


**LEE'S SUMMIT**  
 MISSOURI

**SINGLE FAMILY RESIDENTIAL COMPATIBILITY**

	Name of Plat	Adjacent Plat # 1	Adjacent Plat # 2	Adjacent Plat # 3
<b>Street Separation between the proposed development and the adjacent development</b>	Village at View High 2nd Plat	Winterset Valley 10th Plat	Future Winterset Valley	Future Winterset Valley
<b>Lots/Acreage</b>	55 Lots on 13.78 acres	53 Lots on 24.12 Acres	85 Lots on 63 Acres	85 Lots on 63 Acres
<b>Density</b>	3.99 Units per acre	2.20 Units per Acre	1.35 Units per Acre	1.35 Units per Acre
<b>Restrictions on types of fencing, parking of specific vehicles, dog runs and outbuildings</b>	Similar to Winterset Valley CC&R's	CC&R's have restrictions	CC&R's have restrictions	CC&R's have restrictions
<b>Similarity of architectural style and character of including front elevations, exterior materials and roof pitch</b>	Craftsman Style similar to Winterset Valley	Craftsman Style	Craftsman Style	Craftsman Style
<b>Classification and mixture of building types, including ranch, raised-ranch, split-level, multi-level, earth contact and two-story structures</b>	Ranch Reverse 1.5 2-Story Townhome	Ranch Reverse 1.5 Two Story	Ranch Reverse 1.5 Two Story	Ranch Reverse 1.5 Two Story

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	Name of Plat	Adjacent Plat # 1	Adjacent Plat # 2	Adjacent Plat # 3
<b>Setbacks</b>	Setbacks: 20 front, 20 rear, 5 sides	30' Front 30' Rear 7.5' Sides	30' Front 30' Rear 7.5' Sides	30' Front 30' Rear 7.5' Sides
<b>Square footage of homes measured by total finished floor area</b>	Single Family -1,400 to 2,200 Townhome -1,200 to 1,800			
<b>Minimum Floor Area</b>	Single Family -1,400 sf Townhome -1,200 sf			
<b>Entrance Monumentation</b>	Yes	Yes	Yes	Yes
<b>Street and Lot Layout Configuration</b>	Curvilinear	Curvilinear	Curvilinear	Curvilinear

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