

LEE'S SUMMIT MISSOURI

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 Pine Tree Farm Estates	Adjacent Plat # 1 North Park Village 1st Plat Lots 1-52 and Tracts A-E	Adjacent Plat # 2	Adjacent Plat # 3
Street Separation between the proposed development and the adjacent development	N/A	N/A		
Lots/Acreage	<u>6</u> Lots on <u>8.35</u> acres	52 Lots on 16.55 Acres		
Density	<u>.72</u> Units per acre	3.14 Units per acre		
Restrictions on types of fencing, parking of specific vehicles, dog runs and outbuildings	No restrictions other than city ordinances per Keith Foster.	Fences wrought iron. No tennis courts or above ground pools. Subject to design and Review committee. No vehicle repairs left outside, etc.		
Similarity of architectural style and character of structures, including front elevations, exterior materials and roof pitch	Yes	Yes		



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	Name of Plat	Adjacent Plat # 1	Adjacent Plat # 2	Adjacent Plat # 3
Classification and mixture of building types, including ranch, raised-ranch, split-level, multi-level, earth contact and two-story structures	No restrictions other than city ordinances per Keith Foster	Single family detached homes. Ranch = 1300 sq.ft. 1 1/2 story = 1500 sq.ft. 2 story = 1600 sq.ft. Splits = 1500 sq.ft.		
Green space or common area, including areas, structures and amenities for the exclusive use and maintenance of homeowners of a subdivision.	None	Tracts "A-E" Tract E: A subdivision pool and pool house.		
Streetscape, include distinctive and aesthetic features of special street signage, street lighting fixtures, street trees, and other landscaping.	N/A	Not available from Plat.		
Lot Width	Range: <u>73'</u> to <u>135'</u> feet; Average: <u>130</u> ft.	Range: 71' to 129' feet; Average: 100 ft		


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	Name of Plat	Adjacent Plat # 1	Adjacent Plat # 2	Adjacent Plat # 3
Lot Area	Range: <u>24,419</u> to <u>178,587</u> square feet; Average: <u>60,508</u> sq. ft.	Range: 8635 to 17,192 square feet; Average: 9,610 sq. ft.		
Lot Depth	Range: <u>245</u> to <u>295</u> feet; Average: <u>270</u> ft.	Range: 120 to 158 feet; Average: 139 ft.		
Lots Coverage/Yards/Setbacks	Setbacks: <u>30'</u> front, <u>30'</u> rear, <u>7.5'</u> sides	Setbacks: 30' front 30' rear 7.5' sides		
Square footage of homes in Transition Areas measured by total finished floor area	N/A	2,200 plus or minus		
Minimum Floor Area Allowed; Actual Floor Area As Constructed	No restrictions other than city ordinances per Keith Foster	1,300 sq.ft.		
Entrance Monumentation	N/A	N/A		
Overall Street and Lot Layout	Compatible larger lots	Compatible		

