

Dear City of Lee's Summit,

Thank you for the opportunity to apply for a preliminary development plan application.

We would like to take a moment to introduce ourselves.

Rebecca McConville is the fourth generation Missourian and a long-time patron of Downtown Lee's Summit with a dream of owning a business in Downtown Lee's Summit. *Beth Harrell* raised a family for 20+ years in Lee's Summit and is proud that both kids received full K-12 education through LSR7 school district (PLE, HPE, and LSHS).

Because practitioner groups within our specialty area grew in Overland Park, KS, we settled our practices there. This meant that we, along with our Jackson County clients, have had to commute away from our hometown and across the state line for many years.

Lee's Summit became our work home in 2019 when we started a new practice, ReNourish and leased an office in downtown Lee's Summit.

In May, 2021 we purchased 102 SW 2nd Street in a transitional zoned area. We have met with the Preliminary planning team twice. During this time, it was noted that it is not possible to meet the zoning criteria for transitional residential to commercial. We understand that parking is the concern for the following reasons:

1. The total number of required spaces is five (5) for 900-1000 square foot house converted to a 'medical' practice and is required to be in back of the house, and
2. One of the five spaces needs to be an ADA parking space

We are submitting with the following considerations:

1. **Request to decrease number of required spaces** to be based on square footage used for clients and on low expected client traffic
- a. Client based usable square footage - The architect drawn proposed office space includes 3 offices for a total of 355 square feet. The remainder is a break room, bathroom and waiting room. Although this is considered a medical practice currently, please see below narrative for details about expected traffic for our small business.
- i. Foot traffic for our practice is low and is by appointment only.
- ii. There are currently two Registered Dietitians whose practice is primarily virtual in nature (60%) and in-person (40%).
- iii. Typical client load is < 20 hours a week. This results in a total of 4-5 in-person clients for the full business day. Beth and Rebecca also teach (virtual or offsite) and participate in community outreach that does not necessitate client traffic to the office.