

Main Forest Preliminary Development Plan

#PL2021-447

January 27, 2021



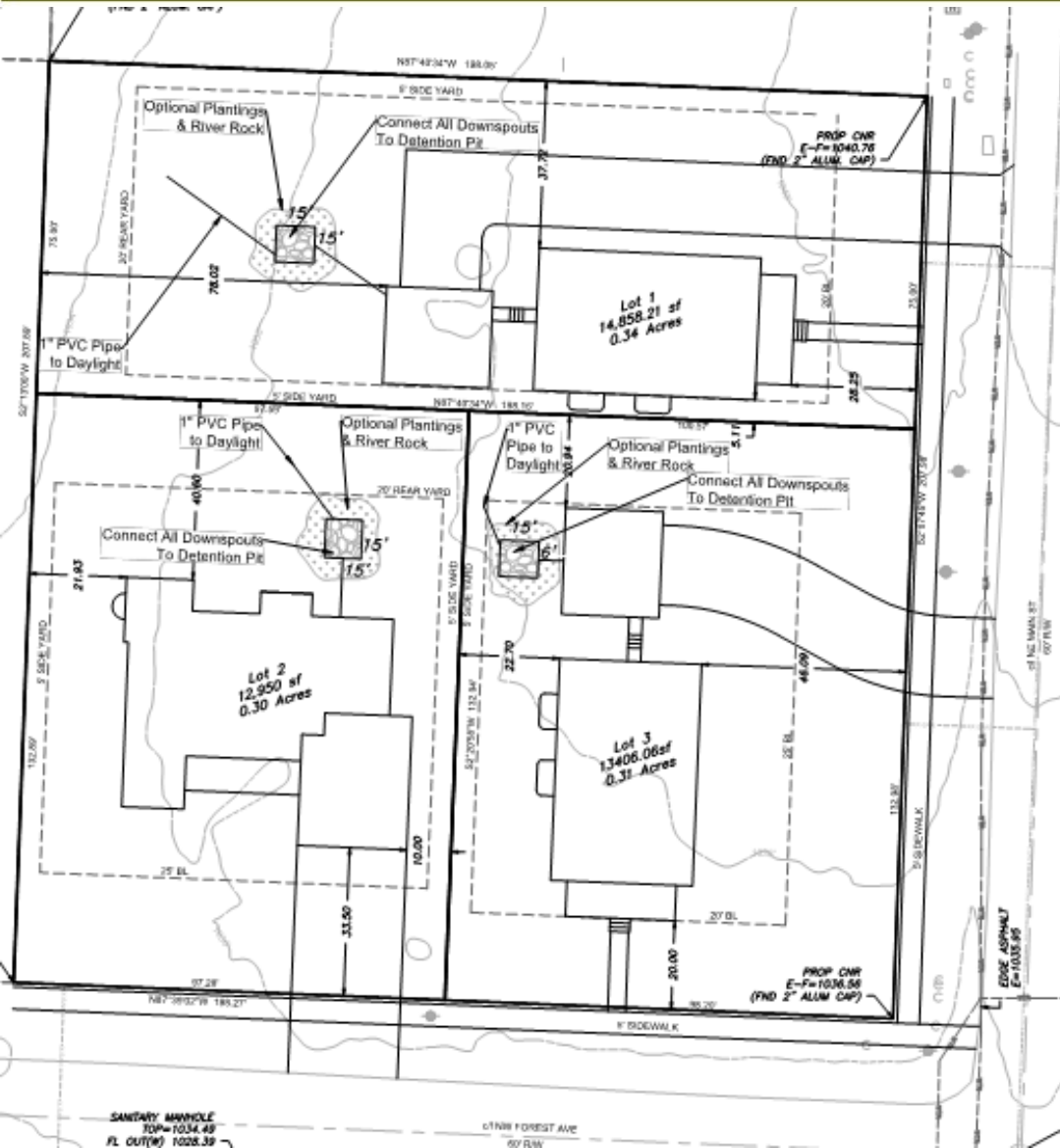
LEE'S SUMMIT
MISSOURI

Yours Truly





Aerial/Zoning Map



Size of property
0.95 Acres

Zoning (existing)
RP-2

Density
3.16 units/acre

Number & Use of Buildings
3 single-family homes

Number of stories
1-2 stories

Lot width
75+

Setbacks
20' front
5' side
20' rear



LS

Elevations

Acceptable materials for exterior siding of homes

- Wood Panel, Shingle
- Stone or Brick Veneer
- Real Brick or Stone
- Fiber Cement Lap Siding, Panel or Shingle

Excluded materials for exterior siding of homes

- Horizontal or Vertical Vinyl Siding
- Horizontal or Vertical Metal Siding
- Stucco



- Single-family residences are allowed by right under RP-2 zoning.
- Single-family residences are consistent with the Downtown Activity Center land use designation in the Ignite Comprehensive Plan.
- Single-family residences are compatible with the existing single-family residential nature of the surrounding neighborhood.
- The proposed architectural design guidelines are compatible with existing downtown residential development.
- On-site stormwater management will be provided on each lot. There is no comprehensive storm sewer system in the area.

1. Development shall be in accordance with the preliminary development plan dated November 16, 2021 and revised January 26, 2022; the House Type Description dated November 17, 2021; and elevations dated November 17, 2021.