

# LS LEE'S SUMMIT MISSOURI

2017-008-  
RECEIVED  
MAY 23 2017  
Development Services

## SINGLE FAMILY RESIDENTIAL COMPATIBILITY

	Name of Plat ARBORWALK SOUTH	Adjacent Plat # 1 GRAND SUMMIT VIEW	Adjacent Plat # 2 ARBORWALK 3 <sup>rd</sup>	Adjacent Plat # 3 ARBORWALK 9 <sup>th</sup>
Street Separation between the proposed development and the adjacent development	X	NONE (adj.)	SW ARBOR ROW DR.	SW ARBORWAY DRIVE + SW WYSTERIA DRIVE
Lots/Acreage	381 Lots on 124.62 acres	23 LOTS 12.96 ac.	76 LOTS 38.06 ac.	110 LOTS 30.78 ac.
Density	3.78 Units per acre	1.77	3.20	3.57
Restrictions on types of fencing, parking of specific vehicles, dog runs and outbuildings	PER CCRs AT TIME OF FINAL PLAT	PER CCRs	PER CCRs	PER CCRs
Similarity of architectural style and character of including front elevations, exterior materials and roof pitch	X	SIMILAR COLORS + MATERIALS	SIMILAR COLORS, MATERIALS, CHARACTER	SIMILAR COLORS, MATERIALS, CHARACTER
Classification and mixture of building types, including ranch, raised-ranch, split-level, multi-level, earth contact and two-story structures	TWO-STORY	RANCH	TWO-STORY, DUPLEX/TRIPLEX	TWO-STORY

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Green space or common area, including areas, structures and amenities for the exclusive use and maintenance of homeowners of a subdivision.	12.55 ac. PRIVATE OPEN SPACE & DETENTION	NONE	20' WIDE PRIVATE ALLEY TRACT B-3 8200 SF TRACT C-3 1870 SF TRACT D-3 15,110 SF TRACT F-3 1212 SF	TRACT A-9 9794 SF TRACT B-9 242,140 SF TRACT C-9 84,874 SF
Streetscape, include distinctive and aesthetic features of special street signage, street lighting fixtures, street trees, and other landscaping.	STREET TREES TO BE PROPOSED	NONE	STREET TREES, STREET LIGHTS	STREET TREES, STREET LIGHTS
Lot Width	Range: <u>50'</u> to <u>80'</u> feet; Average: <u>65'</u> ft.	100'-146'  100' AVG.	52'-105'  55' AVG.	32'-107'  65' AVG.
Lot Area	Range: <u>6500</u> to <u>12,700</u> square feet; Average: <u>7000</u> sq. ft.	20,000 SF - 33,000 SF  25,000 AVG.	5800 SF - 10,800 SF  6500 SF AVG.	3900 SF - 14,700 SF  6500 SF AVG.
Lot Depth	Range: <u>113'</u> to <u>198'</u> feet; Average: <u>130'</u> ft.	179'-271'  200' AVG.	100'-129'  105' AVG.	98'-146'  125' AVG.

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	ARBORWALK SOUTH	GRAND SUMMIT VIEW	ARBORWALK 3 <sup>rd</sup>	ARBORWALK 9 <sup>th</sup>
Setbacks	Setbacks: 30' front, 20'-30' rear, 5' sides	50' FRONT	15'-20' FRONT 20'-25' REAR 5'-6' SIDE	20' FRONT 25' REAR 5' SIDE
Square footage of homes measured by total finished floor area	N/A (UNKNOWN)	APPROX. 1200SF	APPROX. 1700SF	APPROX. 1700 SF
Minimum Floor Area	N/A (UNKNOWN)	N/A (UNKNOWN)	N/A (UNKNOWN)	N/A (UNKNOWN)
Entrance Monumentation	PROPOSED	NONE	OFFSITE	OFFSITE
Street and Lot Layout Configuration	SUBURBAN TRADITIONAL	SUBURBAN TRADITIONAL	TND + SUBURBAN TRADITIONAL	SUBURBAN TRADITIONAL