



**AGENDA**  
**BLUE SPRINGS HISTORIC PRESERVATION COMMISSION**  
**THURSDAY, JUNE 16, 2016**

**6:00 PM**

Blue Springs City Hall / East Conference Room  
903 W. Main Street, Blue Springs, MO 64015

- 1. CALL TO ORDER**
  - A. Vote for Chair and Vice Chair
  - B. Approval of May 11, 2016 Minutes
  
- 2. NEW BUSINESS**
  - A. HPC-06-16-5369 / 1120 NW Oak St. / Signage for Middle Ground Coffee Co.
  - B. HPC-06-16-5371 / 1105 W Main Street / Signage for Pizza Shoppe
  - C. Review of 2016 CLG Forum, held on May 13, 2016 in Jefferson City
  
- 3. OTHER BUSINESS**
  
- 4. ADJOURN**

If special accommodations are required for citizen participation in this meeting or if you have any questions or comments on any agenda items,  
**PLEASE CALL 816-220-4504**



**City of Blue Springs  
903 Main  
Blue Springs, Missouri 64015**

**Historic Preservation Commission  
MINUTES  
Wednesday, May 11, 2016**

A meeting of the Historic Preservation Commission of the City of Blue Springs was held at the Dillingham-Lewis Museum/ Blue Springs Historical Society located at 101 SW 15<sup>th</sup> Street on Wednesday, May 11, 2016 with the following members, guests and staff in attendance:

**ATTENDANCE**

Donna Zion  
Kay Burrus  
Councilman Chris Lievsay (Dist. 2)

Sue Gfeller  
Ken Billups, Jr.

**STAFF**

Matt Wright, Senior Planner

**ABSENT**

Mary Potter  
Pam Albarelli  
Shirl Quick  
Chris Birkenmaier, Chairman

**CALL TO ORDER**

Matt Wright called the meeting to order at 6:30 p.m.

**AGENDA ITEM 1A.  
Approval of March 31,  
2016 Minutes**

Matt Wright asked for any questions or comments on the minutes. No questions or comments were made. Commissioner Ken Billups, Jr. moved to approve the March 31, 2016 minutes. Seconded by Councilman Chris Lievsay. Approved 5 Aye, 0 No.

**AGENDA ITEM 2A.  
HPC-05-16-5316 / 1111 W  
Main Street / “Then & Now  
Jewelry” / Façade  
Improvement Grant request  
for façade improvements and  
signage**

Then & Now Jewelry is relocating from 617 SW 40 Highway to 1111 W. Main Street. Matt Wright reviewed the proposed improvements with the Commission. The applicant is proposing to install concrete board over the existing steel siding above the storefront and along the columns on either side of the storefront. A thin layer of brick will be installed over the cement board. The pitch of the awning will also be adjusted to avoid water retention on the awning roof. The last item is to relocate the signage from 617 SW 40 Highway and reinstall above the storefront at 1111 W. Main Street. The proposed signage will be internally illuminated and is within the size requirements per the Sign Code.

## QUESTIONS

Commissioner Ken Billups Jr. asked if the applicant was using any MCRC or façade grant funding for the improvements. Mr. Wright stated that they have applied for a façade improvement grant, but did not believe they were applying for MCRC tax abatement. Commissioner Billups, Jr., thought that the jewelry store would be a good fit in Downtown and had heard they will be providing more antiques and heirlooms in their store.

There was discussion about what type of material is under the steel siding. Staff was unsure what was underneath the siding, but it was thought that the contractor will be checking before the cement board and brick is installed. Commissioner Kay Burrus was concerned about the weight of the cement board and brick on the steel siding. If there were a fire, the metal would melt before the cement board and brick, which could cause the front façade to fall into the sidewalk. Mr. Wright stated that it is the contractor's responsibility to ensure that the improvements are structurally sound, and will verify this with the applicant. Several Commissioners expressed interest in knowing what the material is underneath the steel siding, and if it is good condition, to apply the cement board and brick to that surface, rather than the steel siding.

Commissioner Billups, Jr., and Councilman Lievsay liked the consistency of the façade with adjacent buildings and hope to see this continue with other buildings in the block.

## APPLICANT

The applicant, Karl Doescher, was unable to attend the meeting.

## MOTION

### AGENDA ITEM 2A.

**HPC-05-16-5316 / 1111 W Main Street** / "Then & Now Jewelry" / Façade Improvement Grant request for façade improvements and signage

Commissioner Billups, Jr., moved to approve HPC-05-16-5316 / "Then & Now Jewelry" / Façade Improvement Grant and signage with the comments made by the Commission.

## SECOND

Seconded by Commissioner Burrus

## VOTE

Donna Zion – Aye  
Kay Burrus - Aye  
Councilman Chris Lievsay (Dist. 2) – Aye  
**(APPROVED 5-Aye, 0-No)**

Sue Gfeller – Aye  
Ken Billups Jr. - Aye

## OTHER BUSINESS

There was no other business for the Commission.

## MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Gfeller to adjourn at 6:50 p.m. Seconded by Commissioner Zion.

Respectfully Submitted by,  
Matt Wright, Recording Secretary

Ken Billups, Jr., Acting Chairman

Date

DRAFT



**HISTORIC PRESERVATION  
 COMMISSION  
 STAFF REPORT**

<b>Meeting Date:</b>	June 16, 2016	<b>Agenda Item:</b> 2A
<b>Case File Number:</b>	HPC-06-16-5369	

<b>Project Name:</b>	Middle Ground Coffee Co. (1120 NW Oak St.)
<b>Type of Application:</b>	New Wall Sign
<b>Request:</b>	Approval of proposed signage

<b>Applicant:</b>	Middle Ground Coffee Co. / Shauna Pearson
<b>Property Owner:</b>	Corner Ventures LLC / Cynthia Miller
<b>Engineer:</b>	N/A
<b>Architect:</b>	N/A
<b>Sign Designer:</b>	N/A
<b>Location (Address):</b>	1120 NW Oak St.
<b>General Location:</b>	South of NW Oak St. between 11 <sup>th</sup> and 12 <sup>th</sup> Streets
<b>Area:</b>	0.065 +/- acres
<b>Lots:</b>	1
<b>Existing Zoning:</b>	"T-5" (Urban Center Zone)
<b>Existing Land Use:</b>	Commercial/Coffee Shop
<b>Proposed Land Use:</b>	Commercial/Coffee Shop
<b>Comprehensive Plan Designation:</b>	Distinct Destination
<b>Attachments:</b>	<ul style="list-style-type: none"> <li>• DRB Application</li> <li>• Proposed signage</li> </ul>
<b>Historic Preservation Commission:</b>	June 16, 2016
<b>Other Boards Assigned:</b>	Downtown Review Board – June 16, 2016
<b>Assigned Staff:</b>	Matt Wright, Senior Planner

Figure 1. Vicinity Map / General Location Map



Figure 2. Project Site (Aerial Photo)



**BACKGROUND INFORMATION/SUMMARY:**

The subject property is located at 1120 NW Oak Street (back side of 1121 W. Main Street). The Middle Ground Coffee Company opened in the space in May 2016 and are requesting permanent signage to identify themselves. The total sign area is approximately 23 square feet with a total building façade area of 407 square feet. Total signage area is approximately 5.7 percent of the building façade, which is within the maximum 10 percent permitted by the Sign Code. The signage will consist of non-illuminated individual gray and black letters of varying styles and sizes that spell out “Middle Ground.”

**HISTORIC RESOURCES SURVEY (2013)/CONSERVATION AREA (DISTRICT):**

The subject property contains a two-part commercial block building. According to the Historic Resources Survey completed in 2013, 1121 W. Main (1120 NW Oak St.) was built during the 1901-1940 time period. The (Historical) Architectural Integrity of the building was rated as good, with limited alterations. The building is included in the approved Conservation Area 2 (labeled as Conservation District 1 in the survey) as it is included in the historic commercial core, and still holds true to the historic development pattern of buildings built to the front property lot abutting the public sidewalk.

**PREVIOUS ACTIONS/APPROVALS:**

- The Planning Commission recommended approval of a Rezoning from “CB” (Central Business) to “T-5” (Urban Center) on March 26, 2007; and City Council approved the Rezoning on April 2, 2007.
- The City Council approved the designation of Conservation Areas in the Downtown Blue Springs area (Resolution No. 76-2015) on October 5, 2015.

**FUTURE APPLICATIONS/REVIEWS ANTICIPATED OR REQUIRED:**

The property will need approval from the Downtown Review Board since it located in the Downtown Zoning District. Once approval has been granted, staff will approve and process the sign permit.

**ABUTTING ZONING AND LAND USES:**

<b>Direction</b>	<b>Current Zoning</b>	<b>Surrounding Land Uses</b>
North:	Right-of-Way	NW Oak Street
South:	Right-of-Way	W Main Street
East:	“T5” (Urban Center)	Commercial Retail/Service
West:	“T5” (Urban Center)	Commercial Retail/Service

**RECOMMENDATION:**

**Staff recommends approval of this application.**

**RETURN TO**  
 Director of Community Development  
 City Hall Annex - 903 Main  
 Blue Springs, Mo. 64015  
 816-228-0207 (FAX 816-228-0225)

6-16-16 6:00pm  
**OFFICE USE ONLY**  
 Mtg. Location East Conf. Room  
 Mtg. Date 6-16-16  
 Planner: Matt Wright  
 HPC-06-16-5369



**HISTORIC PRESERVATION COMMISSION  
 REVIEW OF APPLICATION FOR A PERMIT FOR  
 ALTERATIONS OR NEW CONSTRUCTION**

**PRINT AND SUBMIT ONCE FILLED OUT - DO NOT E-MAIL TO STAFF**

- Property Owner of Record: Corner Ventures, LLC Middle Ground Coffee Co.
- Address: 1509 W. Main St BS, MO 64015  
City State Zipcode
- Phone: 816-808-7553 Days ( ) Evenings ( )
- Site Address: 1130 NW Oak St BS MO 64015  
City State Zipcode
- Description of Proposed Changes: Add sign

- Description Attached  Photos Attached   
 Drawings Attached  Other Exhibits Attached

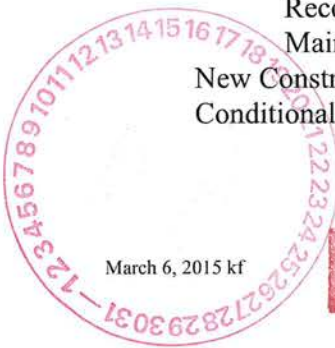
**REMAINDER OF FORM FOR STAFF AND COMMISSION USE ONLY**

- Date Application Received by the Historic Preservation Secretary: 6-10-16
- Property Designation: Significant  Non-Significant
  - Property Type:
 

Building	<input type="checkbox"/>
Structure	<input type="checkbox"/>
Sign	<input type="checkbox"/>
Street Furniture	<input type="checkbox"/>
Environmental Feature	<input type="checkbox"/>

3. Type of Change	Principle Building	Accessory Building	Other (Description)
Demolition	<input type="checkbox"/>	<input type="checkbox"/>	_____
Relocation/Moving	<input type="checkbox"/>	<input type="checkbox"/>	_____
Material Exterior Change			_____
Addition	<input type="checkbox"/>	<input type="checkbox"/>	_____
Reconstruction	<input type="checkbox"/>	<input type="checkbox"/>	_____
Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	_____
New Construction	<input type="checkbox"/>	<input type="checkbox"/>	_____
Conditional Use	<input type="checkbox"/>	<input type="checkbox"/>	_____

Application Review Re: Matt Wright



**FILE**



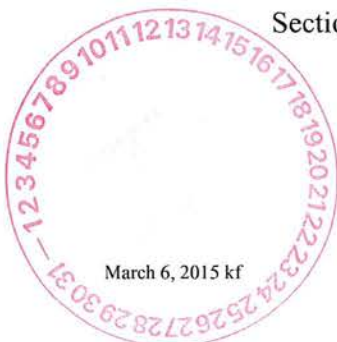
4. Comments of Planning Department Staff:

5. Comments of Historic Preservation Consultant:

Review Criteria

	<u>Recommended</u>	
	<u>Yes</u>	<u>No</u>
6. <u>New Construction (Non-Significant Property)</u>		
Appropriateness of Materials	<input type="checkbox"/>	<input type="checkbox"/>
Appropriateness of Scale	<input type="checkbox"/>	<input type="checkbox"/>
Appropriateness of Size	<input type="checkbox"/>	<input type="checkbox"/>
Appropriateness of Height	<input type="checkbox"/>	<input type="checkbox"/>
Appropriateness of Placement	<input type="checkbox"/>	<input type="checkbox"/>
Appropriateness of Relationship to Existing Buildings/Structures and Setting	<input type="checkbox"/>	<input type="checkbox"/>
Refer to Attachment For Illustrations <input type="checkbox"/>		
Section #11 Not Applicable <input type="checkbox"/>		
7. <u>Demolition (Significant Property)</u>		
a) Demolition is in the City's interest in protecting the public's health, safety and general welfare <input type="checkbox"/>		<input type="checkbox"/>
b) Demolition will have a minimal impact on the historic, architectural, cultural or economic character of the district or community in general	<input type="checkbox"/>	<input type="checkbox"/>
c) Considering both technical and economic feasibility, there is no structural feasibility to rehabilitation	<input type="checkbox"/>	<input type="checkbox"/>
d) The cost of rehabilitation exceeds the economic use of the property after rehabilitation, causing a significant detrimental impact or hardship upon the owner	<input type="checkbox"/>	<input type="checkbox"/>
e) There is no potential for occurrence of archeological sites or resources on or in property discussed	<input type="checkbox"/>	<input type="checkbox"/>
Section #12 is not applicable <input type="checkbox"/>		

Application Review Re: \_\_\_\_\_



**FILE**

Review Criteria

Recommended

8. Alteration (Significant Property) Proposed changes will:

Yes

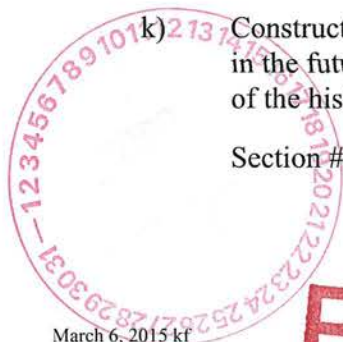
No

- |   |                          |                          |
|---|--------------------------|--------------------------|
| a) Provide compatible use for the property that requires minimal alteration of the building, structure, site and its environment or use property as originally intended   | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Preserve distinguishing qualities or character of the building, structure, site or its environment by avoiding removal or alteration of material or distinctive architectural features when possible   | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Avoid alterations that have no historical basis and/or which seek to create an earlier appearance  | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Recognize and respect changes that may have taken place in the course of time that are evidence of the history and development of the building, structure, site and its environment  | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site  | <input type="checkbox"/> | <input type="checkbox"/> |
| f) When possible, repair rather than replace deteriorated architectural features. When replacement is necessary, the new materials match the original material in composition, design, color, texture and other visual qualities                                    | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Repair or replace missing architectural features using accurate duplications of features substantiated by historic, physical or pictorial evidence   | <input type="checkbox"/> | <input type="checkbox"/> |
| h) Use the gentlest means possible in surface cleaning of structures. Avoid sandblasting and other methods that damage historic building materials  | <input type="checkbox"/> | <input type="checkbox"/> |
| i) Protect and preserve archeological resources   | <input type="checkbox"/> | <input type="checkbox"/> |
| j) Use contemporary alterations and additions that do not destroy significant historical, architectural or cultural material and incorporate a design which is compatible with the size, scale, material and character of the property, neighborhood or environment | <input type="checkbox"/> | <input type="checkbox"/> |
| k) Construct new additions or alterations which, if removed in the future, would leave the essential form and integrity of the historic structure unimpaired  | <input type="checkbox"/> | <input type="checkbox"/> |

Section #13 not applicable

Approved  Denied  Date: \_\_\_\_\_

  
\_\_\_\_\_  
Chairman, Historic Preservation Commission



**FILE**

**FILE**



**Building - 18'6" x 22' = 407 SQ FT**  
**Sign - 23" x 11'9" = 23 SQ FT Non Illuminated Individual Letters**



11323 East Truman Road  
 Independence, MO 64050  
**816-254-1919**

CUSTOMER NAME:	Middle Ground Coffee Co.
PROJECT NAME:	Frankenstein Sign
LOCATION:	1120 NW Oak Street, Blue Springs, MO
OPPORTUNITY / P.O. NO (if):	SALES: Ron L.
ORIGINAL FILE NAME:	Middle Ground R 01

DESIGNER	RL
PAGE	1
OF	1

APPROVAL:	
Customer Signature (legible)	(X)
Approval Date:	

REVISIONS:	
1.	

NOTES:	
Rendering & Presentation	



## Property Information



**Parcel ID:** 35-710-19-19-00-0-00-000

**Addresses on this Parcel:**

There are 2 addresses on this parcel.

(Primary) 1121 W MAIN ST BLUE SPRINGS, MO 64015	1121 1/2 W MAIN ST BLUE SPRINGS, MO 64015
---	--

**Owner Information:**

CORNER VENTURES LLC  
1509 W MAIN ST  
BLUE SPRINGS, MO 64015

**Mortgage Holder Information:**

No Mortgage Holder Information.

**Property Characteristics:**

Year Built: NA  
Living Area (Approx. sq. ft.): NA  
Tax Neighborhood Code: 9748  
Parcel Area (Approx.): 0.06 (acres), 2,831.52 (SqFt)

**Property Class (PCA Code):** Commercial Improved (code: 2010 )

**Land Use Type:** Miscellaneous Retail Trade (code: 2256 )

**Tax Code Area:**

Code: 42  
City: Blue Springs  
Fire: Central  
Library: Mid Continent  
School: Blue Springs R-4  
Water: NA

**Assessment Information:**

Tax Year: 2015  
Market Value: \$130,000  
Assessed Value: \$41,600  
Taxable Value: \$41,600  
[Where are my tax dollars going?](#)

**Exemptions and Abatements Status (2014):**

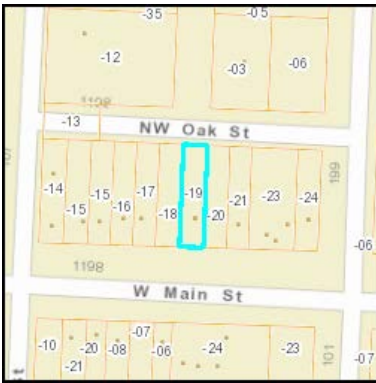
No exemptions or abatements.

**Community Improvement District (CID):**

Property is not in a CID for which Jackson County collects a tax or assessment.

**TIF Information:**

Property is not in a TIF Plan area or TIF Project area known to Jackson County.



# Property Tax Account Summary

[Direct Link to Jackson County Assessment Profile](#)

Parcel Number 35-710-19-19-00-0-00-000 Property Address 1121 W MAIN ST , BLUE SPRINGS, MO 64015

General Information  
 Property Description BLUE SPRINGS W 1 1/3' OF LOT 5 & ALL OF LOT 6 (EX W 1 1/3') BLK 13  
 Property Category Land and Improvements  
 Status Active, Host Other Property, Locally Assessed  
 Tax Code Area 042

Property Characteristics  
 Property Class 2010

Parties

Role	Percent	Name	Address
Taxpayer	100	CORNER VENTURES LLC	1509 W MAIN ST, BLUE SPRINGS, MO 64015 UNITED STATES
Owner	100	CORNER VENTURES LLC	1509 W MAIN ST, BLUE SPRINGS, MO 64015 UNITED STATES

Value Type	Tax Year 2015	Tax Year 2014	Tax Year 2013	Tax Year 2012	Tax Year 2011
Market Value Total	130,000	130,000	130,000	103,370	103,370
Taxable Value Total	41,600	41,600	41,600	33,078	33,078
Assessed Value Total	41,600	41,600	41,600	33,078	33,078

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

**NOTICE:** Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

Distribution of Current Taxes	Amount
District	
BLUE SPRINGS SCHOOLR-IV	2,383.100000
BOARD OF DISABLED SERVICES	30.700000
CITY - BLUE SPRINGS	302.890000
FIRE DISTRICT - CENTRAL JACKSON	488.010000
JACKSON COUNTY	206.170000
MENTAL HEALTH	49.840000
METRO JUNIOR COLLEGE	97.470000
MID-CONTINENT LIBRARY	130.870000
STATE BLIND PENSION	12.480000
REPLACEMENT TAX	597.790000

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/22/2015 10:04	<a href="#">9454494</a>	4,299.32	4,299.32	4,299.32	0.00
12/30/2014 00:00	<a href="#">8981650</a>	4,315.71	4,315.71	4,315.71	0.00
12/06/2013 00:00	<a href="#">8138896</a>	4,304.81	4,304.81	4,304.81	0.00
12/12/2012 00:00	<a href="#">7729817</a>	3,407.17	3,407.17	3,407.17	0.00
01/30/2012 13:21	<a href="#">7379846</a>	3,732.47	3,732.47	3,732.47	0.00

**REMINDER:** Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. [Click here](#) to begin a search on this website to see if a parcel was involved in a segregation or merge occurring within the past five years and to see a list of parent parcel(s) and child parcel(s) involved. **NOTE:** Information concerning a segregation or merge occurring more than five years prior to the search is not available on this website.

**ATTENTION: This website will close at 11:00 p.m. on December 31.**  
 Taxes paid online after the website reopens in the New Year will accrue interest, penalties and fees.

Content in Property Account Summary Developed by Manatron, Inc.  
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 Version 1.0.5228.20119

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HISTORIC PRESERVATION  
COMMISSION  
**STAFF REPORT**

<b>Meeting Date:</b>	<b>June 16, 2016</b>	<b>Agenda Item: 2B</b>
<b>Case File Number:</b>	<b>HPC-06-16-5371</b>	

<b>Project Name:</b>	<b>Pizza Shoppe (1105 W. Main/1104 NW Oak)</b>
<b>Type of Application:</b>	<b>New Wall Sign</b>
<b>Request:</b>	<b>Approval of proposed signage</b>

<b>Applicant:</b>	<b>Pizza Shoppe / Jennifer Hauschild</b>
<b>Property Owner:</b>	<b>Snowy River Enterprises, LLC / Jennifer Hauschild</b>
<b>Engineer:</b>	<b>N/A</b>
<b>Architect:</b>	<b>N/A</b>
<b>Sign Designer:</b>	<b>N/A</b>
<b>Location (Address):</b>	<b>1105 W. Main (business address) / 1104 NW Oak (location of sign)</b>
<b>General Location:</b>	<b>South of NW Oak St. between 11<sup>th</sup> and 12<sup>th</sup> Streets</b>
<b>Area:</b>	<b>0.12 +/- acres</b>
<b>Lots:</b>	<b>2</b>
<b>Existing Zoning:</b>	<b>"T-5" (Urban Center Zone)</b>
<b>Existing Land Use:</b>	<b>Commercial/Restaurant</b>
<b>Proposed Land Use:</b>	<b>Commercial/Restaurant</b>
<b>Comprehensive Plan Designation:</b>	<b>Distinct Destination</b>
<b>Attachments:</b>	<ul style="list-style-type: none"> <li>• HPC Application</li> <li>• Proposed signage</li> </ul>
<b>Historic Preservation Commission:</b>	<b>June 16, 2016</b>
<b>Other Boards Assigned:</b>	<b>Downtown Review Board – June 16, 2016</b>
<b>Assigned Staff:</b>	<b>Matt Wright, Senior Planner</b>

Figure 1. Vicinity Map / General Location Map

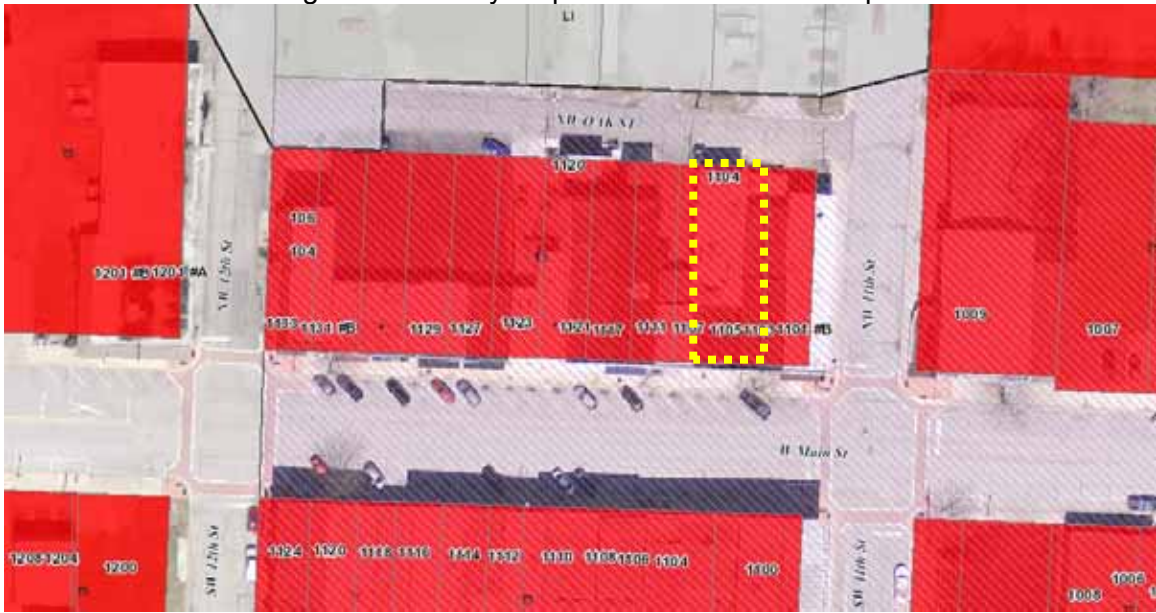


Figure 2. Project Site (Aerial Photo)



**BACKGROUND INFORMATION/SUMMARY:**

The subject property is located at 1104 NW Oak (back side of 1105 W. Main Street). The Pizza Shoppe has been located at the site for several years and has signage along Main Street. Pizza Shoppe would like to add signage to the rear of their building along NW Oak Street, adjacent to their rear entrance and deck. The total sign area is approximately 35 square feet with a total building façade area of 1,040 square feet. Total signage area is approximately 3.4 percent of the building façade, which is within the maximum 10 percent permitted by the Sign Code. The signage will consist of internally illuminated individual letters spelling out “Pizza Shoppe.” The signage will be comparable to the existing Pizza Shoppe signage on Main Street.

**HISTORIC RESOURCES SURVEY (2013)/CONSERVATION AREA (DISTRICT):**

The subject property contains a one-part commercial block building. According to the Historic Resources Survey completed in 2013, 1105 W. Main (1104 NW Oak St.) was built during the 1901-1940 time period. The (Historical) Architectural Integrity of the building was rated as fair, indicating alterations have been made. The building is included in the approved Conservation Area 2 (labeled as Conservation District 1 in the survey) as it is included in the historic commercial core, and still holds true to the historic development pattern of buildings built to the front property lot abutting the public sidewalk.

**PREVIOUS ACTIONS/APPROVALS:**

- The Planning Commission recommended approval of a Rezoning from “CB” (Central Business) to “T-5” (Urban Center) on March 26, 2007; and City Council approved the Rezoning on April 2, 2007.
- The City Council approved the designation of Conservation Areas in the Downtown Blue Springs area (Resolution No. 76-2015) on October 5, 2015.

**FUTURE APPLICATIONS/REVIEWS ANTICIPATED OR REQUIRED:**

The property will need approval from the Downtown Review Board since it located in the Downtown Zoning District. Once approval has been granted, staff will approve and process the sign permit.

**ABUTTING ZONING AND LAND USES:**

<b>Direction</b>	<b>Current Zoning</b>	<b>Surrounding Land Uses</b>
North:	Right-of-Way	NW Oak Street
South:	Right-of-Way	W Main Street
East:	“T5” (Urban Center)	Commercial Retail/Service
West:	“T5” (Urban Center)	Commercial Retail/Service

**RECOMMENDATION:**

**Staff recommends approval of this application.**



**RETURN TO**  
 Director of Community Development  
 City Hall Annex - 903 Main  
 Blue Springs, Mo. 64015  
 816-228-0207 (FAX 816-228-0225)

**OFFICE USE ONLY**  
 Mtg. Location East Conf.  
 Mtg. Date 6-16-16 6:00pm  
 Planner: Matt Wight

220-4504



HPC-06-16-5371

**HISTORIC PRESERVATION COMMISSION  
 REVIEW OF APPLICATION FOR A PERMIT FOR  
 ALTERATIONS OR NEW CONSTRUCTION**

**PRINT AND SUBMIT ONCE FILLED OUT - DO NOT E-MAIL TO STAFF**

- Property Owner of Record: Snowy River Enterprises LLC
- Address: 2100 NE Waterfield Pl. Blue Springs MO 64014  
City State Zipcode
- Phone: 816-210-8803 Days (      ) Evenings (      )
- Site Address: 1105 W Main Street Blue Springs MO 64015  
City State Zipcode
- Description of Proposed Changes: Sign on back of building

Description Attached  Photos Attached   
 Drawings Attached  Other Exhibits Attached

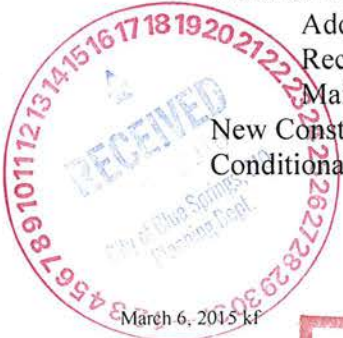
**REMAINDER OF FORM FOR STAFF AND COMMISSION USE ONLY**

Date Application Received by the Historic Preservation Secretary: Karen Anderson  
 1. Property Designation: Significant  Non-Significant

- Property Type:
  - Building
  - Structure
  - Sign
  - Street Furniture
  - Environmental Feature

3. <u>Type of Change</u>	<u>Principle Building</u>	<u>Accessory Building</u>	<u>Other (Description)</u>
Demolition	<input type="checkbox"/>	<input type="checkbox"/>	_____
Relocation/Moving	<input type="checkbox"/>	<input type="checkbox"/>	_____
Material Exterior Change			_____
Addition	<input type="checkbox"/>	<input type="checkbox"/>	_____
Reconstruction	<input type="checkbox"/>	<input type="checkbox"/>	_____
Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	_____
New Construction	<input type="checkbox"/>	<input type="checkbox"/>	_____
Conditional Use	<input type="checkbox"/>	<input type="checkbox"/>	_____

Application Review Re: \_\_\_\_\_



**FILE**

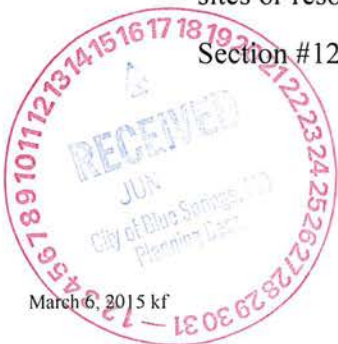
4. Comments of Planning Department Staff:

5. Comments of Historic Preservation Consultant:

Review Criteria

		<u>Recommended</u>	
		<u>Yes</u>	<u>No</u>
6.	<u>New Construction (Non-Significant Property)</u>		
	Appropriateness of Materials	<input type="checkbox"/>	<input type="checkbox"/>
	Appropriateness of Scale	<input type="checkbox"/>	<input type="checkbox"/>
	Appropriateness of Size	<input type="checkbox"/>	<input type="checkbox"/>
	Appropriateness of Height	<input type="checkbox"/>	<input type="checkbox"/>
	Appropriateness of Placement	<input type="checkbox"/>	<input type="checkbox"/>
	Appropriateness of Relationship to Existing Buildings/Structures and Setting	<input type="checkbox"/>	<input type="checkbox"/>
	Refer to Attachment For Illustrations <input type="checkbox"/>		
	Section #11 Not Applicable <input type="checkbox"/>		
7.	<u>Demolition (Significant Property)</u>		
a)	Demolition is in the City's interest in protecting the public's health, safety and general welfare <input type="checkbox"/>		<input type="checkbox"/>
b)	Demolition will have a minimal impact on the historic, architectural, cultural or economic character of the district or community in general	<input type="checkbox"/>	<input type="checkbox"/>
c)	Considering both technical and economic feasibility, there is no structural feasibility to rehabilitation	<input type="checkbox"/>	<input type="checkbox"/>
d)	The cost of rehabilitation exceeds the economic use of the property after rehabilitation, causing a significant detrimental impact or hardship upon the owner	<input type="checkbox"/>	<input type="checkbox"/>
e)	There is no potential for occurrence of archeological sites or resources on or in property discussed	<input type="checkbox"/>	<input type="checkbox"/>
	Section #12 is not applicable <input type="checkbox"/>		

Application Review Re: \_\_\_\_\_



FILE FILE

Review Criteria

Recommended

8. Alteration (Significant Property) Proposed changes will:  
No

Yes

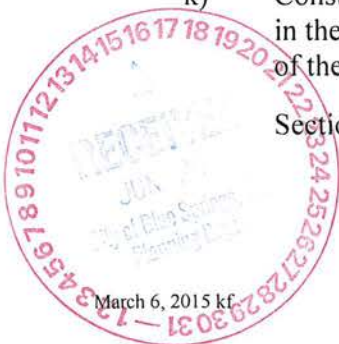
- |   |                          |                          |
|---|--------------------------|--------------------------|
| a) Provide compatible use for the property that requires minimal alteration of the building, structure, site and its environment or use property as originally intended   | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Preserve distinguishing qualities or character of the building, structure, site or its environment by avoiding removal or alteration of material or distinctive architectural features when possible   | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Avoid alterations that have no historical basis and/or which seek to create an earlier appearance  | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Recognize and respect changes that may have taken place in the course of time that are evidence of the history and development of the building, structure, site and its environment  | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site  | <input type="checkbox"/> | <input type="checkbox"/> |
| f) When possible, repair rather than replace deteriorated architectural features. When replacement is necessary, the new materials match the original material in composition, design, color, texture and other visual qualities                                    | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Repair or replace missing architectural features using accurate duplications of features substantiated by historic, physical or pictorial evidence   | <input type="checkbox"/> | <input type="checkbox"/> |
| h) Use the gentlest means possible in surface cleaning of structures. Avoid sandblasting and other methods that damage historic building materials  | <input type="checkbox"/> | <input type="checkbox"/> |
| i) Protect and preserve archeological resources   | <input type="checkbox"/> | <input type="checkbox"/> |
| j) Use contemporary alterations and additions that do not destroy significant historical, architectural or cultural material and incorporate a design which is compatible with the size, scale, material and character of the property, neighborhood or environment | <input type="checkbox"/> | <input type="checkbox"/> |
| k) Construct new additions or alterations which, if removed in the future, would leave the essential form and integrity of the historic structure unimpaired  | <input type="checkbox"/> | <input type="checkbox"/> |

Section #13 not applicable

Approved  Denied  Date: \_\_\_\_\_

**FILE**

\_\_\_\_\_  
Chairman, Historic Preservation Commission



# Pizza Shoppe

(all designs and concepts are the property of Royal Signs & Graphics, Inc)

Install sign on rear wall





## Property Information



**Parcel ID:** 35-710-19-23-00-0-00-000

**Addresses on this Parcel:**

There are 3 addresses on this parcel.

(Primary) 1103 W MAIN ST BLUE SPRINGS, MO 64015	1105 W MAIN ST BLUE SPRINGS, MO 64015	1107 W MAIN ST BLUE SPRINGS, MO 64015
---	--	--

**Owner Information:**

SNOWY RIVER ENTERPRISES LLC  
2100 NE WATERFIELD PL  
BLUE SPRINGS, MO 64014

**Mortgage Holder Information:**

ADAMS DAIRY BANK  
651 NE CORONADO DR  
BLUE SPRINGS, MO 64014

**Property Characteristics:**

Year Built: NA  
Living Area (Approx. sq. ft.): NA  
Tax Neighborhood Code: 9748  
Parcel Area (Approx.): 0.12 (acres), 5,354.14 (SqFt)

**Property Class (PCA Code):** Commercial Improved (code: 2010 )

**Land Use Type:** Retail Store (code: 2255 )

**Tax Code Area:**

Code: 42  
City: Blue Springs  
Fire: Central  
Library: Mid Continent  
School: Blue Springs R-4  
Water: NA

**Assessment Information:**

Tax Year: 2015  
Market Value: \$222,394  
Assessed Value: \$71,166  
Taxable Value: \$35,583  
[Where are my tax dollars going?](#)

**Exemptions and Abatements Status (2014):**

1) Description: D06 - D06 Abatement 353 2nd Phase, D06 Abatement 353 2nd Phase 50% off Land and Improvement

**Community Improvement District (CID):**

Property is not in a CID for which Jackson County collects a tax or assessment.

**TIF Information:**

Property is not in a TIF Plan area or TIF Project area known to Jackson County.



# Property Tax Account Summary

[Direct Link to Jackson County Assessment Profile](#)

Parcel Number 35-710-19-23-00-0-00-000 Property Address 1103 W MAIN ST , BLUE SPRINGS, MO 64015

General Information  
 Property Description BLUE SPRINGS ALL (EX E 2 " MOL) OF LOT 2 BLK 13 & ALL LOT 3 BLK 13  
 Property Category Land and Improvements  
 Status Active, Host Other Property, Locally Assessed  
 Tax Code Area 042

Property Characteristics  
 Property Class 2010

Parties

Role	Percent	Name	Address
Taxpayer	100	SNOWY RIVER ENTERPRISES LLC	2100 NE WATERFIELD PL, BLUE SPRINGS, MO 64014 UNITED STATES
Owner	100	SNOWY RIVER ENTERPRISES LLC	2100 NE WATERFIELD PL, BLUE SPRINGS, MO 64014 UNITED STATES
Mortgage Company	100	ADAMS DAIRY BANK	651 NE CORONADO DR, BLUE SPRINGS, MO 64014

Property Values

Value Type	Tax Year 2015	Tax Year 2014	Tax Year 2013	Tax Year 2012	Tax Year 2011
Market Value Total	222,394	175,000	175,000	140,537	140,537
Taxable Value Total	35,583	28,000	5,174	5,174	5,174
Assessed Value Total	71,166	56,000	56,000	44,972	44,972

Active Exemptions  
 D06 Abatement 353 2nd Phase

No Charges are currently due.  
 No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

**NOTICE:** Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

Distribution of Current Taxes

District	Amount
BLUE SPRINGS SCHOOLR-IV	2,038.410000
BOARD OF DISABLED SERVICES	26.260000
CITY - BLUE SPRINGS	259.080000
FIRE DISTRICT - CENTRAL JACKSON	417.420000
JACKSON COUNTY	176.350000
MENTAL HEALTH	42.630000
METRO JUNIOR COLLEGE	83.370000
MID-CONTINENT LIBRARY	111.940000
STATE BLIND PENSION	10.670000
REPLACEMENT TAX	511.330000

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/10/2015 00:00	<a href="#">9380118</a>	3,677.47	3,677.47	3,677.47	0.00
12/30/2014 11:32	<a href="#">8966816</a>	2,904.80	2,904.80	2,904.80	0.00
12/11/2013 14:58	<a href="#">8196597</a>	535.41	535.41	535.41	0.00
03/15/2013 09:45	<a href="#">7968574</a>	601.48	601.48	601.48	0.00
03/06/2012 16:26	<a href="#">7416067</a>	2,097.16	2,097.16	2,097.16	0.00
04/28/2011 15:12	<a href="#">6891121</a>	220.05	220.05	220.05	0.00

**REMINDER:** Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. [Click here](#) to begin a search on this website to see if a parcel was involved in a segregation or merge occurring within the past five years and to see a list of parent parcel(s) and child parcel(s) involved. **NOTE:** Information concerning a segregation or merge occurring more than five years prior to the search is not available on this website.

**ATTENTION:** This website will close at 11:00 p.m. on December 31. Taxes paid online after the website reopens in the New Year will accrue interest, penalties and fees.

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 Version 1.0.5228.20119

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