

SINGLE FAMILY RESIDENTIAL COMPATIBILITY

All single-family detached developments shall include a statement of compatibility of the proposed development with adjacent, proposed or existing, developments based on the following considerations.

	Name of Plat CREEKSIDE AT RAINTREE	Adjacent Plat # 1 HARBOR COVE	Adjacent Plat # 2 NORTH SHORE AT RAINTREE LAKE	Adjacent Plat # 3
Street Separation between the proposed development and the adjacent development		250-ft	220-ft	
Lots/Acreage	<u>31</u> Lots on 15.7 acres 11.35 W/O CA	22 lots on 7.26 ac	50 lots on 19.84 ac	
Density	<u>1.97</u> Units per acre 2.73 W/O CA	3.03 units/ac	2.52 units/ac	
Restrictions on types of fencing, parking of specific vehicles, dog runs and outbuildings	Raintree Lake Property Owner's Association, Inc. CCR's	Raintree Lake Property Owner's Association, Inc. CCR's	Raintree Lake Property Owner's Association, Inc. CCR's	
Similarity of architectural style and character of structures, including front elevations, exterior materials and roof pitch	Similar style, same HOA	Similar style, same HOA	Similar style, same HOA	<p>RECEIVED</p> <p>JAN 06 2017</p> <p>Planning & Codes Admin</p>

-2017-005-





LEE'S SUMMIT MISSOURI

SINGLE FAMILY RESIDENTIAL COMPATIBILITY

	Name of Plat	Adjacent Plat # 1	Adjacent Plat # 2	Adjacent Plat # 3
	CREEKSIDE AT RAINTREE	HARBOR COVE	NORTH SHORE AT RAINTREE LAKE	
Classification and mixture of building types, including ranch, raised-ranch, split-level, multi-level, earth contact and two-story structures	Predominately ranch, split-level, multi-level, two-story	Predominately split-level, multi-level, two-story	Predominately ranch, multi-level, two-story	
Green space or common area, including areas, structures and amenities for the exclusive use and maintenance of homeowners of a subdivision.	4.35 ac of common area, future boat parking area for HOA use. Access to other HOA amenities.	Green space, lake, walking paths, clubhouse	Green space, lake, walking paths, clubhouse	
Streetscape, include distinctive and aesthetic features of special street signage, street lighting fixtures, street trees, and other landscaping.	LS Standard (Cobra street lights, LS street signs) Monuments.	LS Standard (Cobra street lights, LS street signs) Monuments.	LS Standard (Cobra street lights, LS street signs) Monuments.	
Lot Width	Range: <u>72</u> to <u>80</u> feet; Average: <u>73</u> ft.	68 to 85+/- avg: 75 ft	75 to 95+/- avg: 80 ft	

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	Name of Plat	Adjacent Plat # 1	Adjacent Plat # 2	Adjacent Plat # 3
	CREEKSIDE AT RAIN TREE	HARBOR COVE	NORTH SHORE AT RAIN TREE LAKE	
Lot Area	Range: <u>8,609</u> to <u>21,285</u> square feet; Average: <u>13,700</u> sq. ft.	9,000 to 12,000, 10,000 avg	10,000 to 15,300, 11,950 avg	
Lot Depth	Range: <u>120</u> to <u>264</u> feet; Average: <u>140</u> ft.	120 to 155, 125 avg	120 to 150, 125 avg	
Lots Coverage/Yards/Setbacks	Setbacks: <u>30</u> front, <u>30</u> rear, <u>7.5</u> sides	30 front 30 rear 7.5 sides	30 front 30 rear 7.5 sides	
Square footage of homes in Transition Areas measured by total finished floor area	1,800 sf (ranch) 2,050 sf (other types)	1,500 sf	2,500 sf	2017-105-
Minimum Floor Area Allowed; Actual Floor Area As Constructed	Per HOA CCR's 1,800 sf (ranch) 2,050 sf (other types)	1,300 sf Per HOA CCR's	Per HOA CCR's 1,800 sf (ranch) 2,050 sf (other types)	RECEIVED
Entrance Monumentation	Yes	Yes, Pilaster style	Yes, Pilaster style	JAN 06 2017
Overall Street and Lot Layout	cul-de-sacs	grid, cul-de-sacs	grid, knuckle cul-de-sacs	Planning & Codes Admin