

May 5, 2018

Dear Planning Commissioners and City Councilman-

I am writing to share our family's intent for the 5261 NE Maybrook property. I am including the original letter that I sent to the city council, after the first council meeting, as I do not wish to inundate you with information. I have also included some maps with this letter as well.

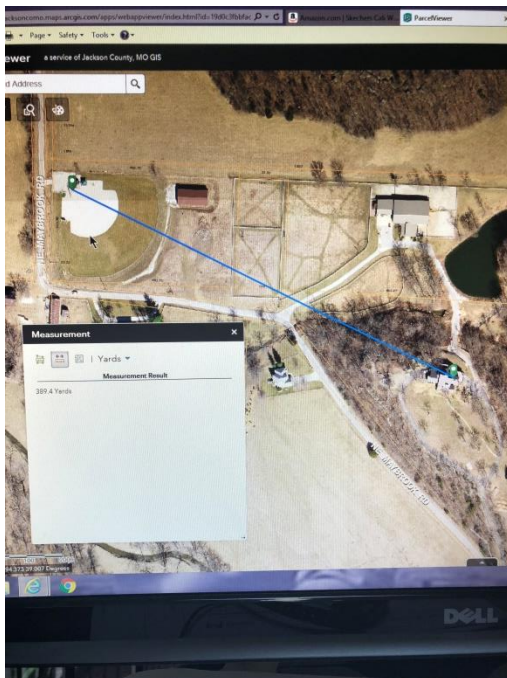
I would like to again express that Derek and I's intent for purchasing this land was to always build a home. We have lived in the 64064 zip code since 2003. At that time we had 2 children, a 3 year old and a 13 month old. We have established ourselves in this community and for the most part our lives are surrounded by friends and family within a 4 mile radius. The map that I have included has black and turquoise dots. The small black dots represent our friends and family. The larger dots with the circles represent our children's schools, church and practice locations for soccer, golf, basketball, baseball etc. There is an additional dot with a circle that is approximately 1.5 miles away, my parents' house, and a final turquoise dot, approximately 4 miles away, is my business.



My point in illustrating this is that we have NEVER intended to run a baseball business. We just would like to build our dream home in the community that we love and are raising our children in. This is our "village" and we have worked very hard to try to accomplish this dream. Our neighbor mentioned at a meeting that the surrounding

neighbors had “saved millions to live there” and that they would be “done for” if we are allowed to build a home. We too, have saved and want to add to neighborhood with a single family home not a commercial business. The surrounding properties are similar with single family homes on acreage. This is consistent with the Appraisal Institute definition of highest and best use: The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible and that results in the highest value.

The neighbor’s concern is also related to the noise from the baseball field. We will continue to only use this field for family and friends. We have discussed the addition of berms, and trees to reduce noise levels for the concerned neighbor. This map was taken from the Jackson County, Missouri website to illustrate approximate distance from the concerned neighbor and to also illustrate where we could add landscaping to minimize her impact. She is over 380 yards (approx. 3.5 football fields) from her house to home plate. There are over 400 feet of dense existing foliage between home plate and her house.





We have discussed adding landscape, berm, and trees on the east side of our property to mitigate noise.



As far as approximate impact from noise the sound of a baseball hitting a bat is approximately 60dB. To put that into perspective a dog barking is approximately 80-90dB, a lawn mower 90-110dB, a tractor 85dB, 70-100dB for a pig squeal and 50-75dB for a cow mooing. Trees absorb high frequency noise more than low frequency and these trees can help reduce noise by 6-15dB. We would be respectful and follow the Lee's Summit city ordinance regarding noise control. Our goal is to be good neighbors and set an example for our children.

We love our community and want to build our dream home in the area we have established our lives. We ask that you please consider this rezone so that we can fulfill our vision of living in our forever home. Thank you for your time and service to this amazing community.

Sincerely,

Stephanie and Derek