

MEMO



TO: Mayor Hahs and Members of the Board
FROM: Larry Miller, Building & Planning Manager
DATE: September 18, 2025
SUBJECT: Public Hearing – Special Use Permit Request (Billboards)

Jansco Investments Inc. has submitted a request for a Special Use Permit to relocate two existing billboards along East Jackson Boulevard, one on each side of Wanda Lee Way.

The billboards were originally positioned adjacent to East Jackson Boulevard for visibility to passing traffic. However, due to the Missouri Department of Transportation's realignment and rerouting of the roadway, the billboards are no longer located directly along the new alignment. This has resulted in the creation of new buildable land between the current billboard locations and East Jackson Boulevard.

The surrounding area consists of a mix of commercial and industrial zoning districts, consistent with locations where billboards are typically permitted. The applicant has expressed concern that future development on this newly created land could obstruct the billboards' visibility. To address this, Jansco Investments Inc. is requesting approval to relocate the billboards closer to the new roadway alignment to maintain visibility and functionality.

This request will be considered and voted on during the regular session. The Special Use Permit must be approved by a majority vote of the Board (5 of 8 Aldermen in favor).