED]

Email

[REDACTED]

Do you have an additional contact person?

No

Project Street Address

**S Seymour Road**

City

**Grain Valley**

State

**MO**

Zip Code

**64029**

Zoning District

**A Agricultural District**

First Name

**Bryan** [REDACTED]

Last Name

[REDACTED]

Phone Number

[REDACTED]

Street Address

**1120 Eagles Ridge Blvd**

City

**Grain Valley**

State

**MO**

Zip Code

**64029**

Please provide a legal description of subject property

**SEC-26 TWP-49 RNG---30---PT SE 1/4 DAF: BEG SE COR SE 1/4 TH N 219.39' TH S 85 DEG W 68.19' ALG C/L SNI-A-BAR CREK TH N 52 DEG W 95.81' TH N 27 DEG W 100.98' TH N 04 DEG E 129.16' TH N 18 DEG E 75.43' TH N 04 DEG E 61.46' TH N 64 DEG E 102.63' TH N 61 DEG E 62.39' TH N 213.34' TH N 88 DEG W 1303' MOL TH S 347.99' TH S 88 DEG 34 MIN 27 SEC W 1162.72' TO TRU POB (EX PT IN ROW) & (KNOWN AS PT TR 6 CERT SUR T-9 PG-22)**

**AND**

**SEC-26 TWP-49 RNG-30---PT SE 1/4 SE 1/4 DAF: BEG 899.43' N OF SE COR SE 1/4 TH W 1303' MOL TH N 429.89' ALG E ROW SEYMOUR RD TH E 690' MOL TH S 56 DEG E 268.79' ALG CEN LI SWINEY BRANCH TH S 59 DEG E 84.09' TH S 74 DEG E 51.17' TH S 86 DEG E 76.36' TH N 64 DEG E 91.21' TH N 56 DEG E 133.18' TH S 348.2' TO POB (KNOWN AS TRACT-5 CERT SUR T-9 PG-22)**

Please depict general location of site

Please upload the preliminary development/site development plan

-  SYMOROUR INDUSTRIAL PARK FLOOD PLAIN EXHIBIT-11-21-25.pdf
-  SYMOROUR INDUSTRIAL PARK FINAL PLAN-11-21-25.pdf
-  SYMOROUR INDUSTRIAL PARK REZONING MAP-11-21-25.pdf

Please provide a written description of the proposal

**Rezoning, site plan, final plat**

Please upload proof of ownership or control of property (affidavit, deed, contract, lease) or permission from property owner

-  S SEYMOUR RD.jpg

Property Owner First Name	Property Owner Last Name	Street Address	City	State	Zip Code
Ward Development and Investment CO	Ward Development and Investment CO	1120 Eagles Ridge Blvd	Grain Valley	MO	64029
JEFF LESLIE CONSTRUCTION INC	JEFF LESLIE CONSTRUCTION INC	PO BOX 3008	Grain Valley	MO	64029
A4 HOLDINGS LLC	A4 HOLDINGS LLC	PO BOX 6645	Lee's Summit	MO	64064
CBAR ASSET COMPANY LLC	CBAR ASSET COMPANY LLC	401 CONGRESS AVE FL 33RD	Austin	TX	78701

Property Owner First Name	Property Owner Last Name	Street Address	City	State	Zip Code
CREEKSIDE REAL ESTATE LLC	CREEKSIDE REAL ESTATE LLC	4131 MULBERRY DR STE 200	Kanas City	MO	64116
BAF ASSETS 5 LLC	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746
SHEKEL ODED	SHEKEL ODED	672 BEND DR	SUNNYVALE	CA	94087
John	Wilson	726 E COLORADO AVE	GLENDORA	CA	91740-4495
CITIES SERVICE GAS COMPANY 74101	CITIES SERVICE GAS COMPANY	PO BOX 3288	TULSA	OK	74101
WARD DAVID L & SANDRA L	WARD DAVID L & SANDRA L	35004 E MCQUERRY RD	OAK GROVE	MO	64075
THE GRAIN VALLEY CEMETERY	THE GRAIN VALLEY CEMETERY	6904 S ARNETTE RD	GRAIN VALLEY	MO	64029
CITY GRAIN VALLEY PARKS	CITY GRAIN VALLEY PARKS	711 MAIN ST	GRAIN VALLEY	MO	64029
CITY OF BLUE SPRINGS	CITY OF BLUE SPRINGS	903 MAIN ST	BLUE SPRINGS	MO	64015

What type of project is this?

**Rezoning**

Please provide a description of the project

**Rezoning, site plan and plat**

Company Name

**Ward Development and Investment Co**

Street Address

**1120 Eagles Ridge Blvd**

City

**Grain Valley**

State

**MO**

Zip Code

**64029**

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## Signature

I understand and agree that as a condition to the issuance of this permit the permittee shall agree to defend, indemnify, and hold harmless the City, its officers, employees, and agents, from any and all suits, claims, or liabilities caused by or arising out of any use authorized by any such permit. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction and that I make this statement under penalty of perjury.

Electronically Signed

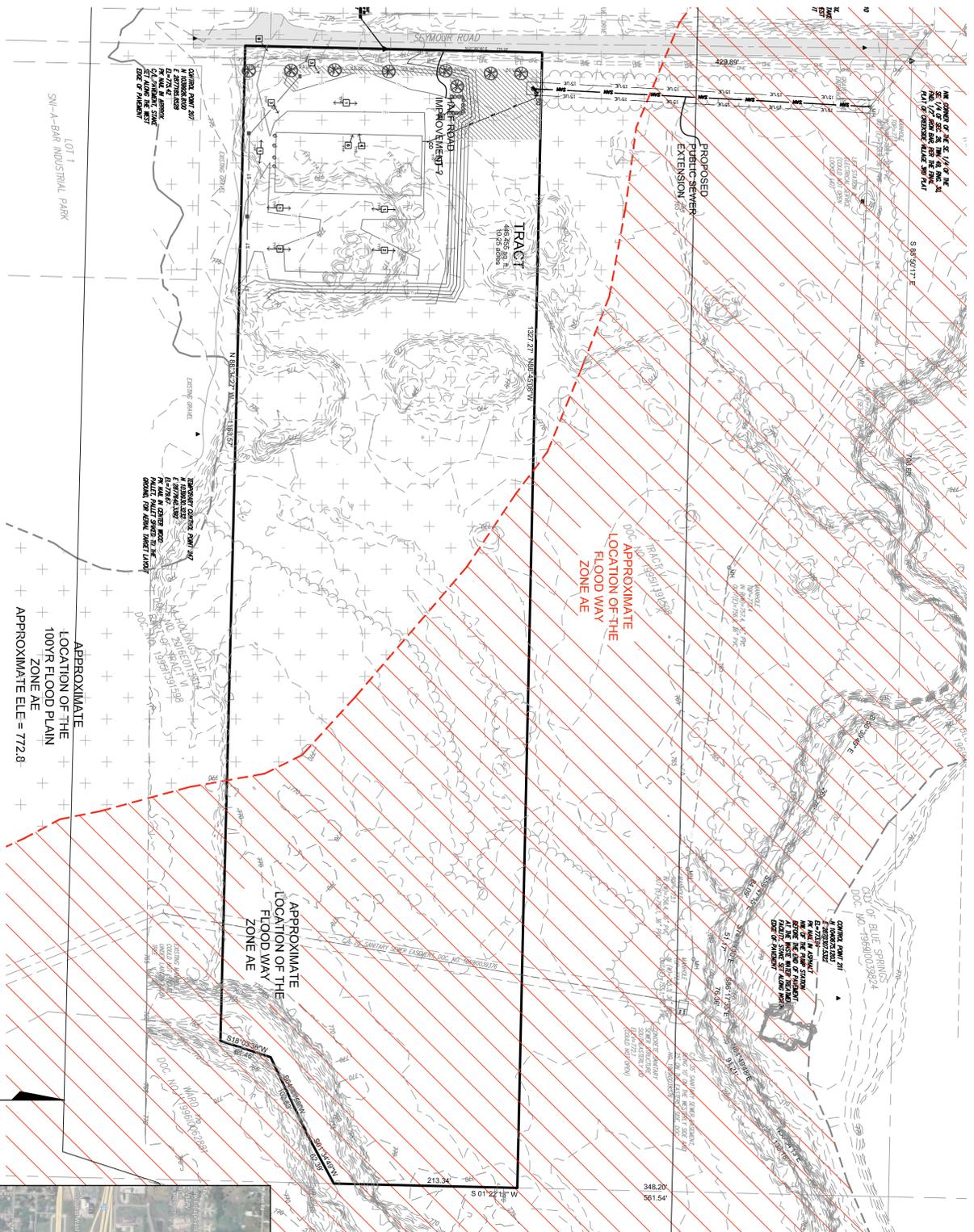
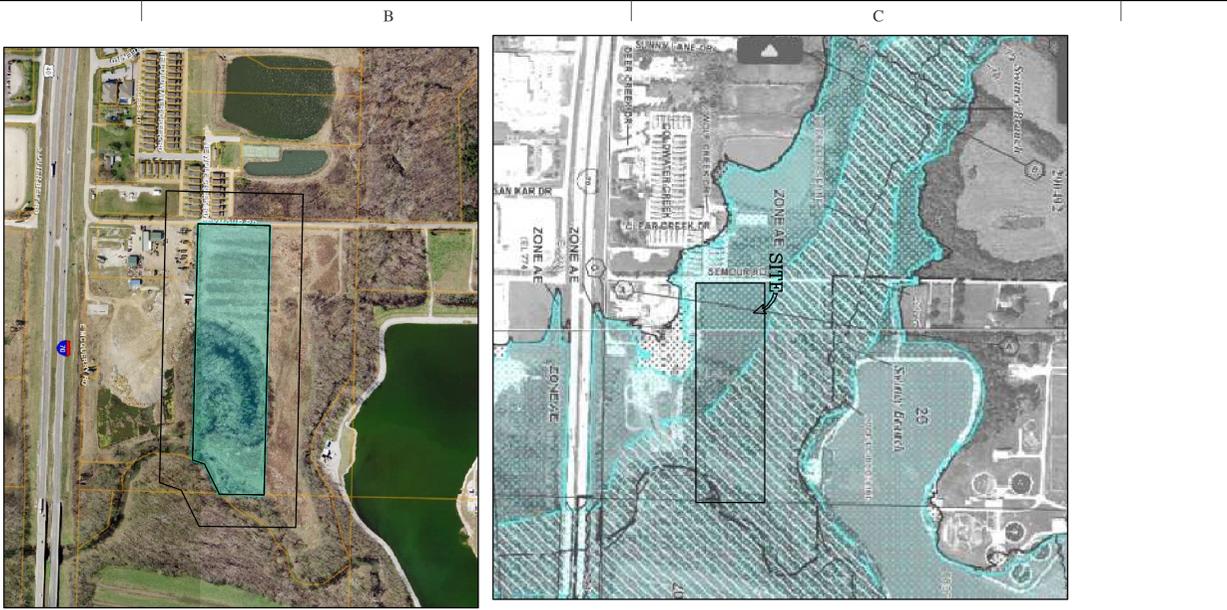
Bryan [REDACTED], VP - Invalid date



# FLOOD PLAIN EXHIBIT

## SEYMOUR RD INDUSTRIAL PARK

### GRAIN VALLEY, JACKSON COUNTY, MISSOURI



**LOCATION MAP**

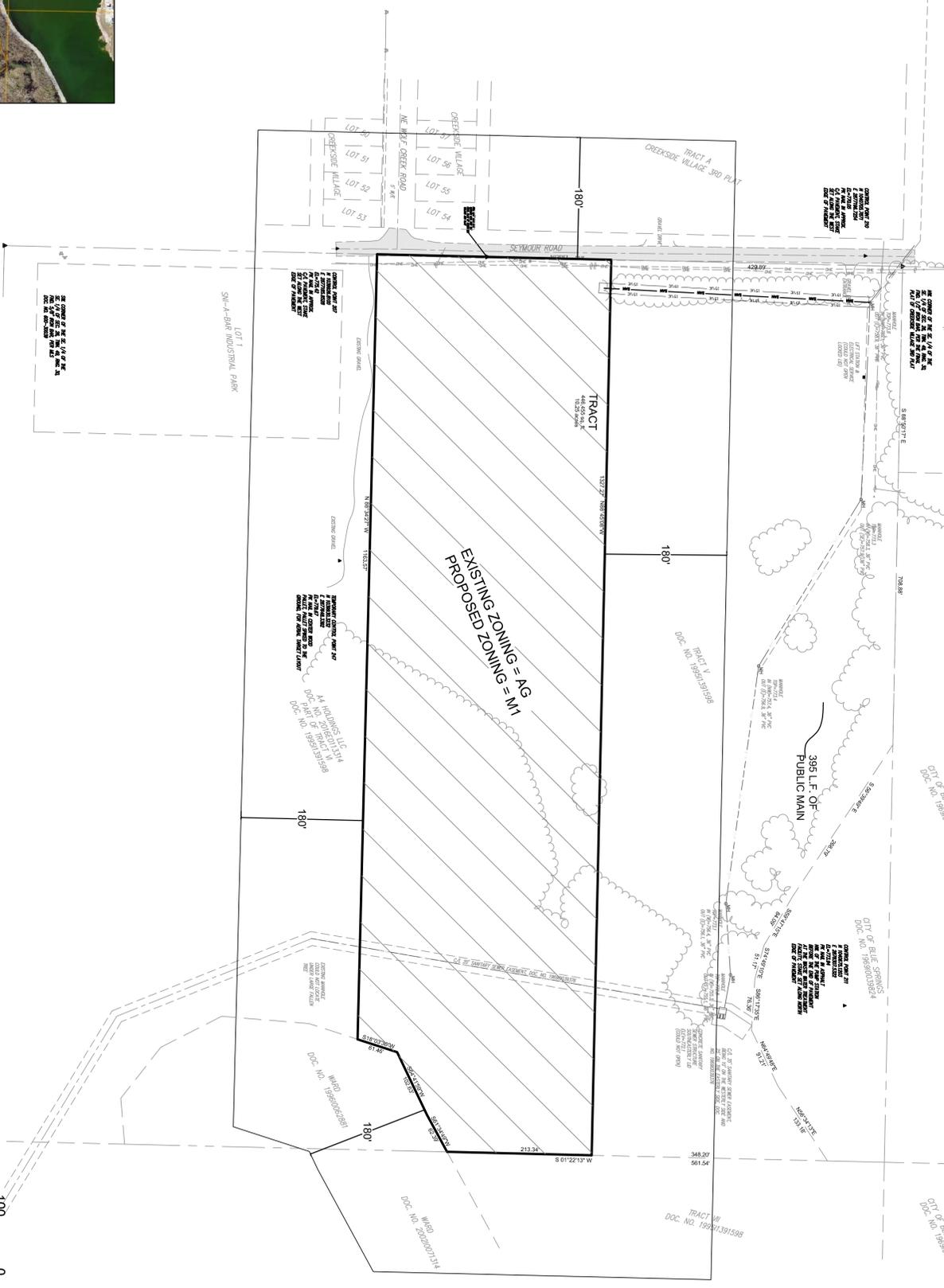
# FLOOD PLAIN EXHIBIT

<p><b>Quist Engineering, Inc</b> Civil Engineering for Residential &amp; Commercial Site Development</p> <p>821 NE Columbus St. Lee's Summit, Missouri 64063 Phone: (816) 550-5675 email: rwaquist@quistengineering.com</p>	<p><b>SEYMOUR INDUSTRIAL PARK</b> GRAIN VALLEY, JACKSON COUNTY, MISSOURI</p>
<p>COPYRIGHT © 2025</p> <p>1ST ISSUE</p> <p>11-20-25</p> <p>REVISIONS</p> <p>9-6-23</p> <p>SHEET NO.</p> <p><b>C202</b></p> <p>PROJECT CONTACTS: ROBERT WALQUIST, P.E. 821 NE COLUMBUS ST LEE'S SUMMIT, MISSOURI 64063 PHONE: (816) 550-5675</p>	<p>JOB NO.</p> <p>EC25-307</p>

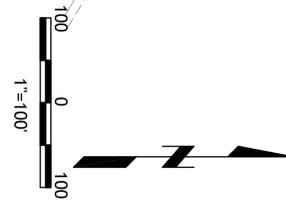
# RE ZONING MAP FOR SEYMOUR RD INDUSTRIAL PARK GRAIN VALLEY, JACKSON COUNTY, MISSOURI

LINE LEGEND	
PROPOSED	EXISTING
Storm Line	Storm Line
Sewery Line	Sewery Line
Water Line	Water Line
Building Line	Building Line
Gas Line	Gas Line
4" Sewer	4" Sewer
2" Curb	2" Curb
Outline	Outline
Tree Line	Tree Line
Face Line	Face Line
Gas Line	Gas Line
Overhead Telephone Line	Overhead Telephone Line
Underground Telephone Line	Underground Telephone Line
Overhead Electrical Line	Overhead Electrical Line
Underground Electrical Line	Underground Electrical Line

SYMBOL LEGEND	
PROPOSED	EXISTING
MH	MHO
Manhole	Manhole
CU	CU
Curb Inlet	Curb Inlet
JB	JB
Junction Box	Junction Box
FI	FI
Field Inlet	Field Inlet
FES A	FESA
Flared End Section	Flared End Section
PH	PH
Fire Hydrant	Fire Hydrant
BO	BO
Blow Off	Blow Off
WV	WV
Water Valve	Water Valve
WM	WM
Water Meter	Water Meter
WCO	WCO
Water Control	Water Control
Shedule	Shedule
Utility Pole	Utility Pole
Gay Wire	Gay Wire
Electric Transformer	Electric Transformer
Telephone Pedestal	Telephone Pedestal
Cable Pedestal	Cable Pedestal
Open Out	Open Out



- SITE NOTES:
- TOTAL LOT AREA = 10.25ac
  - EXISTING ZONING = AG
  - PROPOSED ZONING - M1
  - PROPOSED 11,900SF BUILDING
  - REQUIRED PARKING  
TOTAL WAREHOUSE = 11,900sf / 3,000 = 4STALLS  
ESTIMATED EMPLOYEES = 10  
TOTAL REQUIRED STALLS = 14
  - PROPOSED STALLS = 35



LEGAL DESCRIPTION (SOUTH PARCEL, SEYMOUR ROAD): ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 49, RANGE 30, IN JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 01 DEGREES 20 MINUTES 16 SECONDS EAST, ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 350.00 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 20 MINUTES 16 SECONDS EAST, A DISTANCE OF 345.31 FEET; THENCE SOUTH 88 DEGREES 45 MINUTES 08 SECONDS EAST, A DISTANCE OF 1327.27 FEET; THENCE SOUTH 01 DEGREES 22 MINUTES 13 SECONDS WEST, A DISTANCE OF 213.34 FEET; THENCE SOUTH 61 DEGREES 34 MINUTES 49 SECONDS WEST, A DISTANCE OF 62.39 FEET; THENCE SOUTH 64 DEGREES 41 MINUTES 59 SECONDS WEST, A DISTANCE OF 102.63 FEET; THENCE SOUTH 18 DEGREES 03 MINUTES 36 SECONDS WEST, A DISTANCE OF 61.46 FEET; THENCE NORTH 88 DEGREES 34 MINUTES 27 SECONDS WEST, A DISTANCE OF 1163.57 FEET, TO THE POINT OF BEGINNING, CONTAINING 10.24 ACRES.



LOCATION MAP

## RE ZONING MAP

PROJECT CONTACTS: ROBERT WALQUIST, P.E.  
821 NE COLUMBUS ST  
LEE'S SUMMIT, MISSOURI 64063  
PHONE: (816) 550-5675

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email: rwalquist@quistengineering.com

# SEYMOUR INDUSTRIAL PARK GRAIN VALLEY, JACKSON COUNTY, MISSOURI



**STAFF REPORT – REZONING SEYMORE RD INDUSTRIAL PARK**  
**March 6, 2026**

**ACTION: Rezoning-** Requesting rezoning Seymore RD Industrial Park, approximately 10.25 acres. On the east side of Seymore Road approximately one quarter mile north of Mcquerry Road. The current property is zoning district Agricultural and the proposed zoning district would be M-1.

**BACKGROUND:** This land was annexed into the city limits in 1996 and has remained as agricultural zoning.

**PURPOSE:** The applicant has filed an application for rezoning to M-1 Light Industrial zoning with the intent to build a facility on the land for business purposes.

**PUBLIC INFORMATION AND PROCESS:**

Public notice was given in the Examiner on Wednesday, February 25, 2026 and by letter to property owners of records within 185 feet of the applicant's property. The Public Hearing March 11, 2026.

**STAFF RECOMMENDATION:**

The change of zoning to M-1 would be appropriate given this site is in the designated floodplain and significant investment is needed to develop the property. The land is mostly surrounded by other M-1 properties. This investment will yield a benefit to the city in property taxes and jobs instead of vacant ground.

Staff recommends approval.