

Ord. No. 260574

Text Amendments, Section 88-445-09 and 88-445-11

June 30, 2026

Neighborhood, Planning & Development Committee



Section 88-445-09 Signs in the PO (Pedestrian Overlay)

Monument signs, electronic, digital, and motorized signs, changeable copy panels, and outdoor advertising signs are prohibited in this district.

Proposed Text Amendment

Monument signs, electronic, digital, and motorized signs, changeable copy panels, and outdoor advertising signs are prohibited in this district. **Notwithstanding this prohibition, monument signs may be approved through a Council Approved Signage Plan.**

Section 88-445-11 Council Approved Signage Plan

- Unified architectural statement
- Flexibility (size, height, number, type)
- Used for large or unique development

Existing 88-445-11- Applicability

88-445-11-B. APPLICABILITY

1. An applicant may apply for Council Approved Signage Plan approval for any property zoned B3, B4 D, UR, M, MPD SC, or KCIA having a minimum of 10 contiguous acres of area, except that the minimum zoning and acreage requirement shall not apply to property within the downtown loop and except that the minimum acreage requirement shall not apply to any property located along an interstate highway within one mile of a sports complex stadium. Approval of a Council Approved Signage Plan shall require findings specific to the request that reflect the land use and design elements which specifically relate to the special circumstances associated with the application.

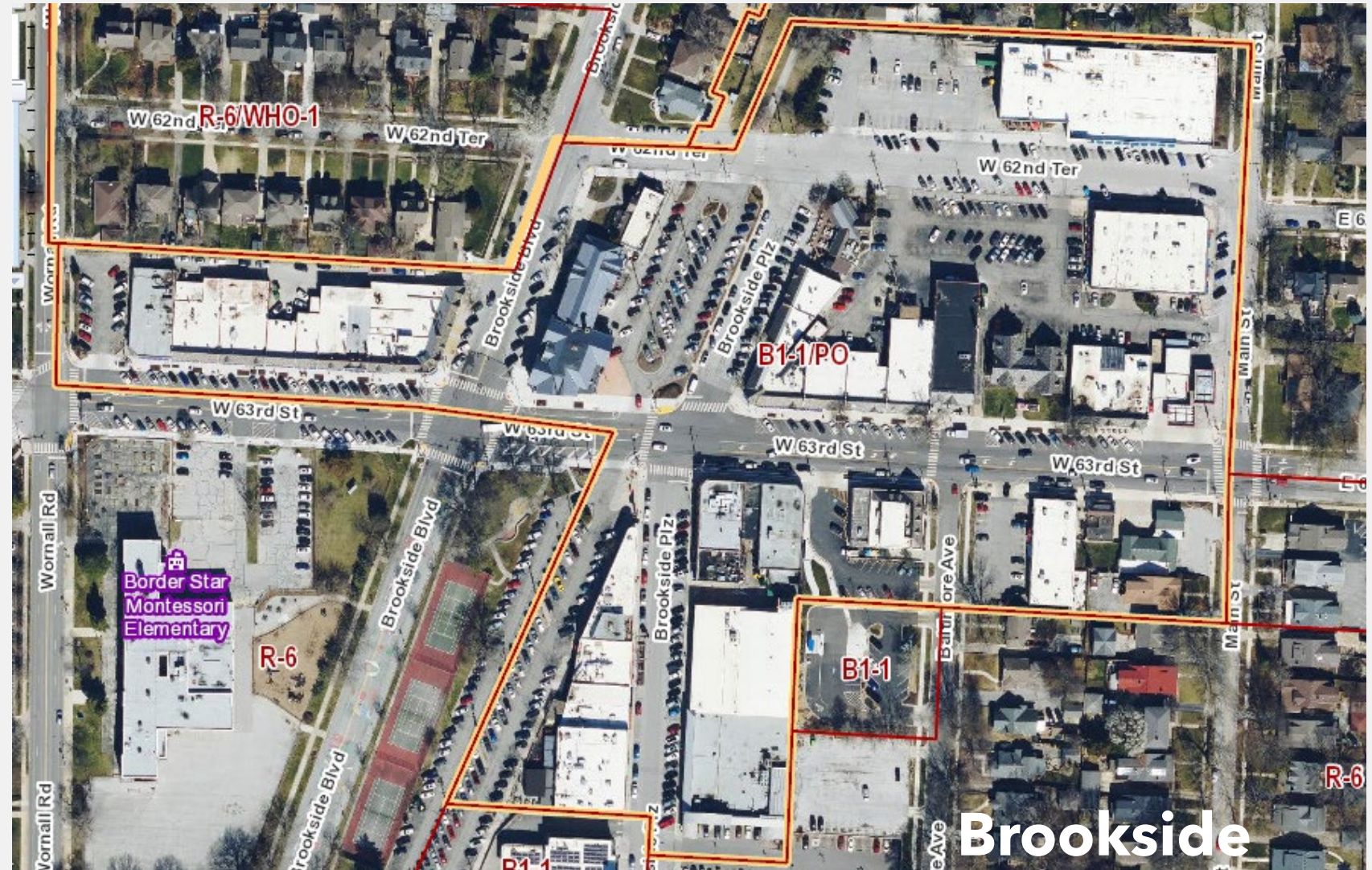
Map Symbol	District Name
O	Office
B1	Neighborhood Business 1
B2	Neighborhood Business 2
B3	Community Business
B4	Heavy Business/Commercial4

Proposed Text Amendment

Section 88-445-11-B. APPLICABILITY

An applicant may apply for Council Approved Signage Plan approval for any property zoned B1, B2, B3, B4, D, UR, M, MPD, SC, or KCIA having a minimum of 10 contiguous acres of area, except that the minimum zoning and acreage requirement shall not apply to property within the downtown loop and except that the minimum acreage requirement shall not apply to any property located along an interstate highway within one mile of a sports complex stadium. Approval of a Council Approved Signage Plan shall require findings specific to the request that reflect the land use and design elements which specifically relate to the special circumstances associated with the application.

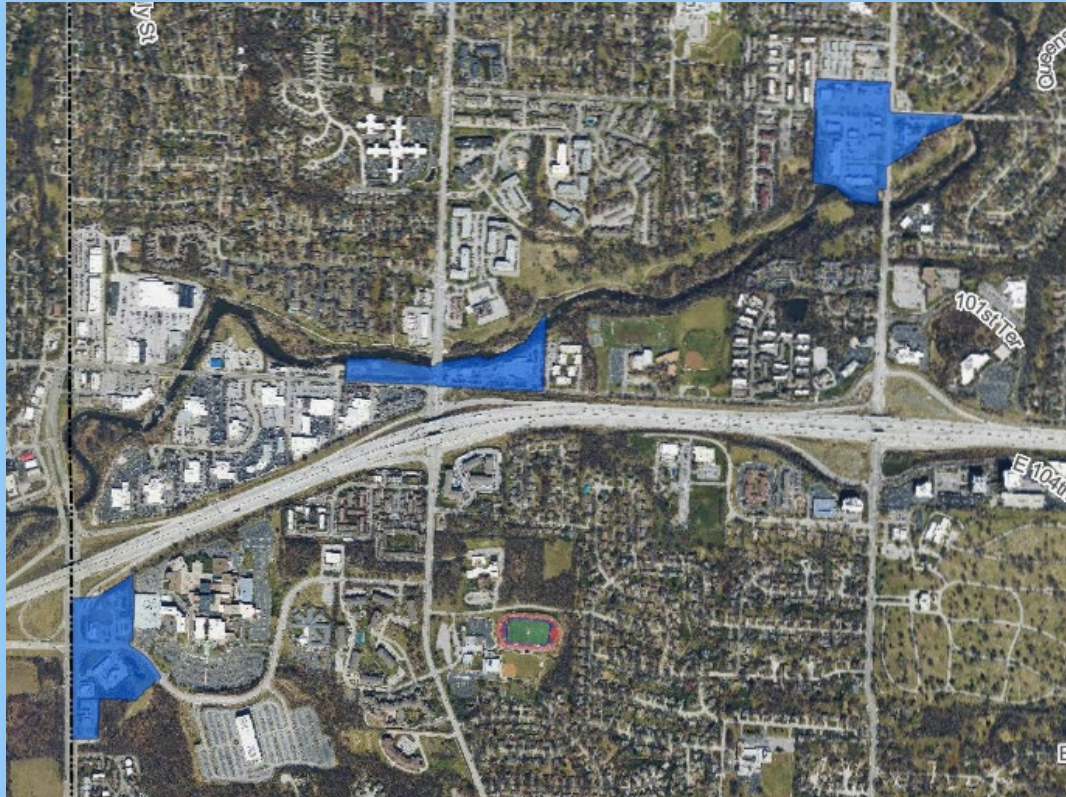
Existing Pedestrian-Oriented Overlay Districts



Proposed Amendments - Analysis

- 18 areas of contiguous B1 & B2 greater than 10 acres
- 6 of the 18 areas have common ownership exceeding 10 acres
 - Property owner consent required for Council Approved Signage Plan
- Two existing PO (Pedestrian-Oriented) Districts within City limits

B1 & B2 Zoning District Analysis



435 & State Line



135th Street & State Line

B1 & B2 Zoning District Analysis

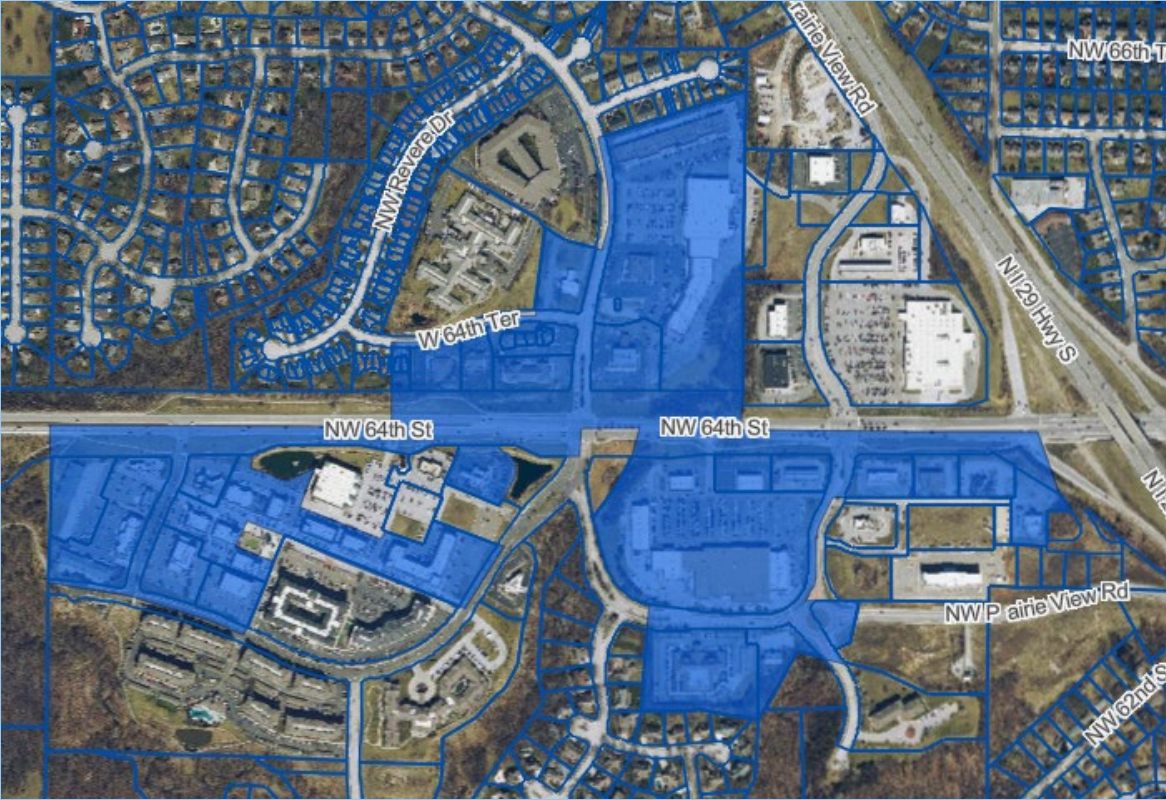


Bannister & Blue Ridge

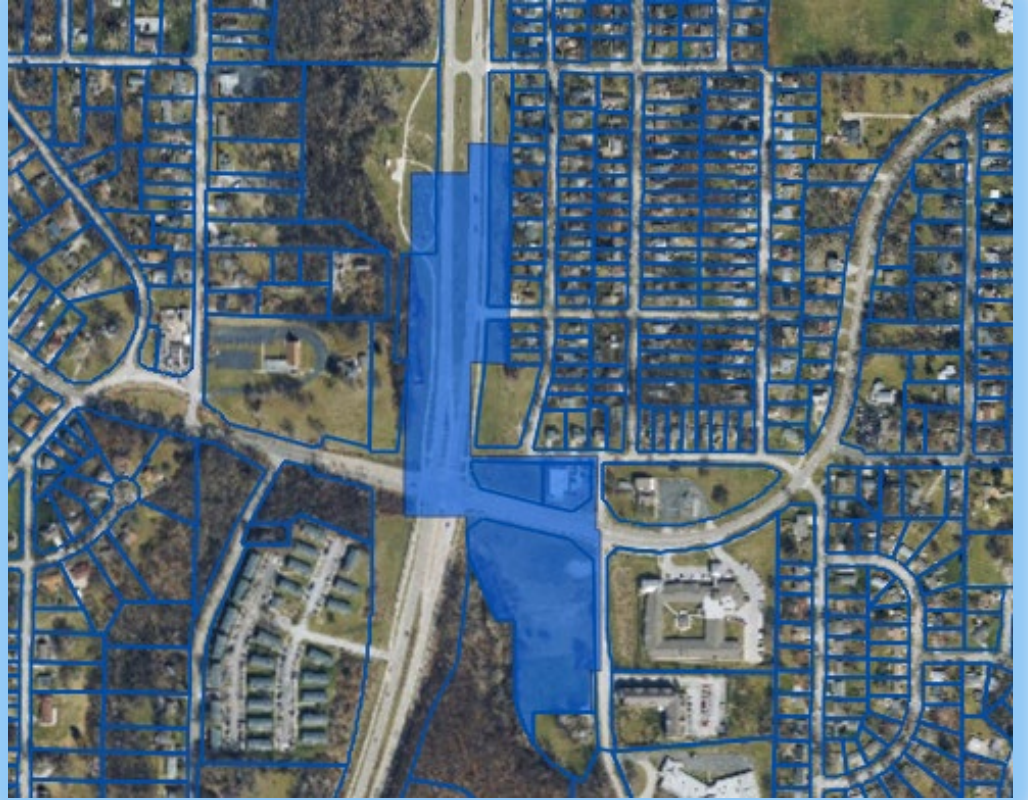


Longview & Blue Ridge

B1 & B2 Zoning District Analysis

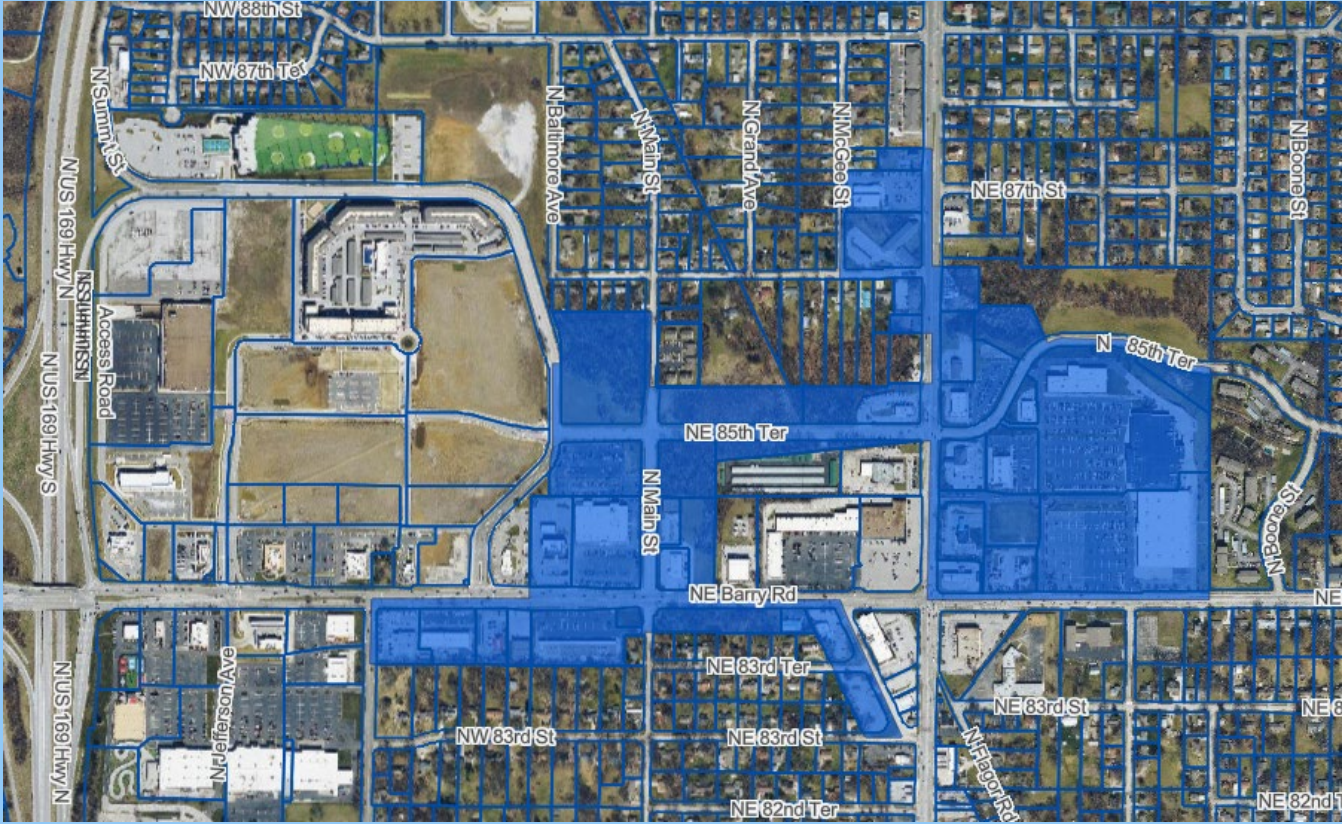


NW 64th & I-29



Chouteau & Parvin

B1 & B2 Zoning District Analysis



NE Barry & N. Oak



152 & N. Brighton

B1 & B2 Zoning District Analysis



169 & Shoal Creek Pkwy



NW Barry & N. St Clair

Monument District Signage



CPC Recommendation

Case No. CD-CPC-2026-00056
Text Amendments
Approval