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**Save Matt's Studio and Event Space Docket Number: CD-CPC-2025-00160**

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**From** Beth and Donnie Rippee <bethndonnie@gmail.com>

**Date** Sun 4/19/2026 11:59 PM

**To** Public Testimony <Public.Testimony@kcmo.org>; Parks-Shaw, Ryana <Ryana.Parks-Shaw@kcmo.org>; Morrow, Wendy <Wendy.Morrow@kcmo.org>; Rea, Crispin <Crispin.Rea@kcmo.org>; Magana, Araceli <Araceli.Magana@kcmo.org>; Bunch, Eric <Eric.Bunch@kcmo.org>; Iden, Marissa <Marissa.Iden@kcmo.org>; Willett, Nathan <Nathan.Willett@kcmo.org>; Williamson, Annie <Annie.Williamson@kcmo.org>; Melissa Patterson Hazley <Melissa.Patterson-Hazley@kcmo.org>; Yearwood, DJ <Darvius.Yearwood@kcmo.org>

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We are writing to request you ***Vote YES / APPROVE the rezoning from UR to B2-2 for Matt Nichols Studio.***

Why? Because we have attended several events at this studio in the Columbus Park area in Kansas City, Mo. And what we can share with you is that this studio is a delightful place for a family-friendly event. This is a unique and affordable place for families to have small events in a safe and intimate space. That's harder to find than you might think in the city. A great feature is the six-foot privacy fence, which means there is space outside in good weather. Until I attended my first event at Matt's Studio, I had not been to Columbus Park and so it was my first exposure, and a positive one, to this great Kansas City neighborhood. Plenty of street parking can accommodate events in this space.

Matt and his staff are thoughtful and helpful. We are hopeful you will support the rezoning of this small business because as we know, keeping small businesses in business is important because they are the fabric of our communities and take good care of their clients and the community.

In gratitude,

Beth Kelly & Donnie Rippee  
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