

April 22, 2025

To the City of Jackson, MO Board of Adjustment Members:

We are requesting a variance to the parking requirements outlined in the City's Zoning Code as it pertains to the existing clinic and proposed infill space located within the same building. The site currently provides 48 parking spaces, which has historically been sufficient to accommodate both the existing clinic and its adjacent tenants without issue.

Per the City's Zoning Code, medical and dental clinics are subject to the following parking calculation:

- One (1) space per practicing doctor (4 doctors = 4 spaces)
- Plus one (1) space per two (2) regular employees (18 employees = 9 spaces)
- Plus either four (4) spaces per 1,000 square feet of floor area (8,400 SF = 34 spaces) *or* four (4) spaces per examination room (17 exams = 68 spaces) - whichever yields the greater requirement

Using the more stringent method of four (4) spaces per exam room, the total number of required spaces for the combined clinic and infill space is 81. In contrast, applying the alternative calculation of four (4) spaces per 1,000 square feet would result in a requirement of only 47 spaces.

Given that the current site cannot physically accommodate more than the 48 existing spaces, we respectfully request a variance to allow use of the less restrictive standard—four (4) spaces per 1,000 square feet—resulting in a required total of 47 spaces.

Rationale for Variance Request:

- **Site Constraints:** The lot size and configuration prohibit the addition of any new parking spaces.
- **Historical Sufficiency:** The current 48-space lot has consistently met the parking demand of both the existing clinic and multiple former tenants of the infill suite.
- **Overly Conservative Requirement:** The requirement of four (4) spaces per exam room does not reflect practical usage. Exam rooms are typically occupied by no more than three individuals at a time, and it is uncommon for each person to arrive in a separate vehicle. Visitors often arrive with a companion, sharing a single vehicle and therefore a single parking space.
- **Redundant Calculations:** Staff and physician parking needs are already addressed separately in the code's baseline requirements. As such, allocating additional spaces per exam room for them is duplicative. A more accurate estimate would be one (1) space per exam room, which would cover the patient and any visitors they bring with them. This approach would yield a requirement of only 30 spaces; well below even the 47 spaces we are requesting approval for.

For these reasons, we believe that the request to apply the less stringent calculation method is both reasonable and appropriate for the operational demands of this facility.

Respectfully submitted,



Megan Eli, Project Architect, BUF Studio