



AGENDA ITEM ANALYSIS

Project/Issue Name: 26-05 An Ordinance of the City Council Amending Title IV ("Land Use"), Chapter 415 ("Sign Regulations"), Section 415.120 ("Commercial Sign Overlay Districts"), of the Municipal Code of the City of Republic, Missouri.

Submitted By: Chris Tabor, Principal Planner

Date: January 20, 2026

Issue Statement

Consideration to approve Amendments to Chapter 415 Sign Regulations.

Discussion and/or Analysis

The City of Republic is requesting Amendments to Chapter 415 Sign Regulations– specifically to Section 415.120 Commercial Sign Overlay Districts.

The intent of Section 415.120 Commercial Sign Overlay Districts is to provide flexibility of restrictions on detached signage in proximity to major thoroughfare intersections such as US Highway 60 & State Highway 174, James River Freeway & State Highway MM, and I-44 and State Highway MM.

The existing code also creates an overlay district at State Highway M & US Highway 60. Property within 1,200 ft of the center of the intersection may construct on-premise detached signs with a maximum effective area of 350 sf and a maximum height of 45 ft. This is in contrast to general guidelines of the sign code, which allow for on-premises detached signs with a maximum effective area of 300 sf and a maximum height of 40 ft.

The Missouri Department of Transportation is preparing to break ground on the MM realignment project soon. This project will see the intersection of MM and US Hwy 60 moved. The relocation of the intersection impacts the need to allow added height and effective area for signage in both the current and future intersections – removing it from former, while granting it to the latter.

Recommended Action

Staff is recommending approval of the referenced Amendments.