



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 CHAD POTTER | Adjacent Plat # 1 RAINTREE POINTE | Adjacent Plat # 2 | Adjacent Plat # 3 |
|--|--|--|-------------------|-------------------|
| Street Separation between the proposed development and the adjacent development | | N/A | | |
| Lots/Acreage | <u>1</u> Lots on <u>8.7</u> acres | 7 lots on 3.1 ac | | |
| Density | <u>0.11</u> Units per acre | 2.26 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 | | |
| Similarity of architectural style and character of structures, including front elevations, exterior materials and roof pitch | Similar style, same HOA | Similar style, same HOA | | |

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| | Name of Plat CHAD POTTER | Adjacent Plat # 1 RAINTREE POINTE | 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 | 1.5 Story | Predominately ranch, 1.5 story, reverse 1.5-story, and two-story | | |
| Green space or common area, including areas, structures and amenities for the exclusive use and maintenance of homeowners of a subdivision. | Access to HOA amenities | 0.36 ac of common area, Future boat dock. Access to other HOA amenities. | | |
| Streetscape, include distinctive and aesthetic features of special street signage, street lighting fixtures, street trees, and other landscaping. | N/A | LS Standard (Cobra street lights, LS street signs) Monuments. | | |
| Lot Width | Range: _____ to _____ feet; Average: 659 ft. | 70 to 82 +/- avg: 73 ft | | |



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|--|---|---|-------------------|-------------------|
| Lot Area | Range: _____ to _____ square feet; Average: 379408sq. ft. | 11,000 to 16,500; 13,500 avg | | |
| Lot Depth | Range: _____ to _____ feet; Average: 1595 ft. | 125 to 160 140 avg | | |
| Lots Coverage/Yards/ Setbacks | Setbacks: 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 | 3,200 sf | 2,100 sf | | |
| Minimum Floor Area Allowed; Actual Floor Area As Constructed | Per HOE CCR's 1,800 sf (ranch) 2,050 sf (other types) | Per HOE CCR's 1,800 sf (ranch) 2,050 sf (other types) | | |
| Entrance Monumentation | No | Yes | | |
| Overall Street and Lot Layout | Single lot w/ access to Raintree Pkwy | cul-de-sac | | |