



Unified Government of Wyandotte County and Kansas City, Kansas

Board of Zoning Appeals

Commission Chambers

701 N. 7th Street Trafficway, Kansas City, KS 66101

Chairman Jeff Carson

Vice Chairman Karen Jones, Duane Beth, Beverly Easterwood

Jim Ernst, Jake Miller, J. Mark Mohler, Trent Foglesong, Joseph Straws III, and Aaron Ward.

AGENDA

Monday, August 10, 2026

6:00 PM

1 CALL TO ORDER/ROLL CALL

2 BOARD OF ZONING APPEALS STATEMENT

3 AGENDA

3.1 Zoning Appeal Application(s)

3.1.1 BOZA2026-005 - MIGUEL MADRIGAL

Synopsis: Variance for the lot width-to-depth ratio at 1404 North 59th Street (in conjunction with PLAT2026-011).

Tracking #: 21286

3.1.2 BOZA2026-013 - RENE SPIRES WITH INFINITY SIGNS LLC

Synopsis: Variance to allow three (3) wall signs at Dave's Hot Chicken at 1719 Village West Parkway.

Tracking #: 21673

3.1.3 BOZA2026-017 - JACKIE MCCLASKEY WITH AMERICAN ROYAL ASSOCIATION

Synopsis: Variance for sign area, quantity, location, and materiality at 1899 American Royal Way.

Tracking #: 21759

3.1.4 BOZA2026-018 - RILEY PALGUTA

Synopsis: Variance from the maximum allowed square footage for a 1600 square foot accessory shop building at 6240 Oak Grove Road.

Tracking #: 21760

4 Adjourn

The Unified Government of Wyandotte County and Kansas City, Kansas will provide necessary, reasonable auxiliary aids and services, such as ASL translators, machine-readable copies of meeting materials, or on-site language interpretation. Individuals requiring any auxiliary aids or services should contact the Unified Government Office of the Clerk by emailing or calling UGclerkrequest@wycokck.org or 913-573-5260 at least 48 hours in advance of the meeting. Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Disruptive comments and behavior are not permitted and may result in removal from the meeting. Some commissioners, staff, and the public may attend remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, all speakers are asked to please announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General. El Gobierno Unificado del Condado de Wyandotte y Kansas City, Kansas, proporcionará ayudas y servicios auxiliares necesarios y razonables, como traductores de ASL, copias legibles por máquina de los materiales de la reunión o interpretación de idiomas en el lugar. Las personas que requieran ayuda o servicios auxiliares deben comunicarse con la Oficina del Secretario del Gobierno Unificado enviando un correo electrónico o llamando al UGclerkrequest@wycokck.org o al 913-573-5260 al menos 48 horas antes de la reunión.

Connect to Zoom from your computer, tablet or smartphone at: <https://wycokck.zoom.us/j/86190643051>

Meeting ID:861 9064 3051

Phone one-tap: +17193594580, 85343973031# US, +12532050468, 85343973031# US

Join via audio:

+1 719 359 4580 US +1 253 205 0468 US +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 669 444 9171 US +1 669 900 9128 US (San Jose) +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 646 558 8656 US (New York) +1 646 931 3860 US +1 689 278 1000 US +1 301 715 8592 US (Washington DC) +1 305 224 1968 US 888 475 4499 US Toll Free 877 853 5257 US Toll Free

International numbers available: <https://wycokck.zoom.us/j/86190643051>

Cell phones may mute and unmute by dialing *6.

Raise and lower your hand to be acknowledged by dialing *9.

To raise your digital hand from your PC or Mac, click the button labeled “Raise Hand” at the bottom of the window on the right side of the screen.



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Board of Zoning Appeals

From: Planning and Urban Design Staff

Date: August 10, 2026

Re: Board of Zoning Appeals Petition BOZA2026-005

GENERAL INFORMATION

Applicant Information:

Miguel Madrigal
1404 North 59th Street
Kansas City, Kansas 66102

Subject Property:

1404 North 59th Street
Kansas City, Kansas 66102

Requested Action and Purpose:

Approval of a Variance for the lot width-to-depth ratio.

Commission Districts:

At-Large Commissioner, District #1:
Melisa Bynum
District #8 Commissioner:
Andrew Davis

Existing Zoning District(s):

R-2 Two Family District

Plan Area:

PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	R-2 Two Family District	Undeveloped lot
South	RP-5 Planned Apartment District	Undeveloped lot and Mobile home park
East	R-2 Two Family District	Single family residence
West	R-1 Single Family District	Single family residences

Total Tract Size: 4.89 Acres

Neighborhood Characteristics: The subject property is located within the Coronado Statistical Neighborhood and Census Block Group 0439042. The neighborhood consists of residences to the north, east, south, and west of the property. Undeveloped lots are located to the north and south of the property.

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates this property as Medium Density Residential, which allows garden-style apartments, townhouses, duplexes, and fourplexes.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 59th Street as a Local Street.

Parking Requirement: Section 27-456(d) states two (2) off-street parking spaces shall be provided on the premises for each dwelling unit, at least one of which shall be in a garage or carport.

Landscaping Requirement: Section 27-700(a) states that one (1) shade tree per dwelling unit is required in the front or corner side yard. The subject property does not fulfill this requirement. The applicant meets the requirements.

Advertisement: The Wyandotte Echo – July 16, 2026
Letters to Property Owners – July 17, 2026

Public Hearing(s): August 10, 2026

Public Support: None to date.

Public Opposition: None to date.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. 15208-01536 – TOW – June 26, 2015 – Completed – Ford Escort in driveway with four flat tires – Previous property owner.

Outstanding or Related Permit and Cases:

1. PLAT2026-011 – Subdivision (Final Plat) – February 26, 2026 – Open – Final Plat for to divide one (1) lot into three (3) lots.

Previous Planning Actions:

1. There are no previous planning entitlements on the subject property.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Miguel Madrigal, is requesting the following Variance at 1404 North 59th Street:

This appeal has been filed to subdivide a parcel into three (3) residential lots. Section 27-280(b) states that the depth of a lot shall not exceed three (3) times the width.

Lot 1 has a width of 96.00 feet and a depth of 448.75 feet. The appellant is requesting a depth-to-width ratio of 1:4.67, a violation of 160.75 feet.

Lot 2 has a width of 96.00 feet and a depth of 447.75 feet. The appellant is requesting a depth-to-width ratio of 1:4.66, a violation of 159.75 feet.

Lot 3 has a width of 138.30 feet and a depth of 635 feet. The appellant is requesting a depth-to-width ratio of 1:4.59, a violation of 220.10 feet.

City Ordinance Requirements: Article XXI Sections 27-502 – 27-709, Article VII Sections 27-245-339, Article XI Section 27-215, and all other applicable standards within Chapter 27.

KANSAS STATUTORY REQUIREMENTS

1. ***The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.***

The property does not have sanitary sewer within the vicinity and due to the small size of the parcel as it currently exists, there is not enough land area to warrant the extension of sanitary sewer to this parcel as the cost of doing so would far outweigh the benefit of running the sanitary line. Further, in order to extend sanitary sewers, easements would be needed from several land owners. Therefore, due to the small size of the existing parcel and the lack of sanitary sewer, it is difficult to divide this property in such a way that the remaining lot can meet the width-to-depth ratio, especially given the limited road frontage.

The proposed lot layout could be modified so that Lots 1 and 2 comply with the ordinance, leaving only Lot 3 in need of a variance. The applicant's decision not to redesign these lots to meet the requirements of Section 27-280(b), which states that a lot's depth shall not exceed three (3) times its width, does not constitute a unique condition of the property. Rather, the need for the variance results from the proposed design, not from any physical characteristic or unique condition of the property.

2. *The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.*

Granting this variance will not adversely impact the rights of adjacent property owners as each lot will remain at least one (1) acre in size with one (1) single-family home located upon the each lot.

3. *The strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

Due to the parcel's limited road frontage and existing depth, it is not feasible to divide the property into three lots while maintaining the required width-to-depth ratio for all three parcels. However, the lot configuration could be redesigned so that Lots 1 and 2 comply with the ordinance, leaving only Lot 3 in need of a variance. While denying the variance would prevent the property from being divided in the manner proposed by the applicant, it would not preclude a revised design that reduces the number of variances required.

4. *The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

The variance will not adversely affect the public health, safety, morals, order etc. of the surrounding property owners.

5. *The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.*

Granting this variance is opposed to the zoning ordinance of Section 27-280(b) states that the depth of a lot shall not exceed three (3) times the width.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Teams on March 27, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

3:1 lot ratio

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Parking, loading and maneuvering areas for new single-family residences or for replacement or expansion of existing asphalt or concrete areas shall be improved with a permanent asphalt or concrete pavement to the standards set out in subsection (a) of this section. The only exception shall be where the new single-family residence is set back more than 100 feet from a public street or approved private street. In that case, only that portion of the parking, loading and maneuvering areas in the right-of-way and within 25 feet of the right-of-way must be paved. A four (4) inch depth of gravel or its equivalent is acceptable beyond this area.

Applicant's Response: Understood.

2. Lots less than one (1) acre cannot be on septic service per the Wyandotte County Health Department regulations.

Applicant's Response: The applicant intends to use engineered septic system to accommodate the smaller lot size. However, the new subdivision layout creates lots that exceed one acre in size and therefore an onsite wastewater system is allowed.

3. Why did the applicant not design lot 1 and lot 2 conforming of Section 27-280(b) states that the depth of a lot shall not exceed three (3) times the width to reduce the number of variances being requested?

Applicant's Response: Due to the existing layout of the property and the small size of the property, it is not possible to create lots that conform to this portion of the code.

Planning Engineering Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval:
 - 1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Zoning Appeals **APPROVE** case **BOZA2026-005** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **This Board of Zoning Appeals case is being heard in conjunction with PLAT2026-011. Any approval by the Board of Zoning Appeals of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of Petition(s) PLAT2026-011 by the Unified Government City Planning Commission and/or upon any ordinance publications required by law;**
2. **Approval of this case by the Board of Zoning Appeals, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the exercise of variance(s) approved, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
3. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at 913-573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly; and,**
4. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Five (5) Criteria Set by State Statue
Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes
Plat
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	Board of Zoning Appeals
Variance	August 10, 2026

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Board of Zoning Appeals **APPROVE** Case **BOZA2026-005** as meeting all the requirements of the City code and being in the interest of the public health, safety and general welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

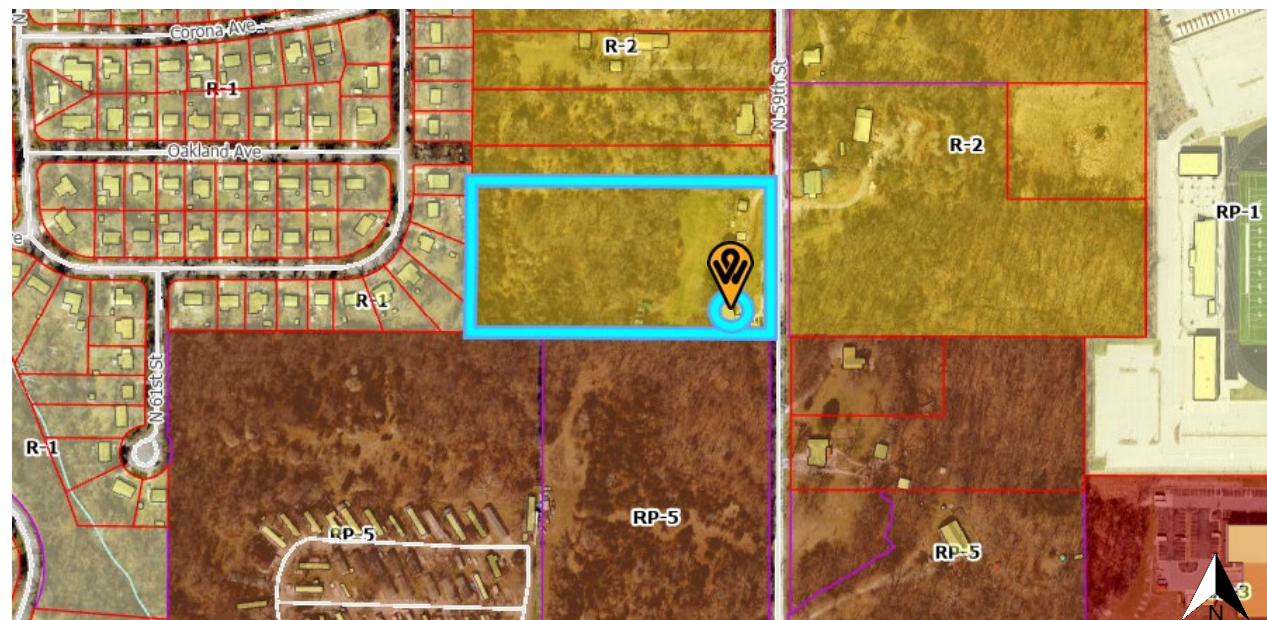
I move the Board of Zoning Appeals **DENY** Case **BOZA2026-005**, as it is not in compliance with the City Ordinances as it will not promote the health, safety and general welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

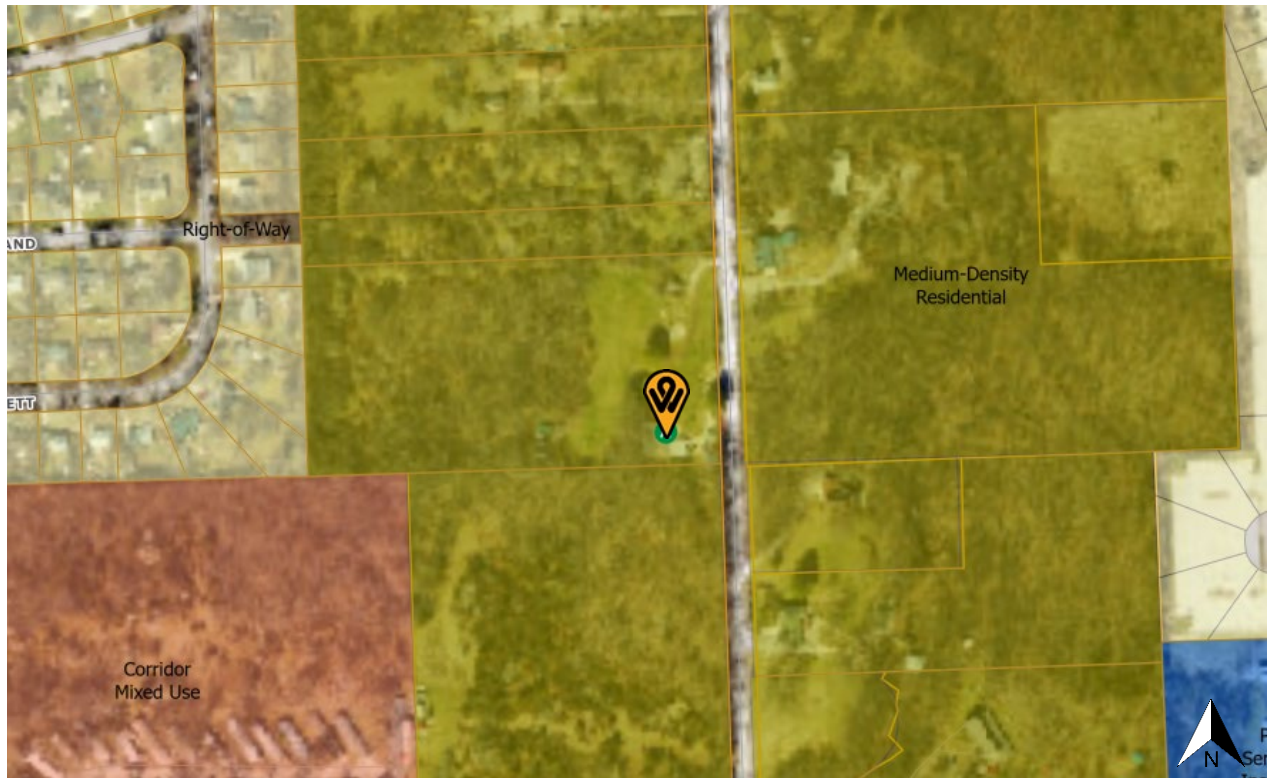
AERIAL IMAGERY



ZONING MAP



LAND USE MAP



Kansas State Statutes

This section outlines the five (5) statutes in which variances are reviewed upon. The applicant must review these statutes and explain how their application applies and conforms to these five (5) statutes in as much detail as possible.

1

The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.

The property does not have sanitary sewer within the vicinity

and due to the small size of the parcel as it currently exists, there is not enough

land area to warrant the extension of sanitary sewer to this parcel as the cost of doing

so would far outweigh the benefit of running the sanitary line. Further, in order to

extend sanitary sewers, easements would be needed from several land owners.

Therefore, due to the small size of the existing parcel and the lack of sanitary sewer, it is

difficult to divide this property in such a way that the remaining lot can meet the

width-to-depth ratio, especially given the limited road frontage.

2

The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.

Granting this variance will not adversely impact the rights of adjacent land owners

the lot will remain more than 3.5 acres in size with one single-family home located

upon the lot.

3	The strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application. Due to the amount of road frontage and the existing depth of the parcel it is not possible to divide three parcels out of the existing lot and maintain the required width-to-depth ratio. Therefore, not granting the variance will make it impossible to divide this land.
4	The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare. The variance will not adversely affect the public health, safety, morals, order etc. of the surrounding property owners.
5	The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance. Granting this variance is not opposed to the general spirit of the zoning ordinance. Granting the variance will allow the property owner to create a 3.5 acre lot with an exisitng SFR and will allow for the creation of two smaller lots which do meet the width-to-depth ratio requirements.
End of Application Please review again to ensure all applicable fields are completed. <u>Any incomplete or insufficient fields may result in your application not being processed, per Section 27-198.</u> See other required materials and information in the remaining pages of this packet.	

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
COUNTY OF Leavenworth) SS:

Comes now Krystal Voth, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # BOZA2026-005.
2. That I conducted a neighborhood meeting on 3/27/2026.
3. The notice to nearby property owners was sent on 3/11/2026.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

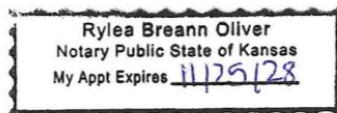
Further affiant saith not.


Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 20th day of February 2026.

My commission expires 25th of November, 2028.

Breann
Rylea Breann Oliver
Notary Public



NHM Minutes for BOZA2026-005

March 27, 2026

6:00Pm-6:30PM

In attendance: Krystal Voth – Atlas Land Consulting

Members of the Public - Gene and Mallory Holland 1325 N 59th Street

Stephanie & Miguel Madrigal

Gene & Mallory were curious about the process and where the houses will be located. They said they are happy with the development.







Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Board of Zoning Appeals

From: Planning and Urban Design Staff

Date: August 10, 2026

Re: Board of Zoning Appeals Petition BOZA2026-013

GENERAL INFORMATION

Applicant Information:

Renea Spires with Infinity Signs LLC
4900 Lister Avenue
Kansas City, Missouri 64130

Subject Property:

1719 Village West Parkway
Kansas City, Kansas 66111

Requested Action and Purpose:

Approve a Variance for multiple wall signs on a two (2) tenant building.

Commission Districts:

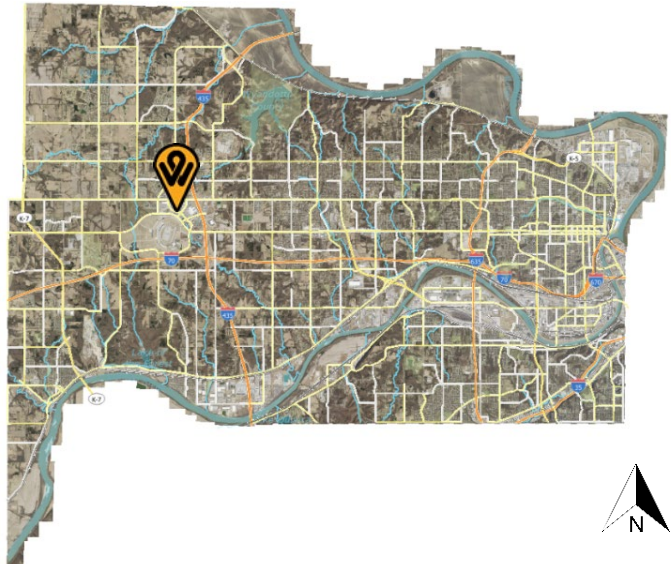
At-Large Commissioner, District #2:
Andrew Kump
District #7 Commissioner:
Chuck Stites

Existing Zoning District(s):

CP-2 Planned General Business
District

Plan Area:

Prairie Delaware Piper Plan



	Adjacent Zoning	Adjacent Uses
North	CP-2 Planned General Business District	Tanger Outlets
South	CP-2 Planned General Business District	Tanger Outlets (Hooter's Restaurant)
East	CP-2 Planned General Business District	Tanger Outlets
West	CP-2 Planned General Business District	Tanger Outlets (Panera)

Total Tract Size:

0.58 Acre

The subject property is located within the I-435 West Statistical Neighborhood, Census Block Group 0447031. The neighborhood is within the Village West / Tanger Outlets area, surrounded by commercial businesses the subject property to the north, east, and west. Restaurants are located south of the property, across Village West Parkway.

Comprehensive Plan Designation:

The Prairie Delaware Piper Area Plan designates the subject property as Planned Commercial, which allows major retail uses, big box centers and have stores that serve large populations, manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

Major Street Plan:

The goDotte Countywide Strategic Mobility Plan designates Village West Parkway as a Minor Arterial.

Parking Requirement:

Section 27-466(e) states that four (4) spaces per 1,000 square feet of floor area in the building.

Landscaping Requirement:

Section 27-466(h) states that six (6) foot high architectural screening in combination with a buffer area is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.

Advertisement:

The Wyandotte Echo – June 18, 2026
Letters to Property Owners – June 19, 2026

Public Hearing(s): August 10, 2026

Public Support: None to date.

Public Opposition: None to date.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. Staff does not currently have access to this information.

Building, Zoning, or Code Enforcement Complaints:

1. There are no notices of violation on the subject property.

Outstanding or Related Permit and Cases:

1. DRC22-0084 – DRC – December 19, 2022 – Not Required – New multitenant building.

Previous Planning Actions:

1. SIGN2026-073 – Sign Permit – May 22, 2026 – Issued – Sign permit for the north façade of the building.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Renea Spires, is requesting the following Variance(s) at 1719 Village West Parkway, Kansas City, Kansas 66111:

This appeal has been filed to grant a variance from the maximum number of wall signs per business. Section 27-728(b)(8)b. Table VIII-11-7.4 states that for a multi-tenant building, one (1) wall sign is allowed for each business or institution that has its own ground floor entryway or storefront. The subject building is a multi-tenant commercial space, with two (2) businesses that each have their own entrance. The appellant is requesting three (3) wall signs associated with a single tenant business (Dave's Hot Chicken), a violation of two (2) wall signs.

City Ordinance Requirements: Article XXI Sections 27-502 – 27-709, Article VII Sections 27-245-339, Article XI Section 27-215, and all other applicable standards within Chapter 27.

KANSAS STATUTORY REQUIREMENTS

1. ***The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.***

This appeal has been filed to grant a variance from the maximum number of wall signs per business. Section 27-728(b)(8)b, Table VIII-11-7.4 states that for a multi-tenant building, one (1) wall sign is allowed for each business or institution that has its own ground floor entryway or storefront. It is being proposed to have three (3) wall signs on the three (3) exterior walls of the corner commercial tenant space leased by Daves Hot Chicken, one (1) wall sign on each exterior wall, except the east façade, where there will be no signs. The building as a whole is a multi-tenant commercial building and Daves hot Chicken has a separate entrance for its tenant space; therefore, only one (1) wall sign is allowed for the tenant. While the second tenant, Panera, has also applied and been approved for a Variance in regards of signage quantity in July of 2025.

2. *The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.*

The two additional wall signs are far more noticeable in their *number* than in their proportional increase in size. The applicant is also aligning their request with the precedent set by the neighboring tenant to the east, Panera, which received a similar Variance approval in July 2025.

3. *The strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

The strict application of the provisions of the zoning ordinance would be a hardship on the applicant due to the number signs on the subject property. There are other businesses in the Village West area, albeit prior to 2016 sign code, which allowed multi-tenant buildings to have more than one (1) wall sign per tenant. A second and third wall sign, located on the rear façade that has no pedestrian access nor windows, is not necessary and therefore the denial of which does not constitute unnecessary hardship upon the property owner.

4. *The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

There are two (2) tenant spaces within the subject commercial building, each with their own separate entrances. Per the Sign Code, each tenant space is allowed a wall sign. Therefore, there are two (2) wall signs allowed on the subject building. If the requested variance is granted, then there will be a total of three (3) wall signs for the subject property. The variance request would place wall signs on the west and south facades rather than adding more wall signs to the north façade; while there is still a cluttering effect taking place with the number of signs on the building, Staff does not believe the request have an adverse effect on the public morals, order, prosperity, and general welfare.

5. *The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.*

The spirit and intent of Section 27-728(b)(8)b, Table VIII-11-7.4 is to maintain the aesthetics of buildings within the Unified Government by limiting the number signs that can cover those buildings. As previously addressed in the analysis of Statutory Requirement #3, it is reasonable to expect that a corner tenant space with an entrance and/or storefront windows on two (2) facades would have an equivalent wall sign on each façade. While allowing two (2) additional wall signs beyond the existing sign on the north façade at the main entrance, it does not conflict with the spirit and intent of the zoning ordinance.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Google Meet on July 17, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Quantity of wall signs

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee.

Applicant response: Yes, the sign will be installed within 180 days or otherwise determined by Planning.

Planning Engineering Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval:
 - 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Zoning Appeals **APPROVE** Case **BOZA2026-013** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Approval of this case by the Board of Zoning Appeals, and the conditions of approval contained herein, has been granted independent of any and all**

covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the exercise of variance(s) approved, or any portion thereof, do(es) not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

2. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process; and,
3. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee.

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Five (5) Criteria Set by State Statute
Neighborhood Meeting Minutes
Neighborhood Meeting Affidavit
Sign Plans
Image of the back of the property

PUBLIC HEARING SCHEDULE

Action(s)	Board of Zoning Appeals
Variance	August 10, 2026

STAFF CONTACT:

Osiris Nunez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Board of Zoning Appeals **APPROVE** Case **BOZA2026-013** -as meeting all the requirements of the City code and being in the interest of the public health, safety and general welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

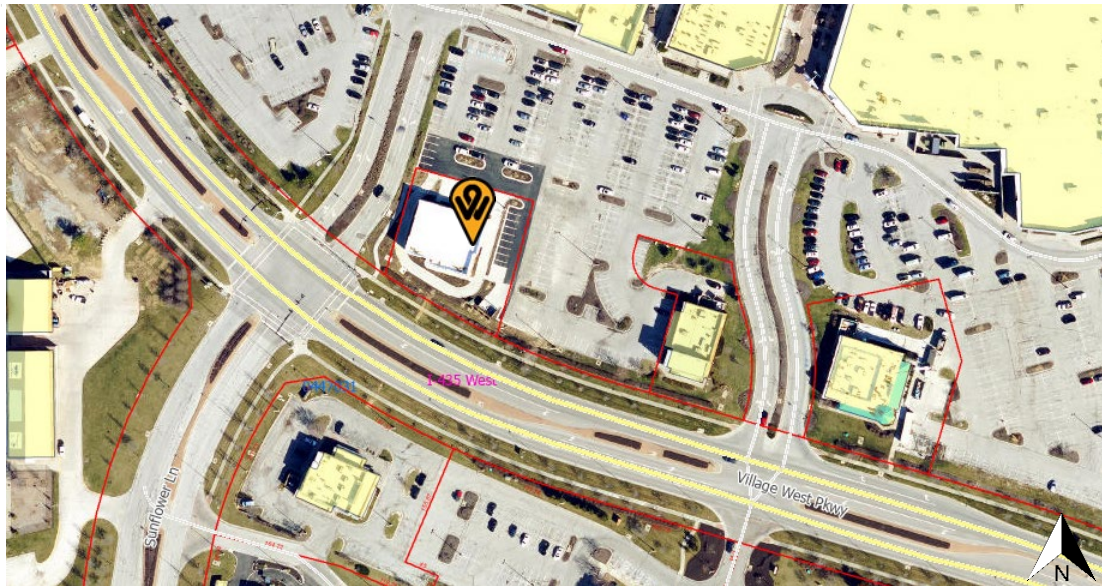
1. _____;
2. _____; And
3. _____.

OR

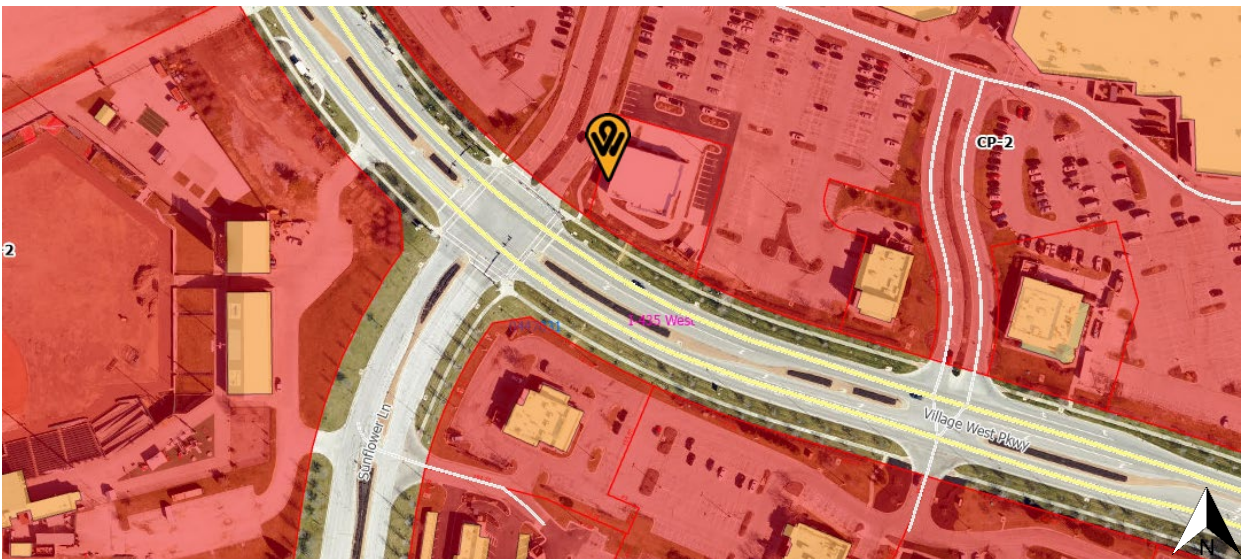
I move the Board of Zoning Appeals **DENY** Case **BOZA2026-013**, as it is not in compliance with the City Ordinances as it will not promote the health, safety and general welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

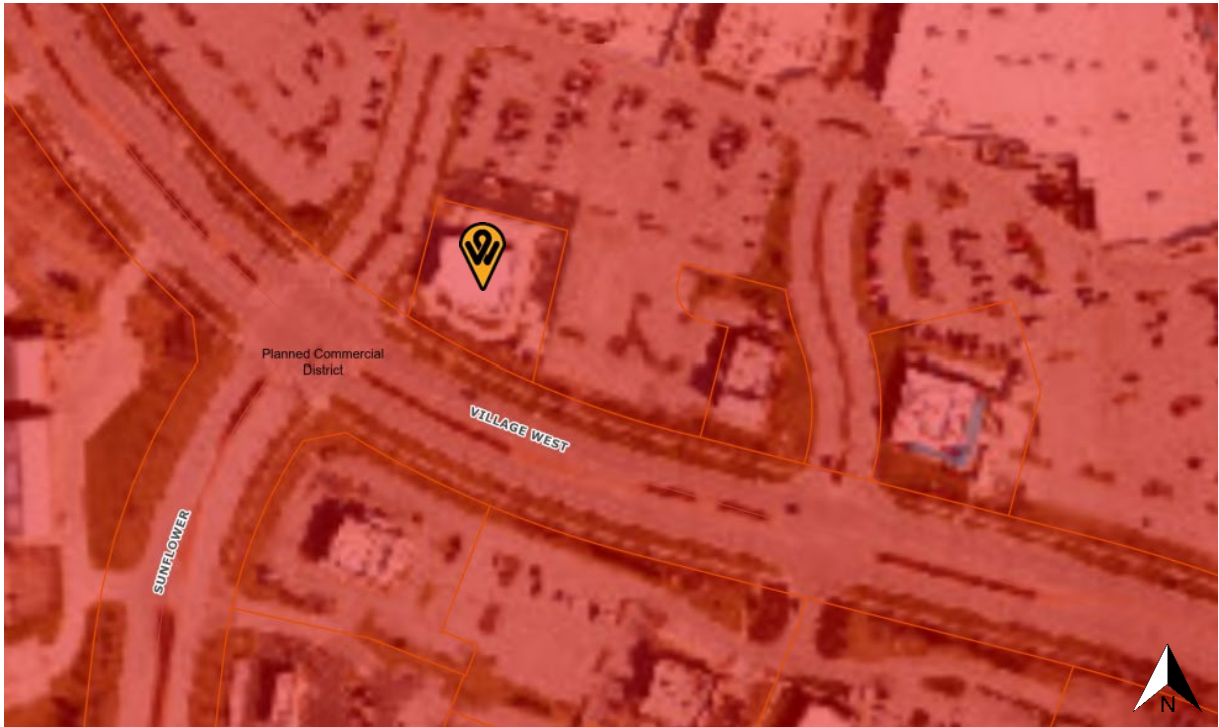
AERIAL IMAGERY



ZONING MAP



LAND USE MAP



FIVE (5) CRITERIA SET BY STATE STATUE

BOARD OF ZONING APEALS

Five Conditions Set by State Statute

(Please feel free to use additional pages if necessary)

- 1. *The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.***

The variance request arises from conditions that are unique to the subject property and are not commonly found within the same zoning district. The tenant space is located within a multi-tenant commercial building and occupies a corner unit with exposure on multiple sides. The front and west elevations both face public roadways, while the rear elevation faces a public parking lot that serves as a primary point of access for customers.

These physical and locational characteristics create multiple public-facing façades that function similarly to front elevations, which is not typical for most tenant spaces in the district. The limitation of one (1) wall sign does not adequately account for this multi-exposure condition and results in practical difficulty in providing clear identification and wayfinding from all primary approaches to the site.

The condition is not self-created and is not the result of any action by the property owner or applicant. Rather, it is inherent to the building's configuration, tenant placement, and orientation to surrounding public streets and parking areas.

2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.

The granting of the variance will not adversely affect the rights of adjacent property owners or residents. The proposed wall signs are limited to the tenant's leased space within an existing multi-tenant commercial building and will not alter the building's use, intensity, or footprint.

The additional wall signs are intended solely to provide identification and wayfinding on elevations that already face public streets and a public parking lot. The signage will be designed and installed in compliance with applicable standards for size, illumination, and placement, ensuring it remains compatible with the surrounding commercial environment.

Surrounding properties are also commercial in nature, and the proposed signage is consistent with signage typically found in similar retail developments. As such, the variance will not create adverse visual, operational, or safety impacts on adjacent properties or their occupants.

3. The strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.

The strict application of the zoning ordinance provisions will result in an unnecessary hardship for the property owner represented in this application. The subject tenant space is located within a multi-tenant building and occupies a corner unit with multiple public-facing elevations, including two elevations facing public streets and one elevation facing a public parking lot that serves as a primary customer access point.

Limiting the tenant to only one (1) wall sign does not reasonably accommodate the building's orientation or the functional need for identification and wayfinding from multiple public approaches. As a result, the property owner would be unable to provide adequate and consistent visibility for the tenant on elevations that function similarly to front façades.

This hardship is not related to economic gain, nor is it self-imposed. Rather, it stems from the physical characteristics and layout of the building and site, which are beyond the control of the applicant or property owner. Granting the variance will allow reasonable use of the property while remaining consistent with the intent of the zoning ordinance.

4. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

The requested variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare. The proposed wall signs are intended solely for business identification and wayfinding and will be placed on elevations that face public streets and a public parking lot, where visibility is expected and appropriate.

The signage will be designed, constructed, and installed in compliance with all applicable safety, building, and illumination standards. Allowing additional wall signage will improve customer orientation and traffic flow by clearly identifying the tenant from multiple public approaches, without creating visual clutter or safety concerns.

The surrounding area is developed with similar commercial uses, and the proposed signage is consistent with the scale and character of existing development. As such, the variance will not negatively impact the community and will support the orderly and reasonable use of the property.

5. The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.

The granting of the requested variance will not be opposed to the general spirit and intent of the zoning ordinance. The intent of the ordinance is to regulate signage in a manner that prevents excessive or inappropriate signage while allowing reasonable business identification.

The proposed wall signs are limited in number, appropriately scaled, and located only on elevations that face public streets and a public parking area, where signage visibility is expected and appropriate. The variance does not increase the intensity of use, alter the character of the development, or create visual clutter, but instead allows signage that is consistent with the functional layout of the building and site.

Granting the variance will uphold the ordinance's intent by balancing effective identification and wayfinding with compatibility, order, and visual consistency within the commercial district.

Name and Contact Information
Infinity Signs, LLC
permits@infinitysign.com
816-252-3337

MINUTES:

Application Number__ BOZA2026-013____.
Date and Location: __Virtual -
BOZA2026-013

Meeting called to order at: _ 1:01pm 7-17-26_____

Names of people in attendance:0

Introductions: None - no one attended

Presentation by applicant and/or team (explain what information was given to those in attendance and a summary of what the speaker said).

Questions and answers (include the following):

- Who asked questions or gave comments
No one logged in
- What was the question or comment
none
- Who answered the question/comment
none
- What was the answer given
No one to give answers to, no questions no comments no one showed.

Meeting adjourned at: 2:10pm

Minutes taken by: _No one logged on no minutes needed.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF) Missouri

) SS:

COUNTY OF Jackson)

Comes now Renea Spires, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # **BOZA2026-013**.
2. That I conducted a neighborhood meeting on 7-17-26.
3. The notice to nearby property owners was sent on 7-17-26.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Renea Spires *Renea Spires*
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 29 day of July, 2026.

My commission expires 6 of 12 2028



Brittini Faith Holland
Notary Public

1,495.1 sq ft

No. 1 (NEW)

[illegible]

778.6 sq ft

NORTH ELEVATION
SCALE 1/4" = 1'-0"

2'-0"

11'-5 1/8"

3'-5 1/2"

DAVE'S
HOT CHICKEN

JONES SIGN Your Vision, Accomplished. A SIGNING COMPANY		JONES SIGN DATE: 01.21.2005 SALESMAN: S. MUI DATES REP. A. COHEN PROLIER: A. SPEER	
REQUIRED: ☐ H.B. FINANCY ☐ H.M. COLOR ☐ MICH. AUTOMARK ☐ GLASS TON TONK ☐ OTHER:		REQUIRED: ☐ H.M. COLOR ☐ TONK ☐ S. FINANCY	
CLIENT APPROVAL: _____ DATE: _____		DATE: _____	
		DAVE'S HOT CHICKEN 1777 Village West Parkway, Suite A Kansas City, KS 66111	
SHEET NUMBER: 5.0		SHEET NUMBER: 5.0	

778.6 sq ft

JNCCS 3004 is provided by law and cannot be a subject of a purchase price in the city. JNCCS 3004 will therefore be necessary to comply with local laws, including PMA, where applicable. We cannot guarantee that market data is being completed by authors, materials and parts used. All items and materials are limited by design, composition or project and are not to be introduced in any other than the best case.





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Board of Zoning Appeals

From: Planning and Urban Design Staff

Date: August 10, 2026

Re: Board of Zoning Appeals Petition BOZA2026-017

GENERAL INFORMATION

Applicant Information:

Jackie McClaskey
Owner's Representative
Nicole Norgren with Multistudio
4200 Pennsylvania Avenue
Kansas City, Missouri 64118

Subject Property:

1899 American Royal Way
Kansas City, Kansas 66109

Requested Action and Purpose:

Approval of a Variance from Sections 27-727, 27-728, and 27-729 for sign area, quantity, location, and materiality for the American Royal complex.

Commission Districts:

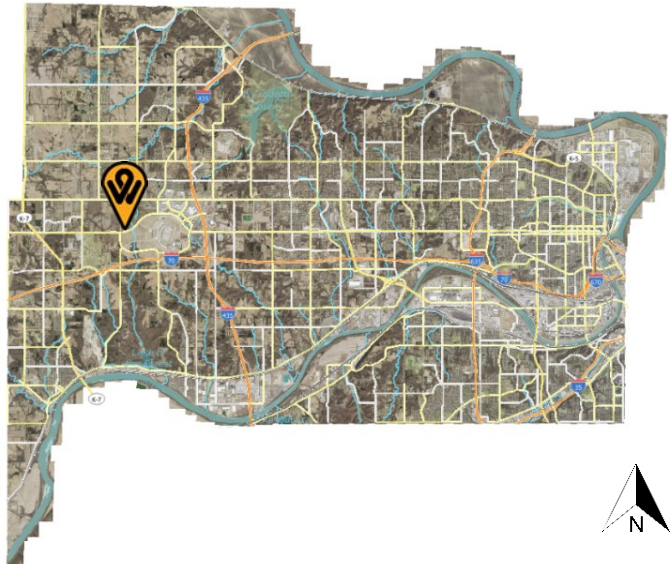
At-Large Commissioner, District #2:
Andrew Kump
District #7 Commissioner:
Chuck Stites

Existing Zoning District(s):

A-G Agriculture District

Comprehensive Plan Area:

Prairie Delaware Piper Area Plan



	Adjacent Zoning	Adjacent Uses
North	A-G Agriculture District	Undeveloped, farmland
South	MP-1 Planned Light Industrial and Industrial Park District	Warehousing and distribution center (Urban Outfitters)
East	A-G Agriculture District	Undeveloped, farmland
West	A-G Agriculture District	Undeveloped, farmland and American Royal overflow parking lot

Total Tract Size: 128.55 Acres

Neighborhood Characteristics: The subject property is within the I-435 West Statistical Neighborhood and Census Block Group 0777031. The subject property is, however, considered within the Legends/Kansas Speedway area. This site is the American Royal complex, an indoor/outdoor complex with barns and arenas. The neighborhood is defined by relatively rural to the north and west and a distribution/warehouse building to the south, across State Avenue with close proximity to two (2) interstates (I-70 and I-435) and two (2) major roadways (State Avenue and Parallel Parkway).

Comprehensive Plan Designation: The Prairie Delaware Piper Master Plan designates this property as Planned Commercial and Business Park, which major retail uses, including restaurants and hotels, as well as centers for large discount stores currently called big box centers and have stores that serve large populations as well as manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates State Avenue as a Major Arterial, North 118th Street as a Minor Arterial and American Royal Way as a Local Street.

Parking Requirement:	Section 27-452(e) Two (2) off-street parking spaces provided on the premises for each single-family dwelling. Section 27-668(b) Any use not included in the parking requirements found in this article shall be assigned a parking requirement by the Planning Commission. The applicant is providing 1,939 parking spaces.
Landscaping Requirement:	Section 27-700(a) In the R-1, R, A-G, R-1(B), R-2, and R-2(B) districts, one (1) shade tree per dwelling unit is required in the front or corner side yard, and one (1) tree per 7,000 square feet of site area for uses other than residences.
Advertisement:	<u>The Wyandotte Echo</u> – July 16, 2026 <u>Letters to Property Owners</u> – July 17, 2026
Public Hearing:	August 10, 2026
Public Support:	None to date.
Public Opposition:	None to date.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. There are no notices of violation on the subject property.

Outstanding or Related Permit and Cases:

1. 2024 – SPK24-0013 – Fire Suppression – American Royal Barns – Phase 2.
2. 2024 – SPK24-0003 – Fire Suppression – American Royal Barns – Phase 1.
3. 2023 – DRC23-0091 – Building Permit – American Royal Arena.
4. 2023 – DRC23-0048 – Building Permit – American Royal Barn.
5. 2023 – SITE23-0001 – Site Permit – Site improvements for the American Royal Arenas.
6. 2022 – GRD22-0007 – Grading Permit – On-site grading for the American Royal Barn and Arena.
7. Numerous electrical, plumbing and mechanical permits between 2023 and 2024 for the barn and arena.

Previous Planning Actions:

1. 2023 – PR2023-009 and American Royal Final Plat – updates to the American Royal and replat one (1) lot. Approved on March 13, 2023.
2. 2022 – COZ2022-049 – Rezoning from CP-2 Planned General Business District to A-G Agriculture District for the American Royal.
3. 2020 – PR-2020-9 and American Royal Final Plat for three (3) lots. Approved on April 13, 2020.
4. 2020 – COZ 3210, American Royal Preliminary Plat, and SP-2019-116 for a rezoning from A-G Agriculture District to CP-2 Planned General Business District, platting three (3) lots, and an indoor/outdoor multi-use complex. Approved on January 13, 2020.
5. 2007 – COZ 2926 and SP-2007-39 – Rezoning from A-G Agriculture District to CP-2 Planned General Business District and Special Use Permit for a 645,000 square foot resort hotel. Approved on December 3, 2007 (Ordinance was not published due to selection of another site).

PROPOSAL

Detailed Outline of Requested Action: The applicant, Jackie McClaskey with the American Royal Association, is requesting the following variances at 1899 American Royal Way:

American Royal Barn Variance #1: Variance from the maximum number of wall signs in the A-G Agriculture District. Section 27-727(b) Table VIII-11-1 states only one (1) wall (attached) sign is allowed in the A-G Agriculture District. The Appellant is requesting 10 wall signs, a violation of 9 wall signs.

American Royal Barn Variance #2: Variance from the maximum square footage allowed for wall signs in the A-G Agriculture District. Section 27-728(8) Table VIII 11-7 states that wall signs may not be over 50 square feet. The cumulative total of the proposed wall signs is 1,920 square feet, a violation of 1,870 square feet.

American Royal Barn Variance #3: Variance from the maximum number of projecting signs in the A-G Agriculture District. Section 27-728(6) Table VIII-11-5 states only one (1) projecting sign is allowed in the A-G Agriculture District. The Appellant is requesting 10 projecting signs, a violation of 9 projecting signs.

American Royal Arena Variance #4: Variance from the maximum number of wall signs in the A-G Agriculture District. Section 27-727(b) Table VIII-11-1 states only one (1) wall (attached) sign is allowed in the A-G Agriculture District. The Appellant is requesting 8 wall signs, a violation of 7 wall signs.

American Royal Arena Variance #5: Variance from the maximum square footage allowed for wall signs in the A-G Agriculture District. Section 27-728(8) Table VIII 11-7 states that wall signs may not exceed four (4) feet in height. Six (6) wall signs are proposed to be 8 feet in height, a violation of four (4) feet.

American Royal Arena Variance #6: Variance from the maximum height allowed for wall signs in the A-G Agriculture District. Section 27-728(8) Table VIII 11-7 states that wall signs may not be over 50 square feet. The cumulative total of the wall signs proposed is 1,632 square feet, a violation of 1,582 square feet.

American Royal Arena Variance #7: Variance from the maximum cumulative square footage allowed for incidental signs in the A-G Agriculture District. Section 27-729 Table VIII 11-12 states that incidental signs shall may not be over 36 square feet. The Appellant is requesting two (2) incidental signs totaling 285 square feet, a violation of 249 square feet.

American Royal Site Variance #8: Variance from the maximum number of banner signs in the A-G Agriculture District. Section 27-729 Table VIII 11-13 states that one (1) banner sign is permitted per single-tenant non-residential building. The Appellant is requesting 24 banner signs, a violation of 23 banner signs.

American Royal Site Variance #9: Variance from the maximum square footage allowed for banner signs in the A-G Agriculture District. Section 27-729 Table VIII 11-13 states that banner signs may not be over six (6) square feet. The Appellant is requesting 11.66 square feet, a violation of 5.66 square feet.

American Royal Site Variance #10: Variance from the maximum number of monument signs in the A-G Agriculture District. Section 27-728(c) Table VIII 11-9 states that monument signs shall not may be over 40 square feet. The Appellant is proposing 130 square feet for each monument sign, a violation of 90 square feet.

American Royal Site Variance #11: Variance from the required materiality of a monument sign. Section 27-728c.3.b.3 states that the materials of the base of a monument sign shall be either masonry, stone or concrete. The Appellant is proposing wood timber frame posts, rather than a masonry, stone, or concrete base.

American Royal Site Variance #12: Variance from the maximum square footage allowed for accessory signs in the A-G Agriculture District. Section 27-728(b)(3) Table VIII-11-2 states that sign area is 9 square feet. The Appellant requests 241 square feet for the accessory (Gateway) signs, a violation of 232 square feet.

American Royal Site Variance #13: Variance from the maximum number of for accessory signs in the A-G Agriculture District. Section 27-728(b)(3) Table VIII-11-2 states one (1) sign is permitted for a single-tenant building. The Appellant requests two (2) accessory signs, a violation of one (1) accessory sign.

American Royal Site Variance #14: Variance from the maximum square footage allowed for accessory signs in the A-G Agriculture District. Section 27-728(b)(3) Table VIII-11-2 states that the maximum height is two (2) feet. The Appellant is requesting 7.33 feet in height, a violation of 5.33 feet.

KANSAS STATUTORY REQUIREMENTS

1. ***The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.***

Variances 1 – 14: These appeals have been filed to grant variances from variances maximums outlined in the sign ordinances, including height of banner signs, accessory signs, number of wall signs, square footage of wall signs, number of projecting signs, cumulative square footage of incidental signs, quantity and size of accessory signs, and number of monument signs. While all commercial properties within Kansas City, Kansas are subject to the sign ordinance, the development of the subject property is of a larger scale than most agricultural properties, as they are cumulative 400,000 square foot barns and arena, rather than a standard commercial business, which necessitates the need for additional signage, be it to help guide guests to and through the site, or to advertise the additional uses occurring on the site. Additionally, the subject property is located in close proximity to the Village West Entertainment District, where several other similar uses, such as The Legends (Tanger Outlets), Sporting Park, Bass Pro Shops, Nebraska Furniture Mart, Hollywood Casino, and the Kansas Speedway have been granted either sign variances, or Special Use Permits for their signage per Section 27-739. As a result of the scale of the business, and the allowance for non-compliant signage in the surrounding region, the variance stems from a unique condition.

2. ***The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.***

Variances 1 – 14: The granting of variances for non-conforming signage does not have the potential to impact nearby residences, as they are further north along North 118th Street, closer to Parallel Parkway than American Royal Way or State Avenue. The impacts of this signage, however, would be mitigated by other additional regulations, such as limits on internal illumination, cut-off fixtures for lighting, and the location of non-compliant signage.

3. ***The strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.***

Variances 1 – 14: Strict application of the zoning ordinance would require the proposed use to meet the criteria of the sign ordinance in its entirety, including limits on the number of wall signs to one (1) per building, limits of the cumulative size of the wall signs to 50 square feet, a limit of one (1) monument sign, limit to

one (1) projecting sign, limits to incidental signs to 36 square feet, limit of one (1) banner sign, and limits to the size and height of accessory signs to 9 square feet and two (2) feet in height. While the requirement to follow the sign ordinance is not an unnecessary hardship and is a known requirement for any development, a hardship is created when comparing the subject development to surrounding developments (i.e. the Hollywood Casino, Margaritaville, and Buc-ee's Travel Center), which have been afforded generous sign rights, either through variances or Special Use Permits for larger signage. Requiring this particular large venue to meet the sign code requirements, while other similarly scaled projects have allowances for non-conforming signs, would constitute an unnecessary hardship.

- 4. *The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.***

Variances 1 – 14: The granting of variances for non-conforming signage is not expected to adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. Any potential impacts would be mitigated by other additional regulations, such as limits on internal illumination, cut-off fixtures for lighting, and the location of non-compliant signage.

- 5. *The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.***

Variances 1 – 14: The spirit and intent of the limits to the number of signs allowed is to prevent the over-abundance and overcrowding of signage, as well as the prevent signage from dominating the facades, site, or frontages of a commercial business. While the proposed sign package exceeds these allowances in various aspects, when accounting for the size and scale of the proposed use, an indoor/outdoor multi-use, agricultural-related complex, with numerous barns and arena, the proposed sign package is shown to be designed in a manner that still meets the spirit and intent of the ordinance, while accommodating for the various uses on-site.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on July 22, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Monument Sign Materiality
Previous Conditions of Approval

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. When the American Royal is not hosting events within the barns, arenas, and plaza area, will the exterior signage remain illuminated?

Applicant Response: Yes.

2. How many people are you seeking to draw for livestock and other events?

Applicant Response: An average of two (2) million attendee days annually over the first 20 years.

3. The applicant/property owner shall continue to follow all conditions of approval, as set forth by COZ 3210, SP-2019-116, PR-2020-9, and PR2023-009.

Applicant Response: Acknowledged.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Zoning Appeals **APPROVE** Case **BOZA2026-017** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **The applicant/property owner shall continue to follow all conditions of approval, as set forth by COZ 3210, SP-2019-116, PR-2020-9, and PR2023-009;**
2. **Adhere to the Sign Ordinance, specifically, but not limited to Section 27-726 with regards to illumination;**
3. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process; and,**
4. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents

Five (5) Criteria Set by State Statute
Sign Permit Package
Site Photos

PUBLIC HEARING SCHEDULE

Action(s)	Board of Zoning Appeals
Variance	August 10, 2026

STAFF CONTACT:

Byron Toy, AICP
btoy@wycokck.org

MOTIONS

I move the Board of Zoning Appeals **APPROVE** Case **BOZA2026-017** as meeting all the requirements of the City code and being in the interest of the public health, safety and general welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

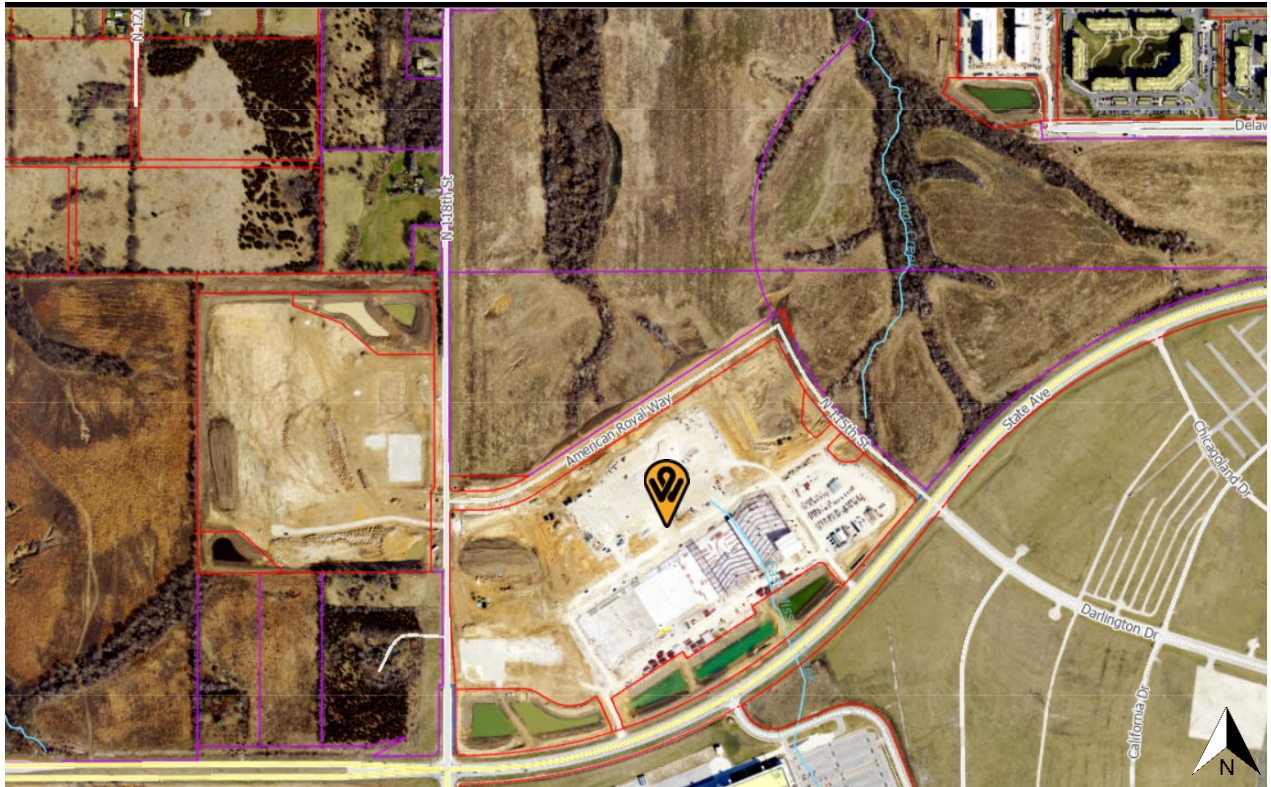
1. _____;
2. _____; And
3. _____.

OR

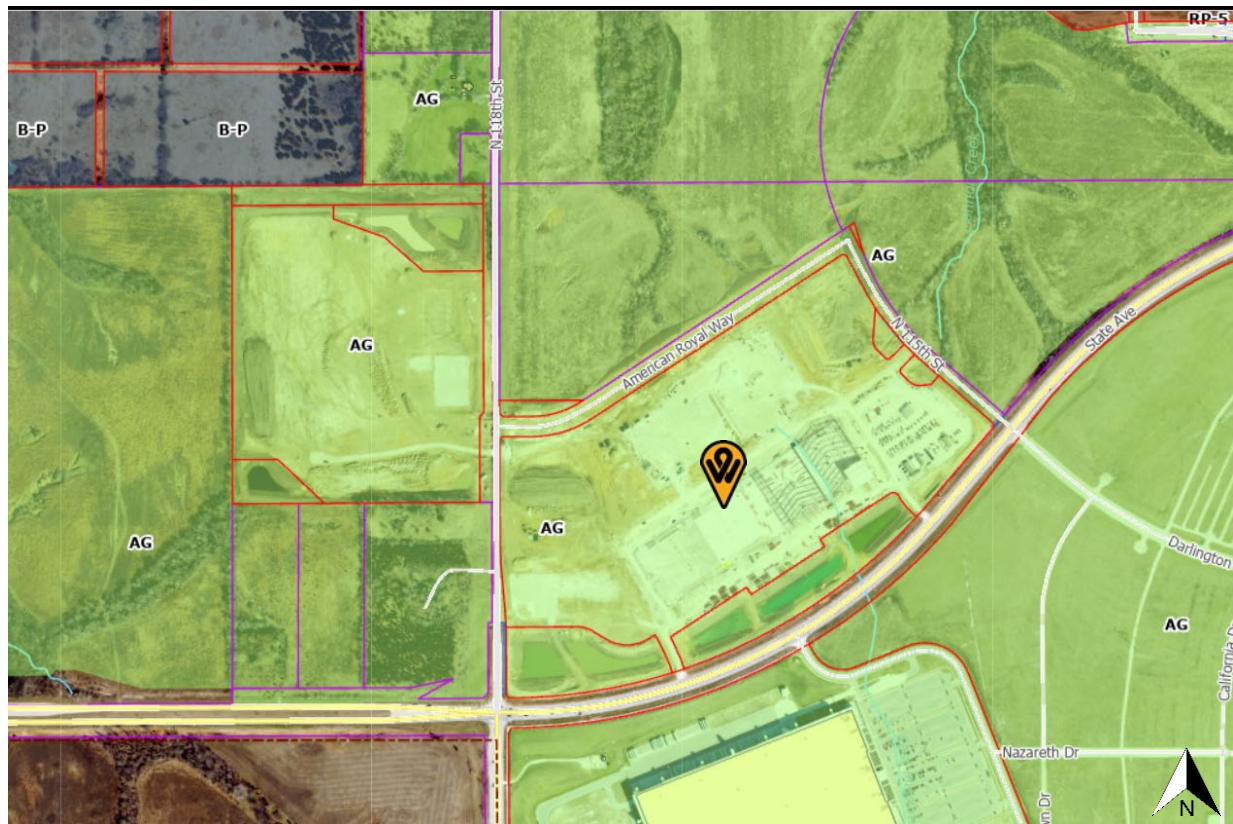
I move the Board of Zoning Appeals **DENY** Case **BOZA2026-017**, as it is not in compliance with the City Ordinances as it will not promote the health, safety and general welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

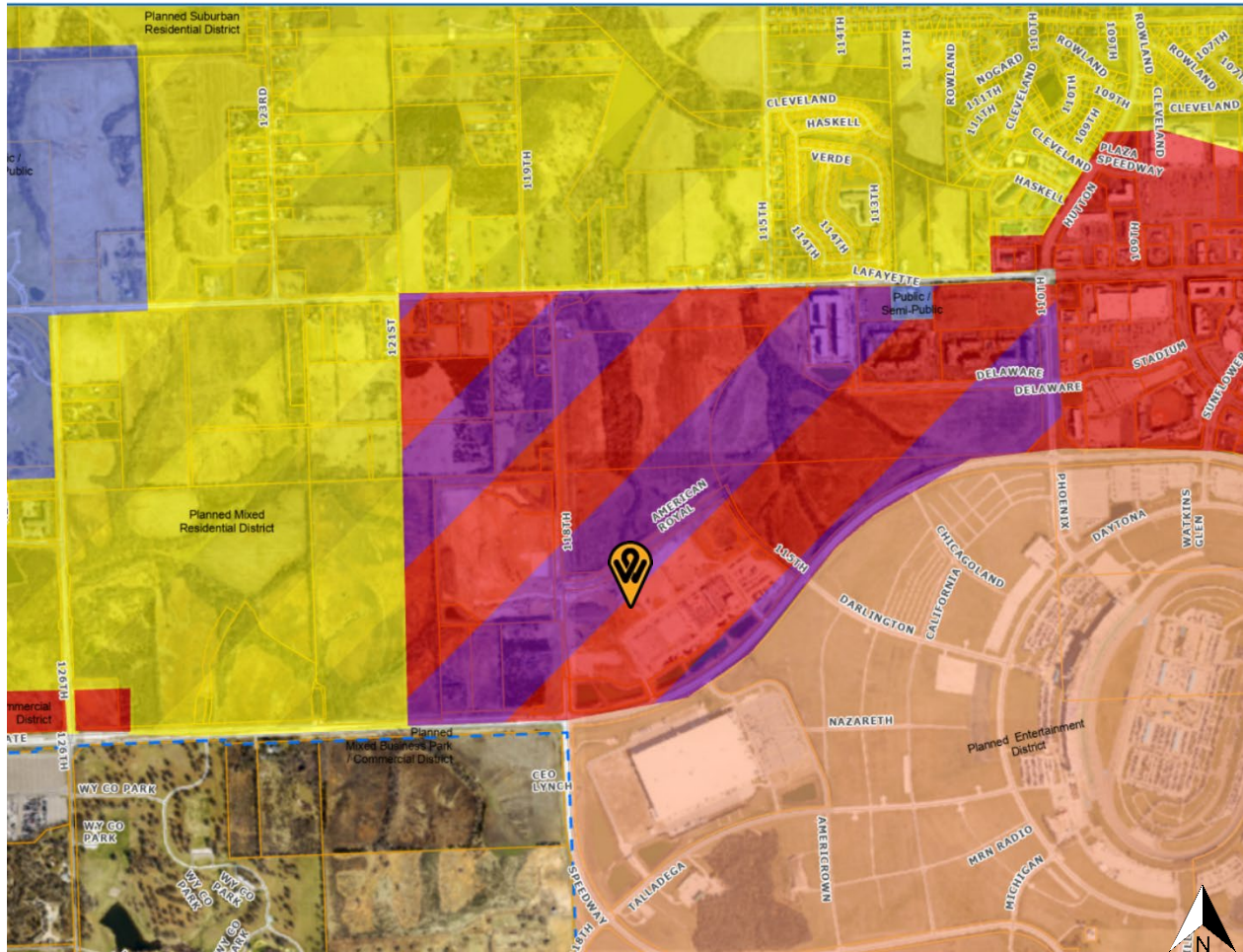
AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS

2. List of people who contacted you with questions and comments – please document their names, address and questions/comments.

Signed and **notarized** affidavit that you held the meeting.

KEY ISSUES

Monument Sign Materiality
Previous Conditions of Approval

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. When the American Royal is not hosting events within the barns, arenas, and plaza area, will the exterior signage remain illuminated?

Applicant Response: Yes.

2. How many people are you seeking to draw for livestock and other events?

Applicant Response: An average of 2 million attendee days annually over the first 20 years.

3. The applicant/property owner shall continue to follow all conditions of approval, as set forth by COZ 3210, SP-2019-116, PR-2020-9, and PR2023-009.

Applicant Response: Acknowledged.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Zoning Appeals Case **BOZA2026-017** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. No recommendation is provided in the draft staff report.

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Five (5) Criteria Set by State Statute
Sign Permit Package
Site Photos

120150941.1

Project Name: American Royal Signage (BOZA2026-0017)
Location: 1899 American Royal Way

Attendees:

Jackie McClaskey, American Royal
Nicole Norgren, Multi Studio
Joran Haas, Polsinelli PC (Law Firm)
Amy Grant, Polsinelli PC (Law Firm)

The zoom meeting began at 5:05 p.m. The development team concluded the meetings 30 minutes following the start time when it was determined that none of the invitees had joined the meeting.

120206519.1

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

Comes now Amy Grant, of lawful age, sound mind and upon her oath states as follows:

1. That I am and agent for petitioner for Petition #BOZA2026-017.
2. That we conducted a neighborhood meeting on July 22, 2026.
3. The notice to nearby property owners was sent on July 8, 2026.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

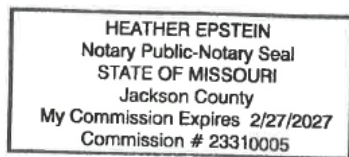
Further affiant saith not.


Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 23rd day of July, 2026.

My commission expires 27 of February 2027.


Notary Public



Kansas State Statutes

This section outlines the five (5) statutes in which variances are reviewed upon. The applicant must review these statutes and explain how their application applies and conforms to these five (5) statutes in as much detail as possible.

1

The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.

The requested variance arises from conditions unique to the American Royal campus that are not commonly found within similarly zoned agricultural properties.

Unlike a typical agricultural use, the American Royal serves as a regional destination and year-round event venue encompassing approximately 80 acres of arenas,

livestock facilities, educational spaces, exhibition venues, and support buildings. The campus regularly accommodates large public events, agricultural competitions, livestock exhibitions, equine events,

educational programming, and community gatherings that attract visitors from across the region. Due to the scale, complexity, and public nature of the facility, enhanced

signage is necessary to provide clear site identification, establish recognizable arrival landmarks, and support safe and efficient wayfinding throughout the campus.

The signage requested is intended to assist visitors in navigating multiple destinations, parking areas, event venues, and campus entrances,

which is a need not typically associated with agricultural properties within the district. These conditions are inherent to the unique function and size

of the American Royal campus and were not created by any action of the property owner or applicant. Rather, they result from the property's role as a one-of-a-kind agricultural,

educational, and event destination serving the broader community. Without the requested signage, visitors would experience difficulty locating and navigating the facility,

and the campus would lack the visibility and presence necessary to effectively identify and support its public-serving functions.

2

The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.

The proposed signage is intended primarily for site identification, directional guidance, and wayfinding within the American Royal

campus and will not alter the permitted use of the property or increase operational impacts on neighboring properties. Due to the large scale of

the campus and the number of visitors attending events throughout the year, the proposed signage will improve

traffic flow, visitor orientation, and overall site navigation. By clearly identifying entrances, destinations, parking areas,

and event venues, the signage will help reduce confusion, minimize unnecessary vehicle circulation, and enhance

the overall visitor experience. The signage has been designed to be compatible with the character of the

campus and surrounding area while serving a functional purpose. As such, the requested variance will provide

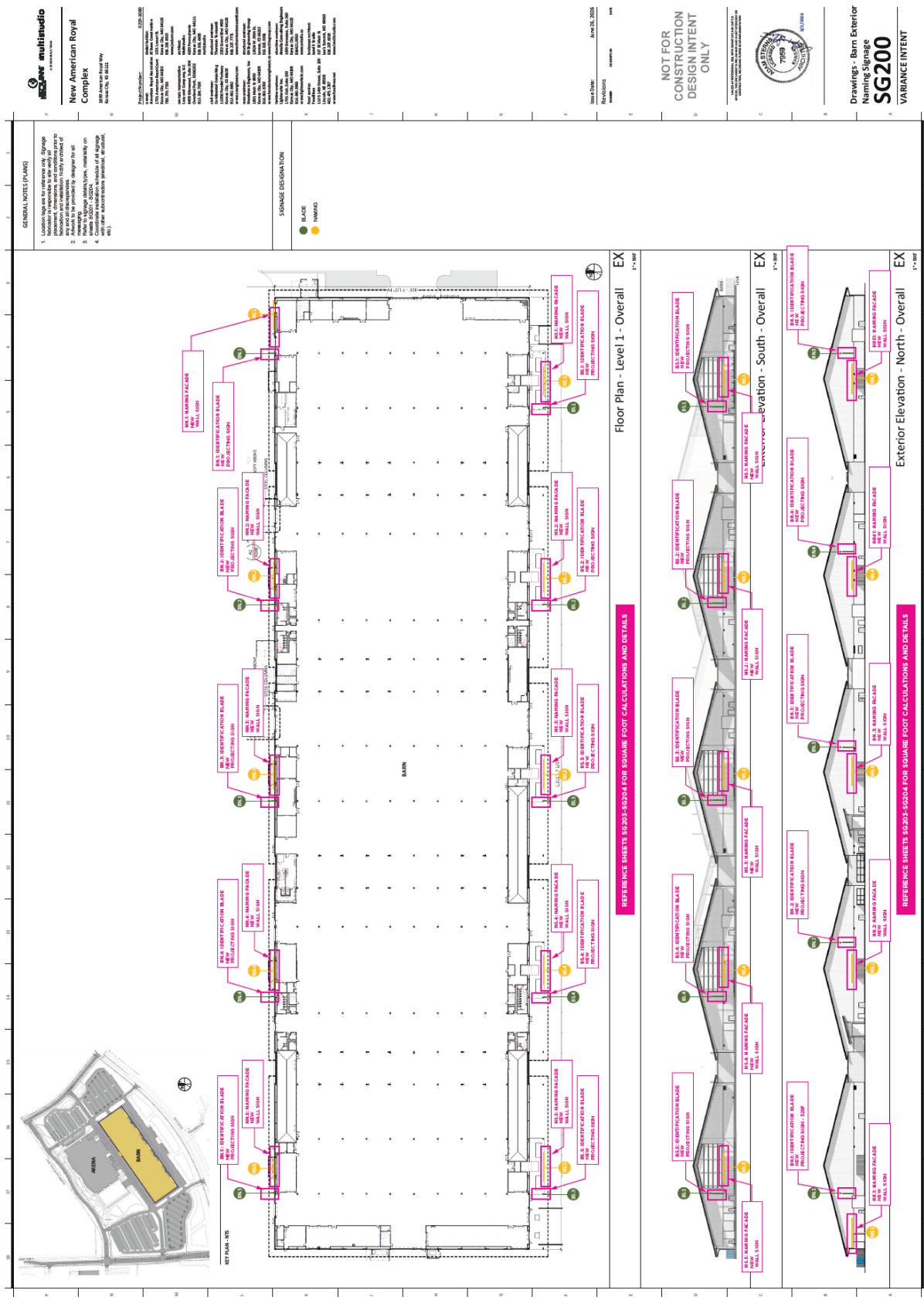
a public benefit through improved wayfinding and safety without creating adverse impacts on adjacent properties or residents.

3	The strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application. The strict application of the current zoning ordinance would create an unnecessary hardship by preventing the American Royal from providing the site identification and wayfinding necessary to support the safe and efficient operation of the campus. Unlike a typical agricultural property, the American Royal encompasses multiple event venues, livestock facilities, educational spaces, parking areas, and visitor destinations that serve large numbers of guests throughout the year. Without the requested variance, the campus would be limited to a quantity and scale of signage that is insufficient for visitors to locate, identify, and navigate the property effectively, resulting in visitor confusion and inefficient traffic circulation. This hardship is operational and functional in nature. The existing signage regulations were developed for traditional agricultural uses and do not adequately address the needs of a large-scale regional destination and event venue. Granting the variance will allow the property to function as intended while maintaining the overall purpose and intent of the zoning ordinance.
4	The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare. The proposed signage is intended to improve site identification and wayfinding throughout the American Royal campus, helping visitors safely and efficiently locate entrances, parking areas, and event venues. Given the size and complexity of the campus, the signage will enhance public safety, reduce visitor confusion, and improve traffic flow during events. Rather than creating adverse impacts, the requested variance will provide a public benefit by improving accessibility and the overall visitor experience.
5	The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance. The requested variance is consistent with the general spirit and intent of the zoning ordinance. The proposed signage is not intended to alter the use of the property, but rather to provide appropriate identification and wayfinding for a large-scale agricultural, educational, and event campus. The variance will support safe navigation, improve visitor access, and enhance the functionality of the site while remaining compatible with the character of the property and surrounding area. Granting the variance will allow the American Royal to effectively serve the public without compromising the objectives of the zoning ordinance.

End of Application

Please review again to ensure all applicable fields are completed.
Any incomplete or insufficient fields may result in your application not being processed, per [Section 27-198](#).

See other required materials and information in the remaining pages of this packet.



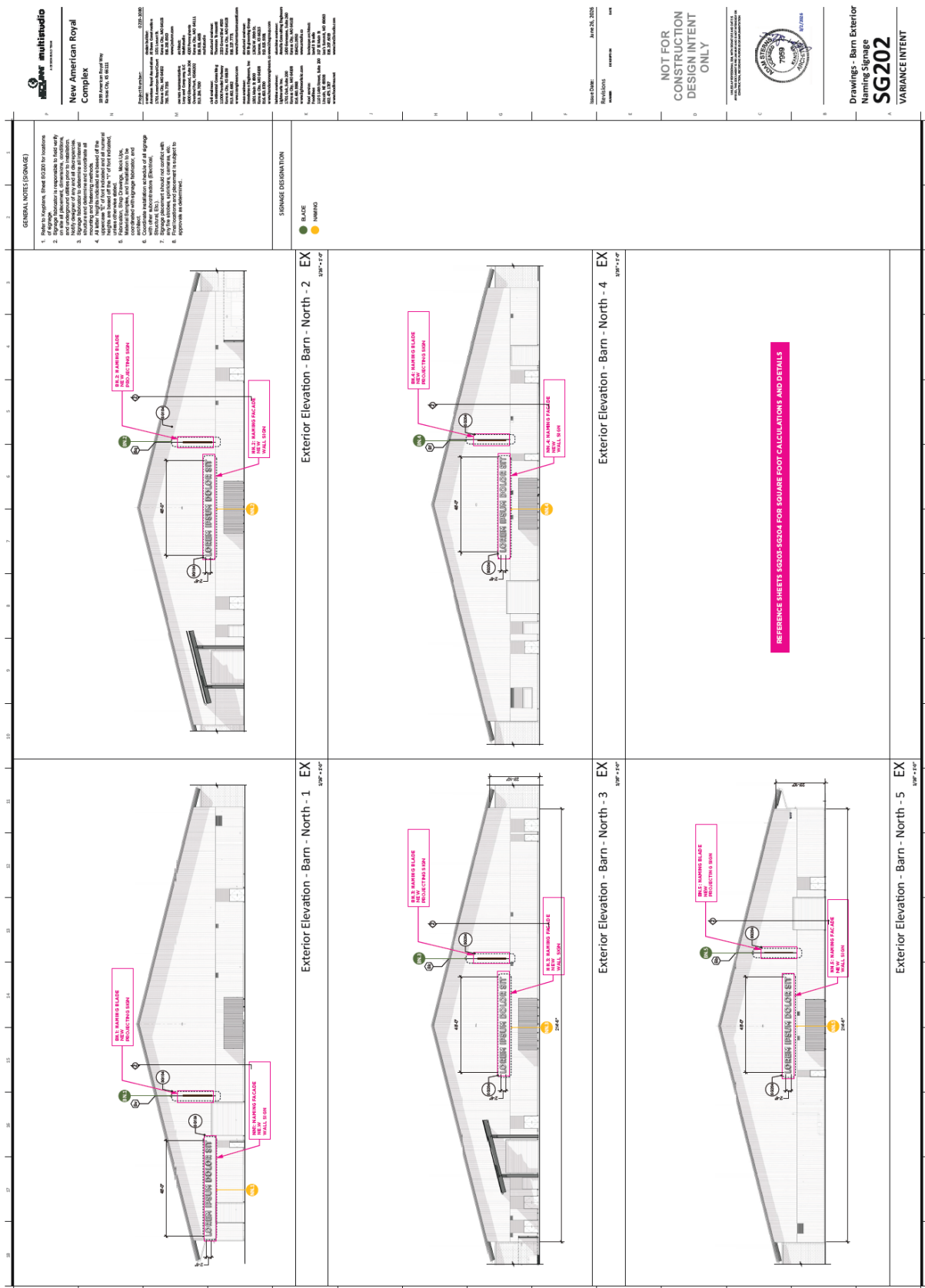
NOT FOR
CONSTRUCTION
DESIGN INTENT
ONLY

THIS DOCUMENT IS THE PROPERTY OF THE STATE OF CALIFORNIA. IT IS LOANED TO YOU BY THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. IT IS TO BE USED FOR THE PURPOSES OF THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.

7059
STANDARD
MAY 11 2014
MAY 11 2014

Drawings - Barn Exterior
Naming Signage
SG201

10/14/2014 10:14 AM



[illegible]

Drawings - Barn Exterior
Naming Signage
SG204
VARIANCE INTENT

Architectural rendering of a barn exterior. The barn features a dark brown, vertically-ribbed metal facade. A large, white, sans-serif sign is mounted on the side, reading "LOREM IPSUM DOLOR SIT". The barn has a gabled roof with a smaller section on the right. The background is a clear blue sky. The rendering is presented in a landscape orientation.

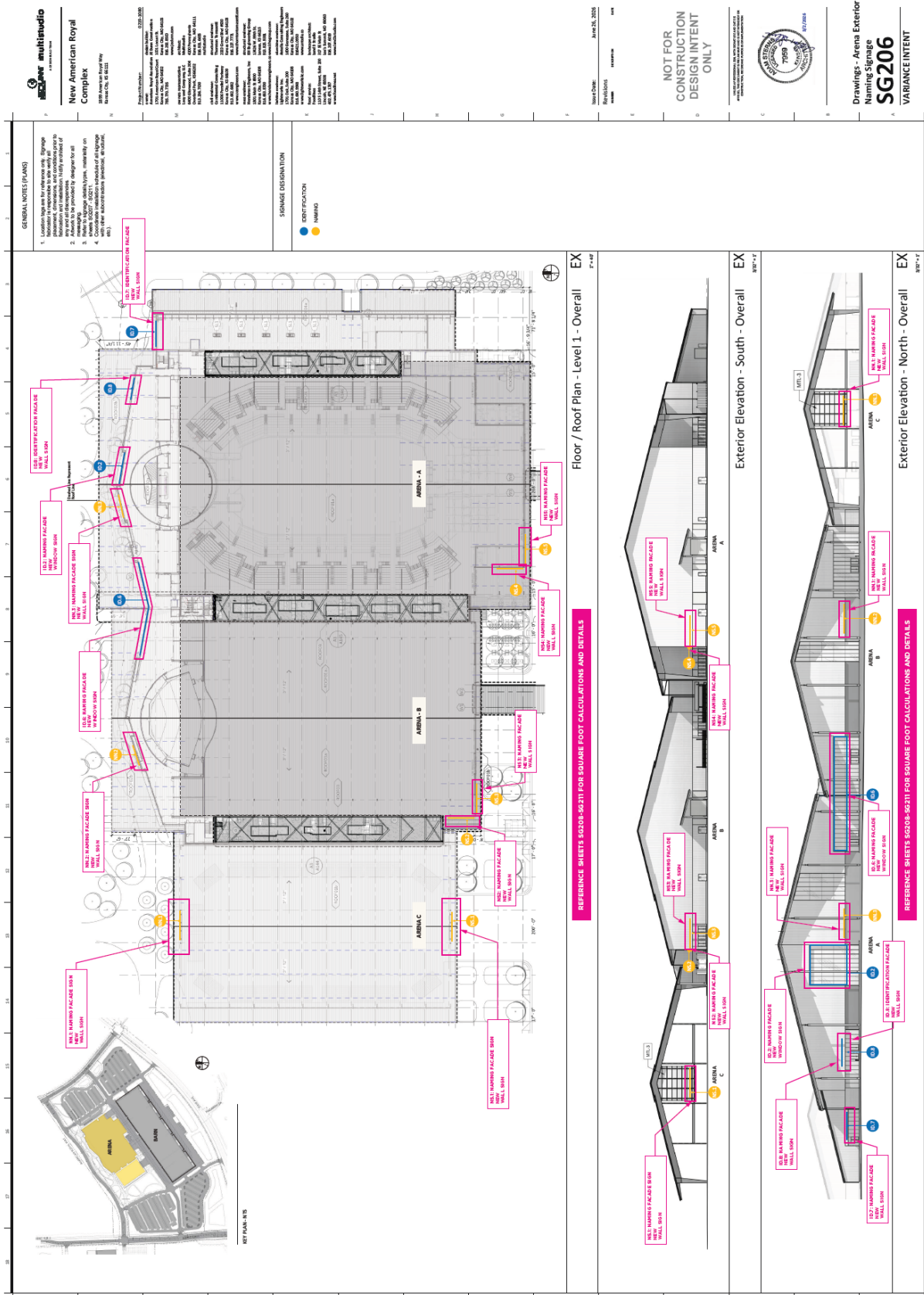
BLAKE & BLAKE ARCHITECTS - SOUTH BAY

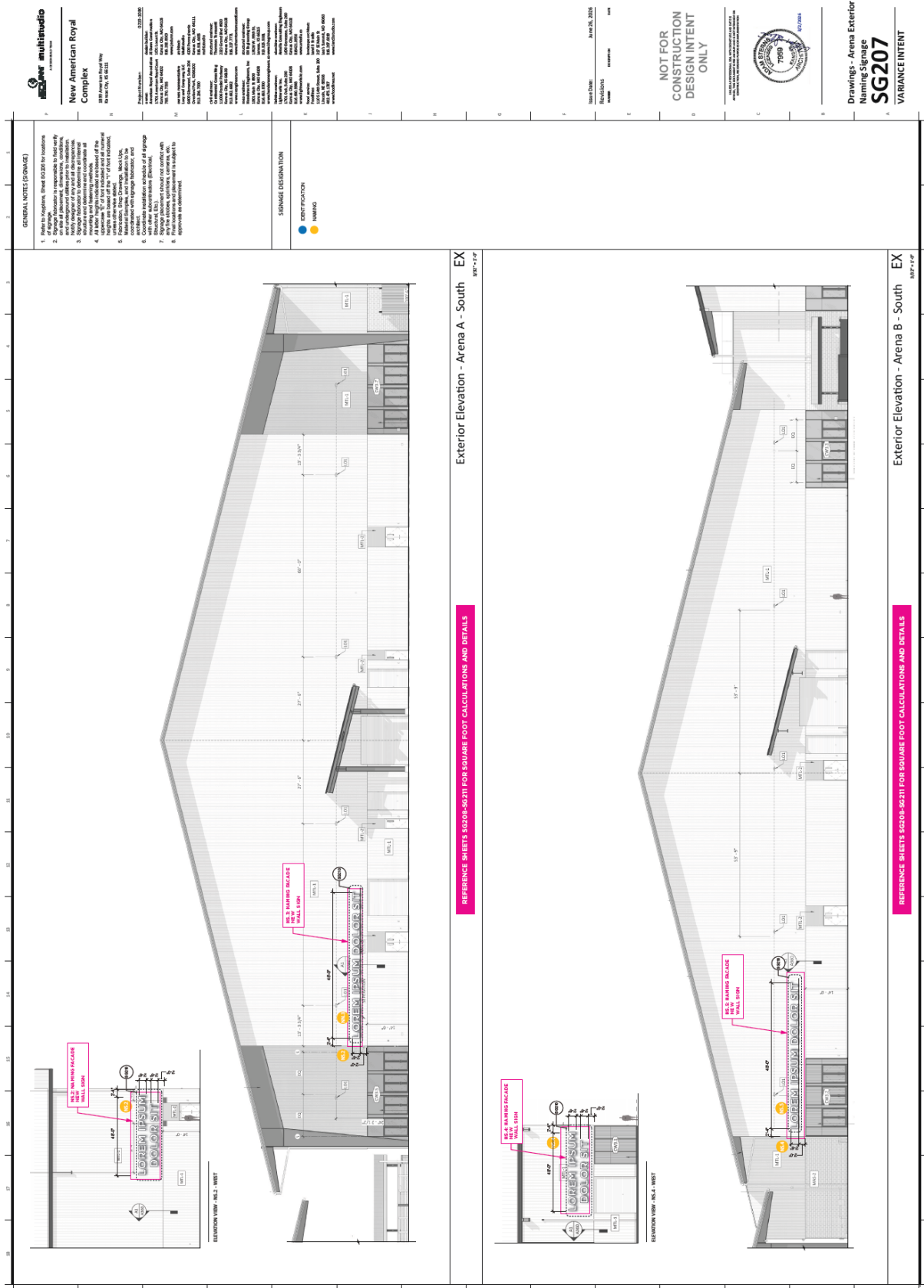
Project Name: New American Royal Complex
Location: 1234 Main St, Kansas City, MO 64101
Client: American Royal
Architect: Blake & Blake Architects
Date: 10/15/2023
Scale: 1/8" = 1'-0"

NOT FOR CONSTRUCTION
DESIGN INTENT ONLY

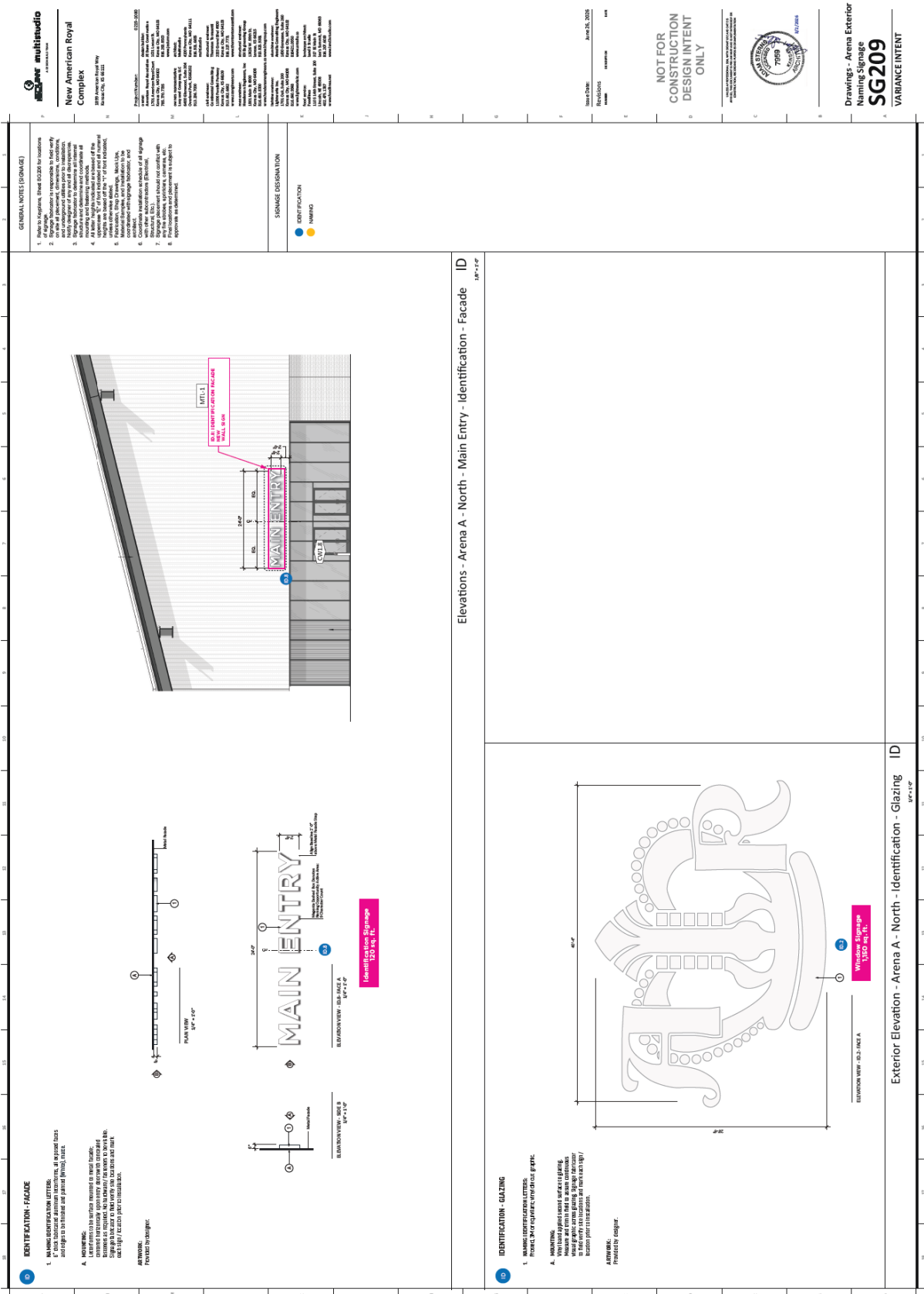
ASTM A563
7099
ASTM A563
7099

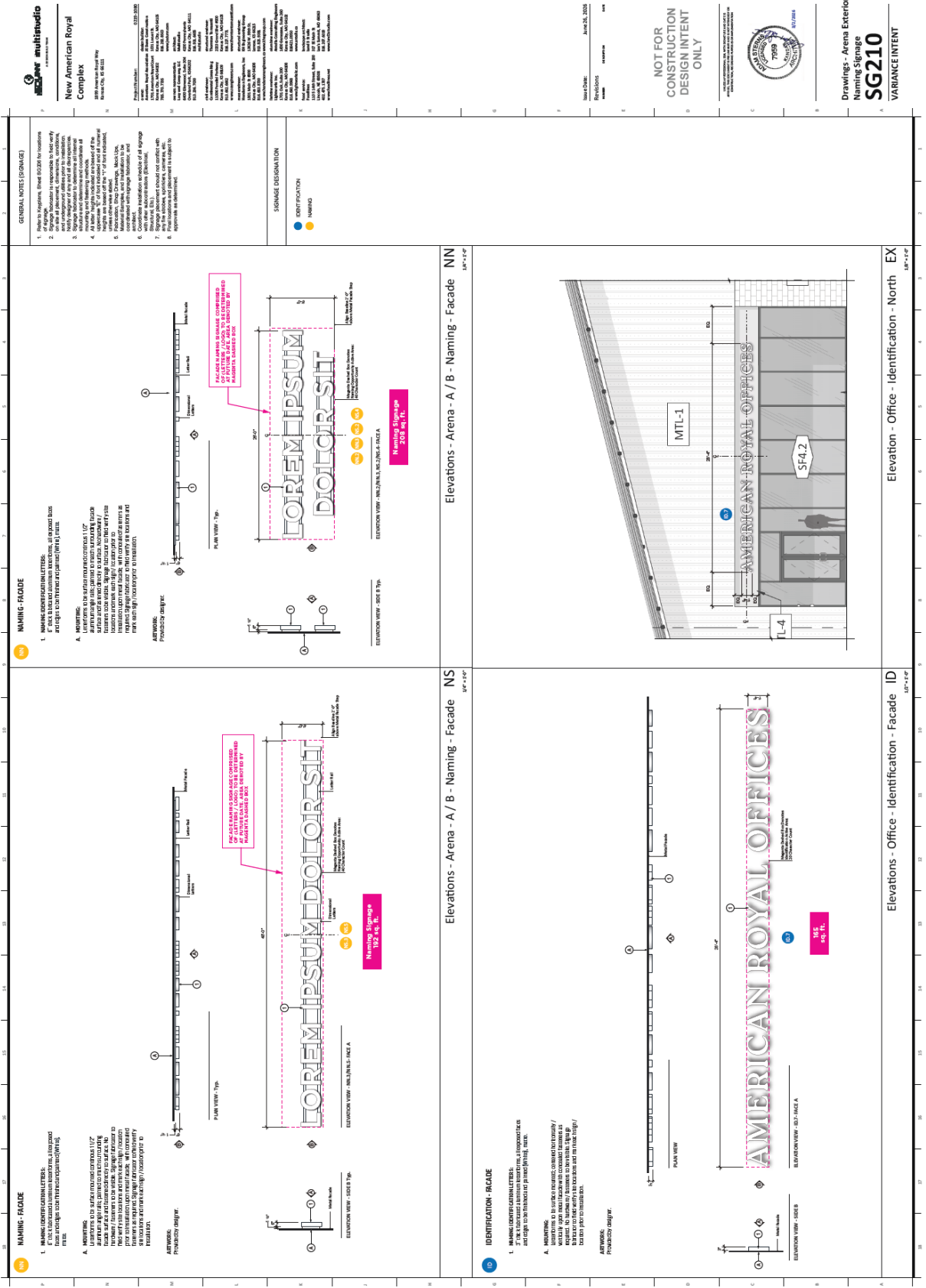
Drawings - Barn Exterior
Naming Signage
SG205
VARIANCE INTENT

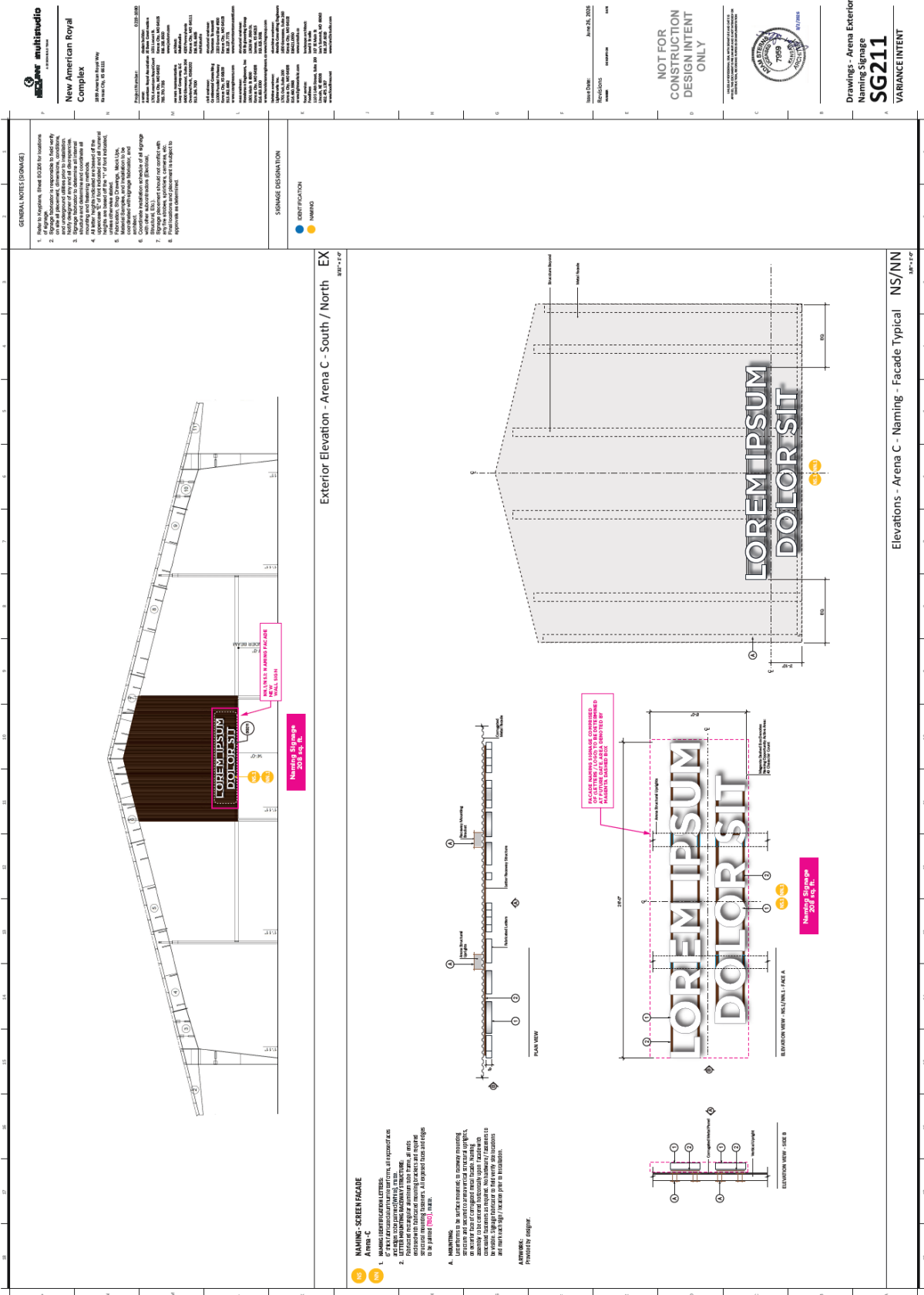




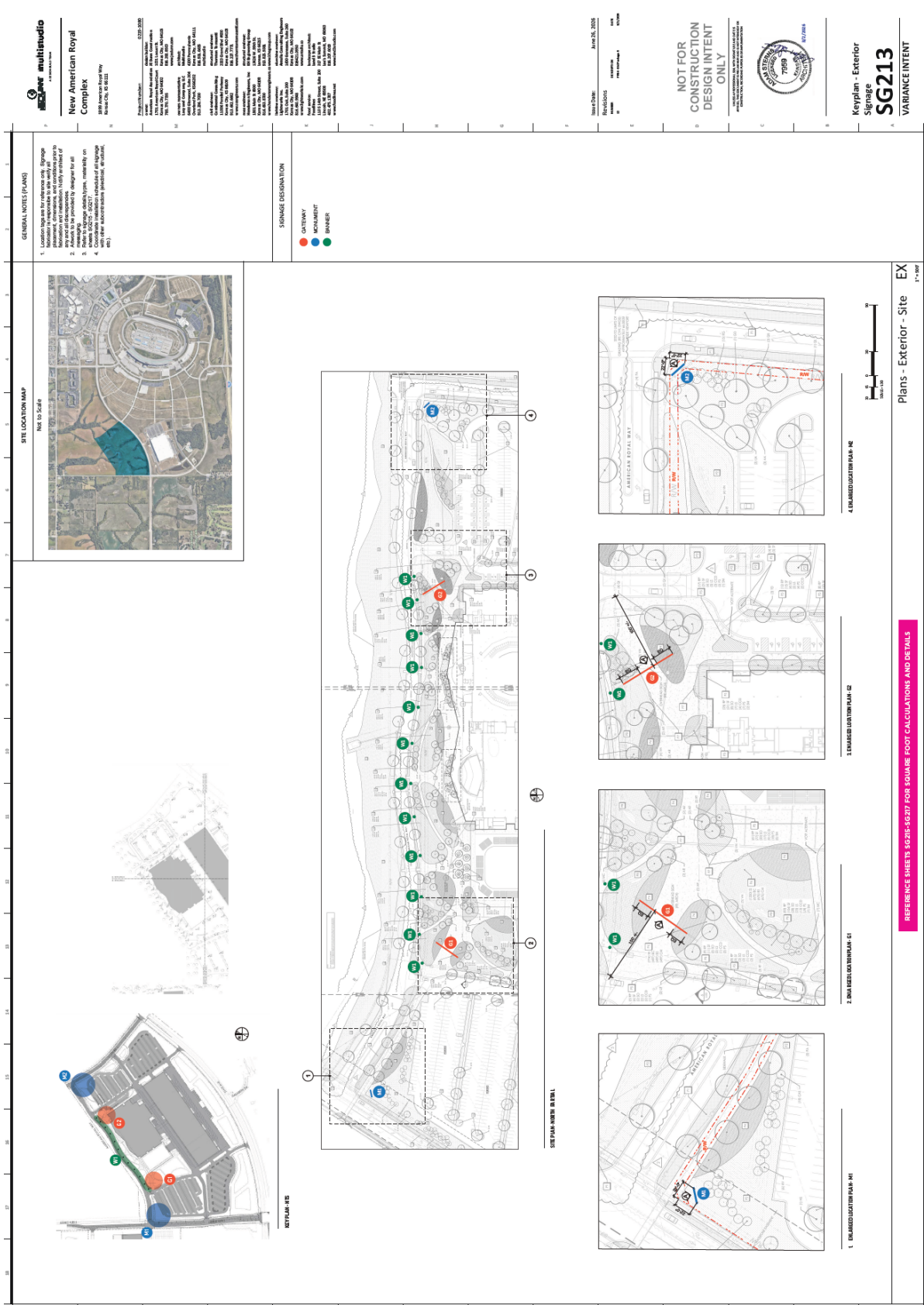
[illegible]

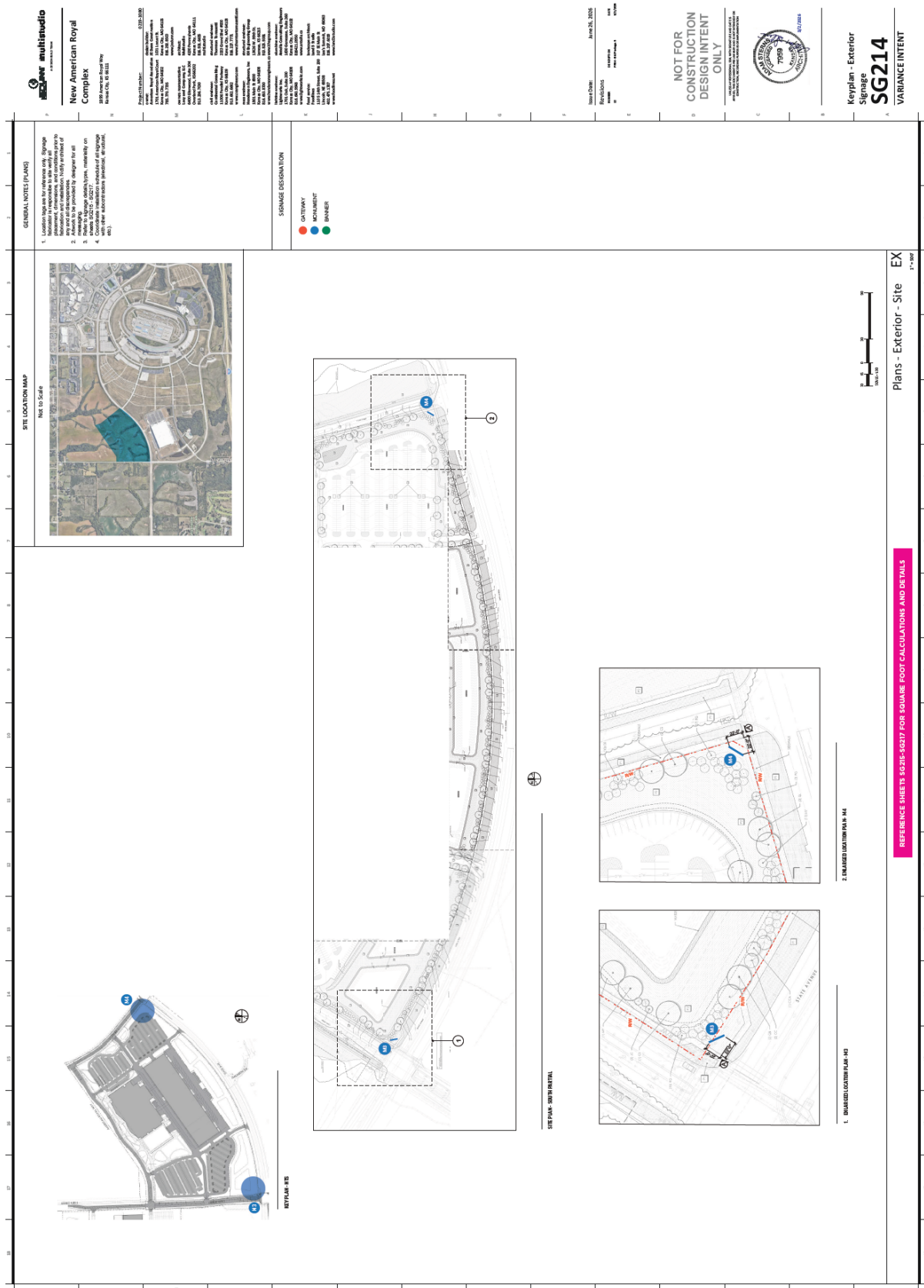


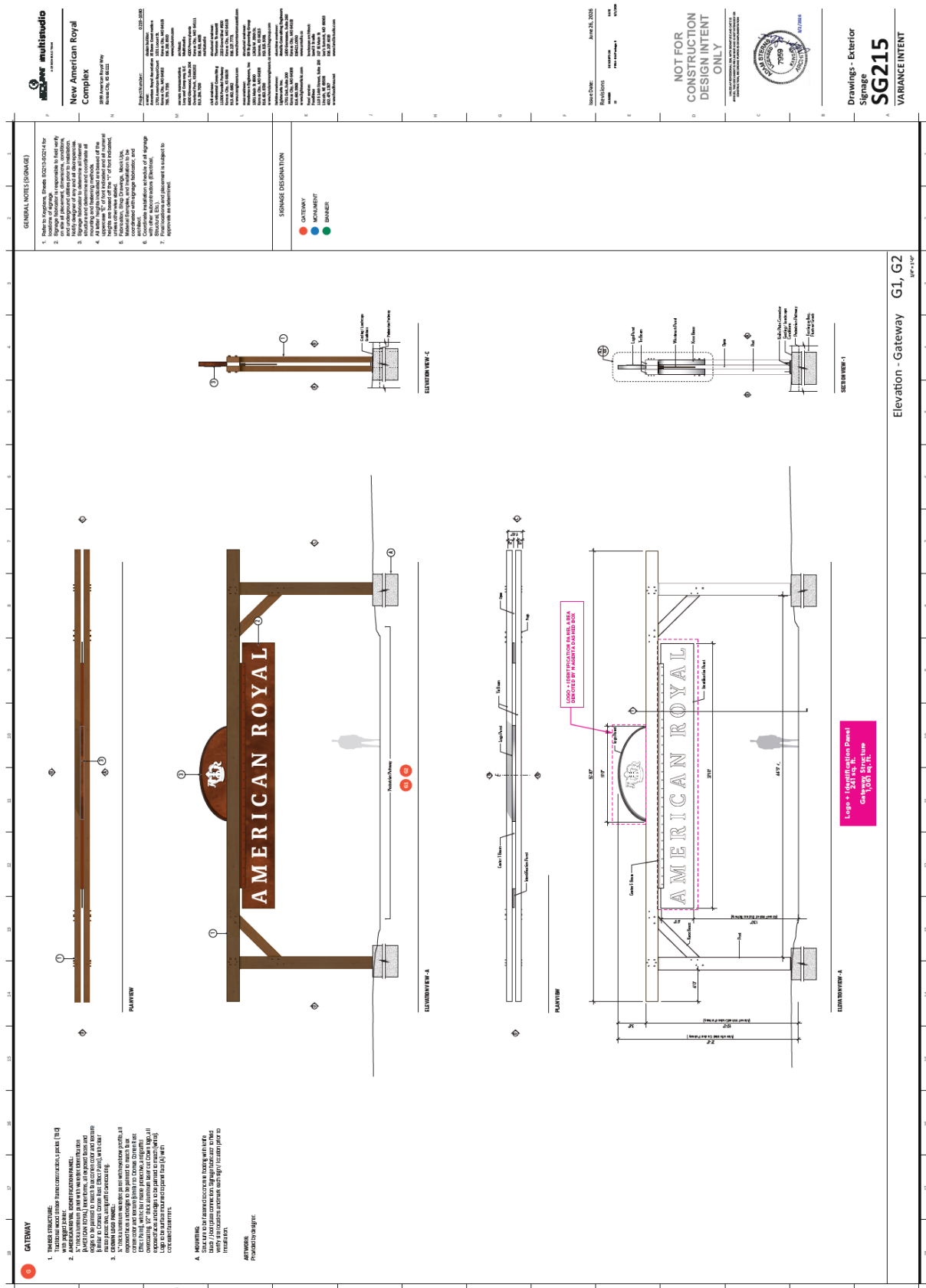


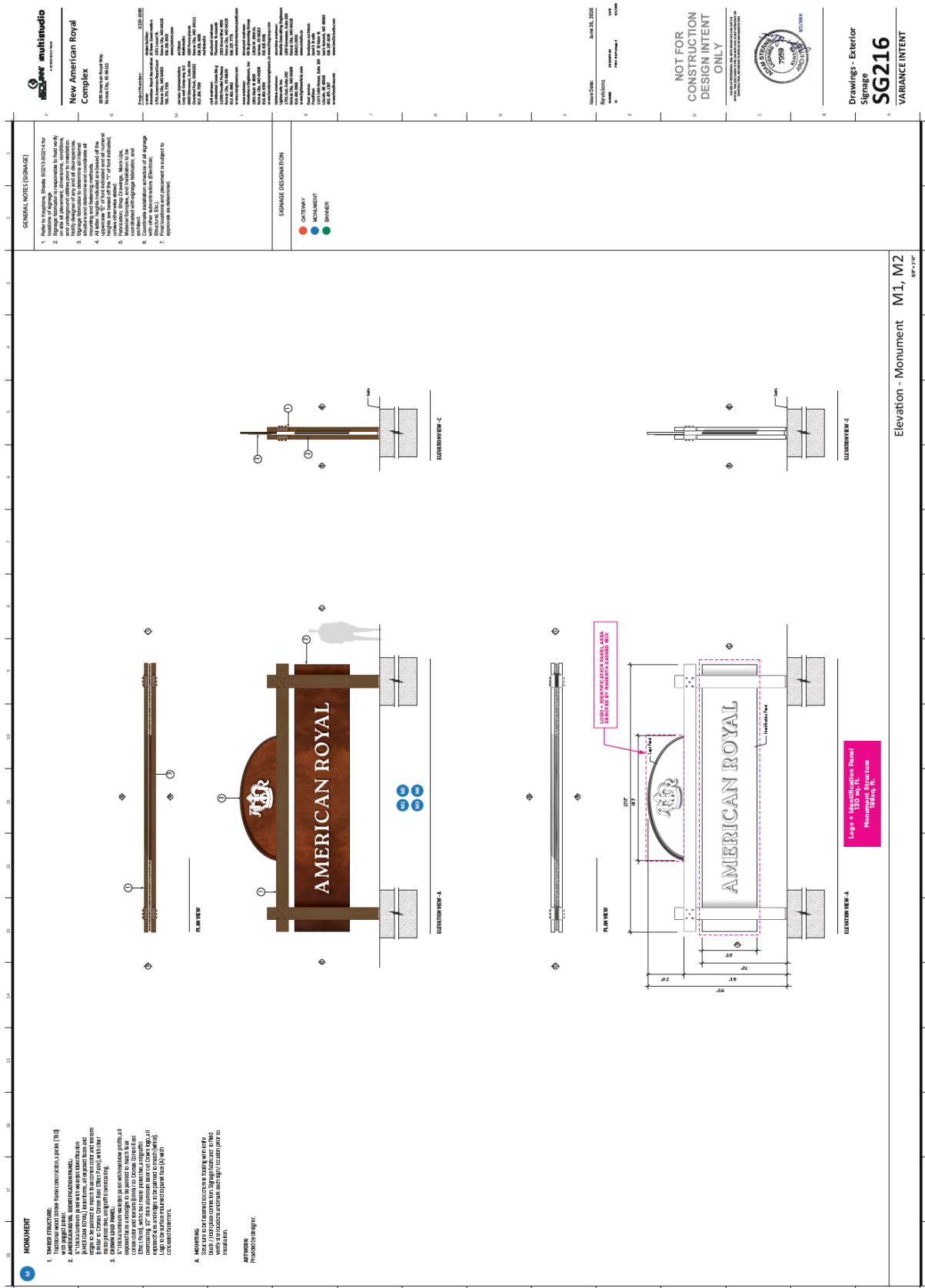


[illegible]











Renderings - Exterior - Signage EX



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Board of Zoning Appeals

From: Planning and Urban Design Staff

Date: August 10, 2026

Re: Board of Zoning Appeals Petition BOZA2026-018

GENERAL INFORMATION

Applicant Information:

Riley Palguta
6240 Oak Grove Road
Kansas City, Kansas 66106

Subject Property:

6240 Oak Grove Road
Kansas City, Kansas 66106

Requested Action and Purpose:

Approval of a Variance for the maximum allowed square footage for an accessory structure.

Commission Districts:

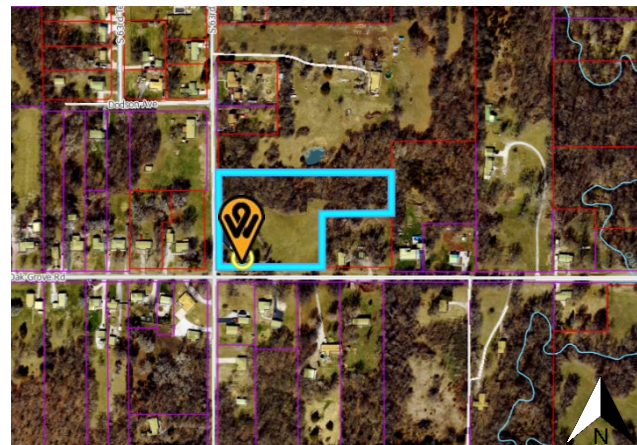
At-Large Commissioner, District #2:
Andrew Kump
District #6 Commissioner:
Philip Lopez

Existing Zoning District(s):

R-1 Single Family District

Plan Area:

PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Single family residence
South	R-1 Single Family District	Single family residence
East	R-1 Single Family District	Single family residence
West	R-1 Single Family District	Single family residence

Total Tract Size: 4.37 Acres

Neighborhood Characteristics: The subject property is located within the Morris Statistical Neighborhood, Morris Neighborhood Watch Group, and Census Block Group 0438021. The surrounding neighborhood consists primarily of large single-family residential lots located to the north, east, south, and west of the subject property. In addition, large agricultural parcels are also present in each of these surrounding directions.

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Rural Residential, which allows for land to provide for large lot, single-family residential, but without agricultural uses. Areas that are limited by transportation and other infrastructure improvements, as well as the conditions of the existing topography and vegetation afford areas for large lot development.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Oak Grove Road as a Collector Street.

Parking Requirement: Section 27-454(e) states that two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling, at least one of which shall be in a garage or carport.

Landscaping Requirement: Section 27-700(a) states that one (1) shade tree per dwelling unit is required in the front or corner side yard, and one (1) tree per 7,000 square feet of site area for uses other than residences.

Advertisement:	<u>The Wyandotte Echo</u> – July 16, 2026 <u>Letters to Property Owners</u> – July 17, 2026
Public Hearing(s):	August 10, 2026.
Public Support:	None to date.
Public Opposition:	None to date.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. 17213-00036 – Zoning – July 25, 2017 – Completed – A pool without a fence – Previous property owner.

Outstanding or Related Permit and Cases:

1. There are no additional related permits or cases on the subject property.

Previous Planning Actions:

1. There are no previous planning entitlements on the subject property.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Riley Palguta is requesting the following Variance at 6240 Oak Grove Road Kansas City, Kansas 66106:

Section 27-607(2) states that the total area of such detached accessory building shall not exceed 1,000 square feet or cover more than 30 percent of the required rear yard.

The appellant is requesting to have a detached accessory structure that is 1,600 square feet. A violation of 600 square feet.

City Ordinance Requirements: Article XXI Sections 27-502 – 27-709, Article VII Sections 27-245-339, Article XI Section 27-215, and all other applicable standards within Chapter 27.

KANSAS STATUTORY REQUIREMENTS

1. *The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.*

The applicant states that the property is large enough to accommodate the proposed accessory structure. While this is accurate, the size of the property alone does not constitute a unique condition that would justify an accessory structure exceeding the 1,000-square-foot maximum as required per Section 27-607(2) that states that the total area of such detached accessory building shall not exceed 1,000 square feet or cover more than 30 percent of the required rear yard.

The property is terraced from west to east. There is a retaining wall against the driveway, the home and rear yard fall away from Oak Grove Road, rear yard drops off from a ridge to the east. Therefore, there is a balance that the property is unique, as the size of the property is not unique, but the terracing of the rear yard is unique.

2. *The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.*

The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents as the approval of the request would only benefit the property owner.

3. *The strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

The strict application of the provisions of the zoning ordinance of which variance is requested does not constitute unnecessary hardship upon the property owner represented in the application. The property is zoned R-1 Single Family District, under the zoning, the property owner is allowed to have an detached accessory structure no larger than 1,000 square feet even though the property is 4.37 acres.

4. *The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare as the approval will only affect the property owner.

5. *The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.*

The granting of the variance desired would be opposed to the zoning ordinance, Section 27-607(2) that states that the total area of such detached accessory building shall not exceed 1,000 square feet.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 6240 Oak Grove Road, Kansas City, Kansas on July 22, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Size of accessory structure

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. What will the accessory structure be used for?

Applicant Response: Storage and maintenance of personal vehicles.

2. Would the applicant be willing to attach the accessory structure to the dwelling so that a variance would not be required?

Applicant Response: No. Attaching the accessory structure to the main dwelling is not physically or financially viable. The required excavation would drastically alter the property's natural topography and create prohibitive project expenses.

Planning Engineering Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval:
 - 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Zoning Appeals **APPROVAL** case **BOZA2026-018** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Approval of this case by the Board of Zoning Appeals, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the exercise of variance(s) approved, or any portion thereof, do(es) not violate the applicable and**

enforceable CC&R of the plat or subdivision within which the subject property is located;

2. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at 913-573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly; and,
3. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee.

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Five (5) Criteria Set by State Statute
Neighborhood Meeting Minutes
Neighborhood Meeting Sign-In Sheet
Neighborhood Meeting Affidavit
Plot Plan
Accessory Structure Plans
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	Board of Zoning Appeals
Variance	August 10, 2026

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Board of Zoning Appeals **APPROVE** Case **BOZA2026-018** as meeting all the requirements of the City code and being in the interest of the public health, safety and general welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

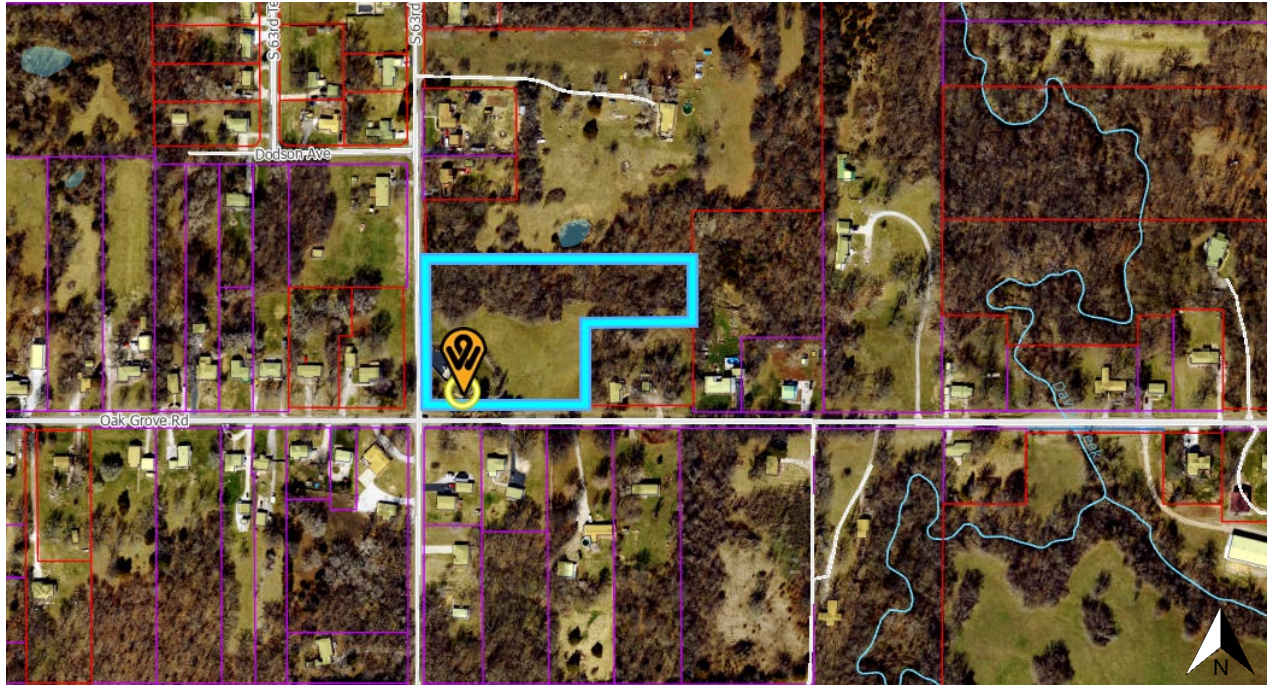
1. _____;
2. _____; And
3. _____.

OR

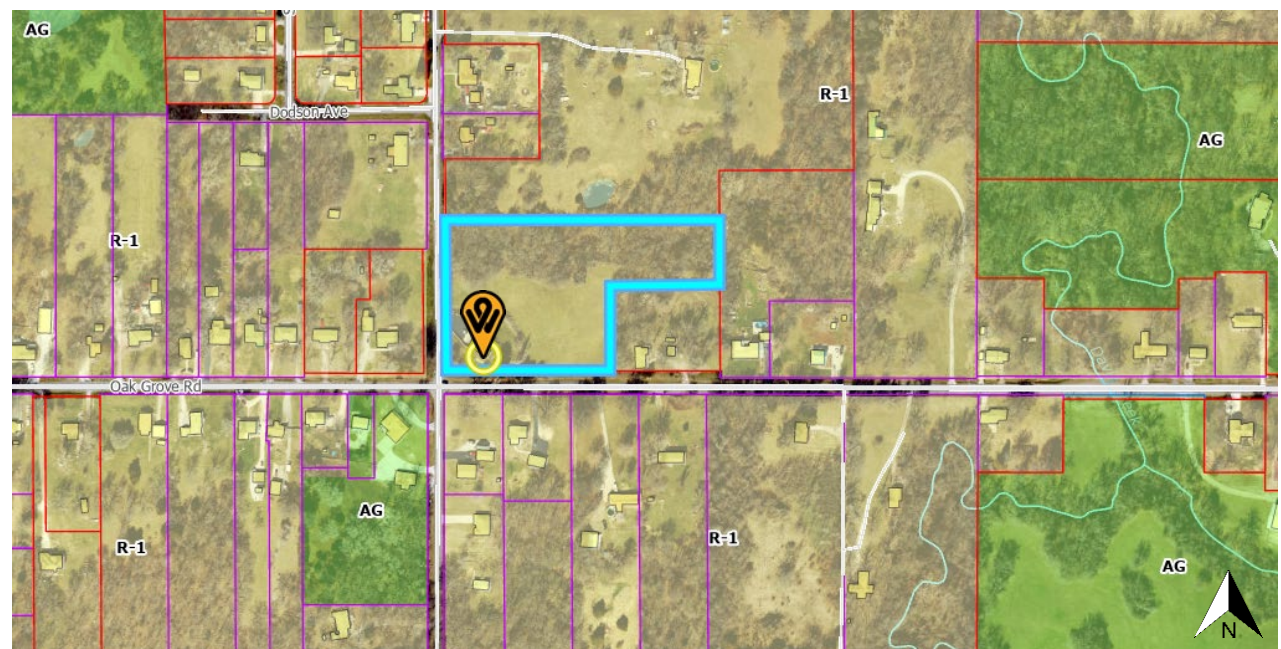
I move the Board of Zoning Appeals **DENY** Case **BOZA2026-018**, as it is not in compliance with the City Ordinances as it will not promote the health, safety and general welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

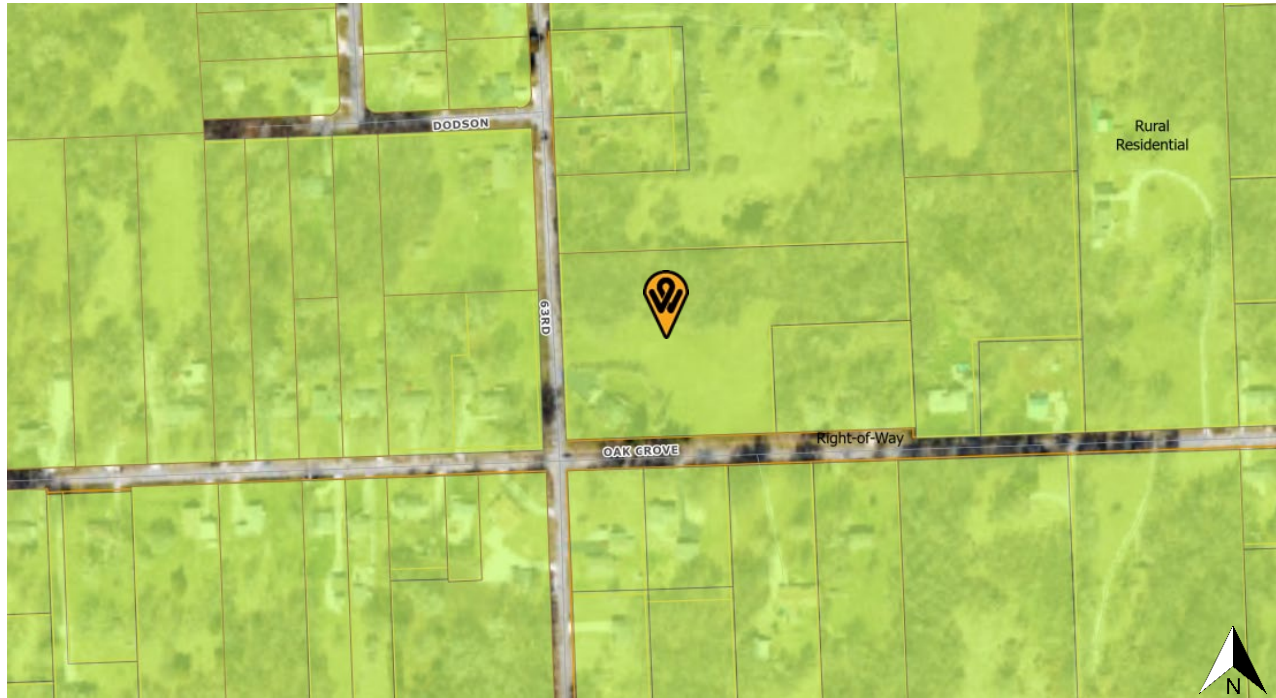
AERIAL IMAGERY



ZONING MAP



LAND USE MAP



Kansas State Statutes

This section outlines the five (5) statutes in which variances are reviewed upon. The applicant must review these statutes and explain how their application applies and conforms to these five (5) statutes in as much detail as possible.

1

The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.

The property is large enough to accommodate the proposed shop building without negatively impacting surrounding properties. The proposed building site is located within an approximately two-acre open field area, and there are currently no existing accessory structures on the property.

2

The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.

The building will be set back a substantial distance from neighboring properties. Due to the existing slope and layout of the land, the project should not adversely affect drainage patterns. The structure will not obstruct neighboring views and is not expected to create nuisances such as excessive noise, lighting, or traffic.

3	The strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application. The 1,000 square foot limitation would unnecessarily restrict the reasonable use of the property given its size and layout. The proposed structure is intended to store tools, vehicles, and equipment associated with maintaining the property and will remain accessory and subordinate to the primary residence.
4	The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare. Because of the large lot size, location of the proposed building and substantial setbacks from neighboring properties, the requested variance will not adversely affect nearby properties or the character of the area.
5	The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance. The requested variance is consistent with the spirit and intent of the zoning ordinance, because the proposed building remains compatible with the surrounding area and will not adversely affect neighboring properties or public welfare. Although the structure exceeds the 1,000 square foot limit, it will comply with all other applicable zoning and safety requirements.

End of Application

Please review again to ensure all applicable fields are completed.

Any incomplete or insufficient fields may result in your application not being processed, per [Section 27-198](#).

See other required materials and information in the remaining pages of this packet.

Neighborhood Meeting Minutes

Application: BOZA2026-018

Meeting held 7/22/2026 at 6:30pm at 6240 Oak Grove Rd. KC/KS

Questions/Comments prior to meeting via email or phone call

1. Ellen Huls: contacted via phone call.
 - a. Questions about the purpose of the building. She wanted to make sure there would not be an automotive business and was wondering about the location of the proposed building.
2. Tori Walker: contacted via email
 - a. Would not be able to attend the meeting, but fully in support of the project.
3. Sheila Bunnell: Posted on neighborhood facebook group
 - a. Posted the letter sent out for the meeting in the neighborhood facebook group to make others aware.

Questions/Comments during the meeting

1. Karmen: What color will the building be?
 - a. We provided a photo from the building company of the proposed color and design of the building.
 - b. Expressed support for the project and had no opposition.
2. Ellen: Concerned about possible noise level and drainage issues.
 - a. Discussed that we are courteous neighbors and will continue to respect our neighbors with noise levels. The building is for personal use only. Discussed that drainage plans will be addressed when doing land excavation.
3. Justin & Erin:
 - a. Expressed support for the project and had no opposition.
4. General questions:
 - a. Where will the building be located
 - i. Showed the plot plan to everyone and no further concerns were raised

Neighborhood Meeting Sign-In Sheet

Zoning Variance Request – Application: BOZA2026-018

Property Address: 6240 Oak Grove Rd Kansas City Kansas 66106

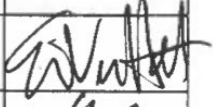
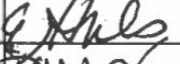
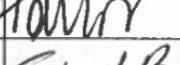
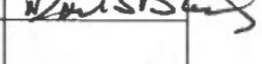
Applicant(s): Riley Palguta

Meeting Date: 7/22/2026

Meeting Time: 6:30 pm

Meeting Location: 6240 Oak Grove Rd Kansas City Kansas 66106

Thank you for attending this neighborhood meeting regarding the proposed zoning variance request. Please sign in below. Your information will be used only to document attendance at this meeting as part of the zoning application process.

Name (Print)	Address (optional)	Phone (Optional)	Email (Optional)	Signature
Erin VanHout	6300 Oak Grove Rd.			
Ellen Huls	6133 Oak Grove Rd			
Karmen Baldorino	6205 Oak Grove Rd			
Sheila Bunnell	7028 Berry Rd			
Jill Perry	6300 Oak Grove Rd	916 347 0574		
Tracey Bailey	2526 S. 73rd			
Denis Bailey	2526 S. 73rd	913 530 4966		

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF MO)
COUNTY OF Jackson) SS:

Comes now Riley Palguta, of lawful age, sound mind and upon his/her oath states as follows:

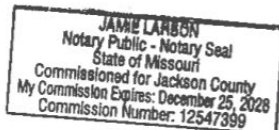
1. That I am the petitioner for Petition # BOZA2026-018.
2. That I conducted a neighborhood meeting on 7/22/2026.
3. The notice to nearby property owners was sent on 7/7/2026.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

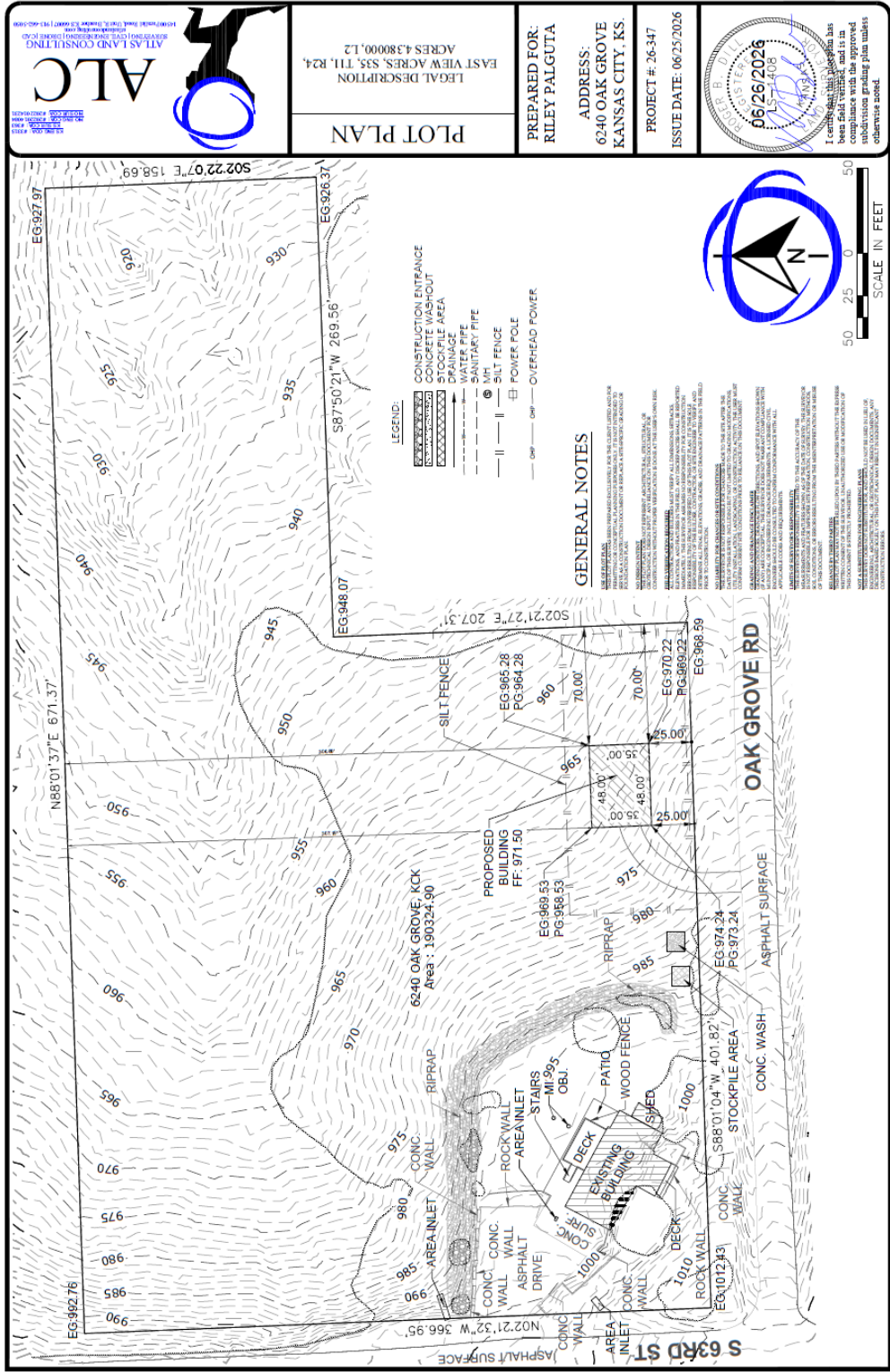
Riley Palguta
Affiant

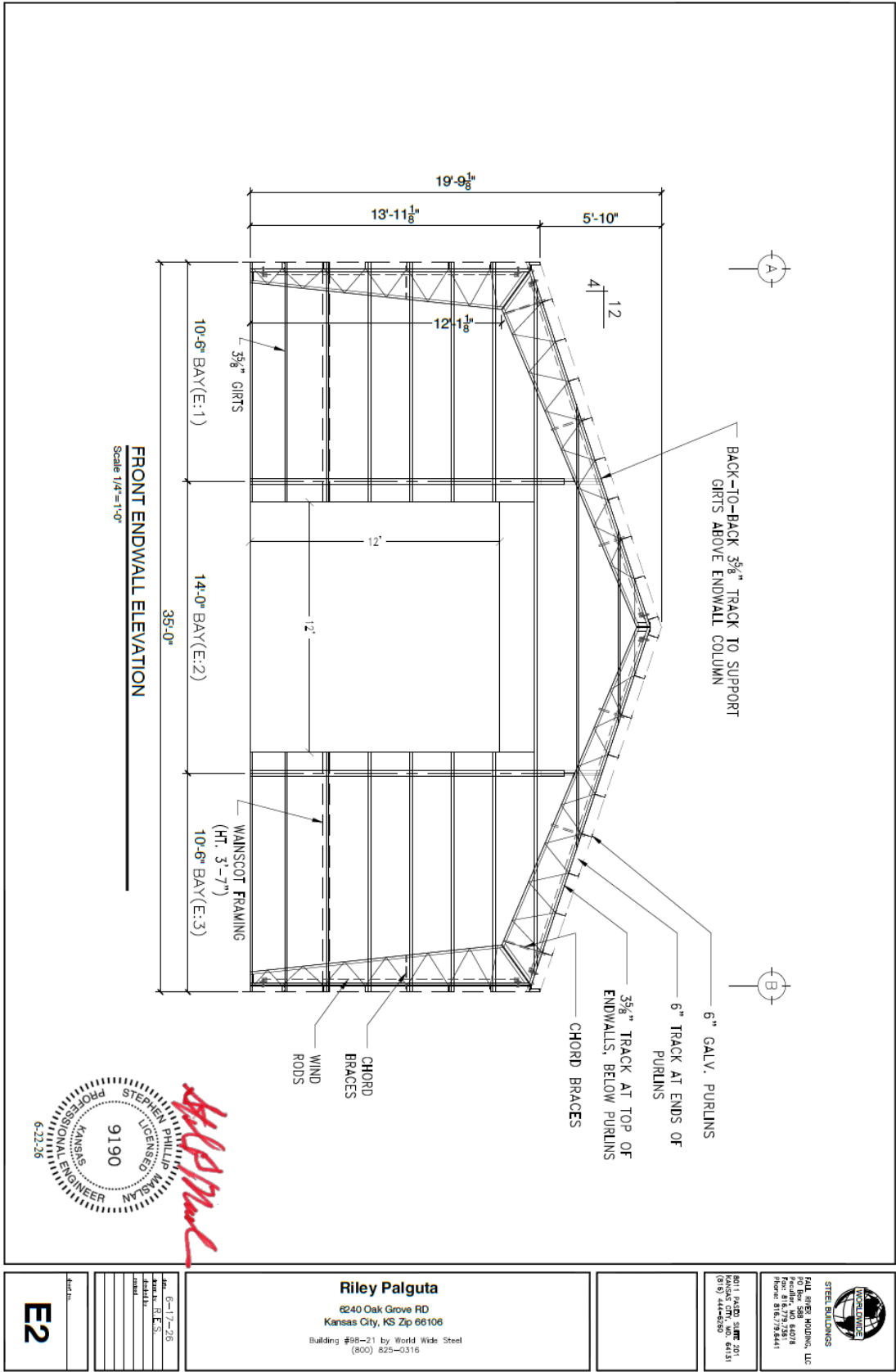
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 23 day of July, 2026.

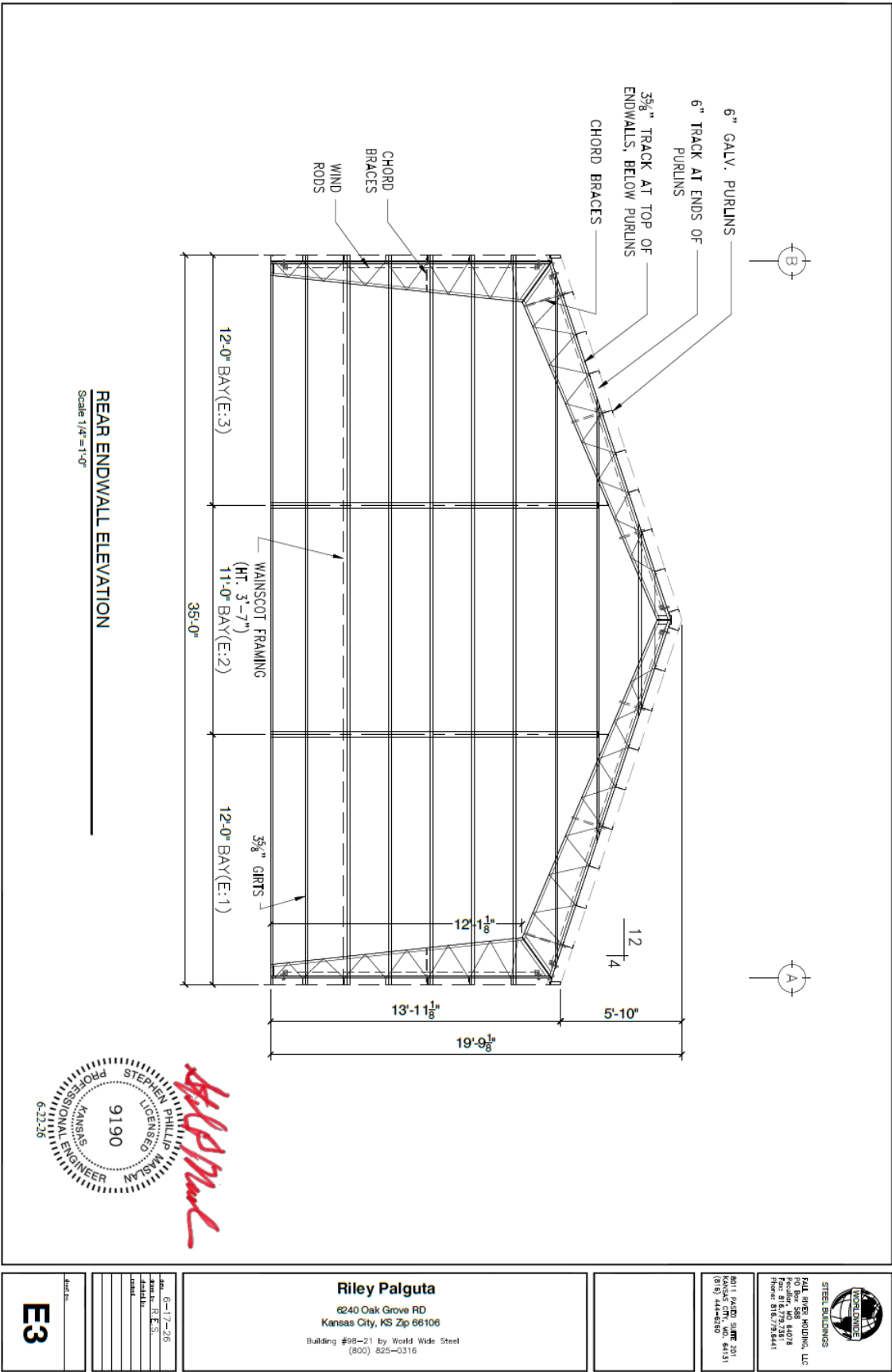
My commission expires 25 of Dec, 2028.



Jamie Larson
Notary Public







1 SIDEWALL COLUMN BASE PLATE

2 ENDWALL COLUMN BASE PLATE

3 TRUSS CHORD BRACING

4 RIDGE PURLIN CONNECTION

5 KNEE DETAIL

6 COLUMN BASE DETAIL

7 RIDGE DETAIL

8 ROD BRACING CONNECTION

9 TRUSS CONNECTION

10 EAVE DETAIL

11 GIRT CONNECTION

12 METAL PANEL CONNECTION

10 EAVE DETAIL

11 GIRT CONNECTION

12 METAL PANEL CONNECTION

Riley Palguta
 8240 Oak Grove RD
 Kansas City, KS Zip 66106
 Building #98-21 by World Wide Steel
 (800) 625-0316

WORLDWIDE STEEL BUILDINGS
 FULL SERVICE BUILDING, LLC
 1111 N. 10th St. Suite 100
 Phoenix, AZ 85006
 Phone: 602.444.8888
 Fax: 602.444.8889
 Email: info@worldwidesteel.com

WORLDWIDE STEEL BUILDINGS
 FULL SERVICE BUILDING, LLC
 1111 N. 10th St. Suite 100
 Phoenix, AZ 85006
 Phone: 602.444.8888
 Fax: 602.444.8889
 Email: info@worldwidesteel.com



