

PINE TREE FARM ESTATES



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	Adjacent Plat # 2 Foxwood East 5th Plat	Adjacent Plat # 3 Unplatted Agricultural
Street Separation between the proposed development and the adjacent development	n/a	n/a South	n/a West	East Todd George Road North Scruggs Road
Lots/Acreage	$\frac{6}{8.35}$ Lots on acres	93 Lots & 5 Tracts	17 Lots 1 Tract	5 +/- East 10 +/- North
Density	$\frac{.72}{}$ Units per acre	3.18 units/acre	Unknown	n/a
Restrictions on types of fencing, parking of specific vehicles, dog runs and outbuildings	Per UDO	Yes	Yes	
Similarity of architectural style and character of structures, including front elevations, exterior materials and roof pitch	Per UDO	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	Per UDO	Yes	Yes	n/a
Green space or common area, including areas, structures and amenities for the exclusive use and maintenance of homeowners of a subdivision.	n/a	Yes		n/a
Streetscape, include distinctive and aesthetic features of special street signage, street lighting fixtures, street trees, and other landscaping.	n/a	Yes	Yes	n/a
Lot Width	Range: <u>100</u> to <u>615</u> feet; Average: <u>215</u> ft.	70 x 120		

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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.	8,400	Unknown	
Lot Depth	Range: <u>245</u> to <u>295</u> feet; Average: <u>270</u> ft.	120	Unknown	
Lots Coverage/Yards/ Setbacks	Setbacks: <u>30</u> front, <u>30</u> rear, <u>10</u> sides	30 front 7.5 sides 30 rear	30 front 7.5 sides 30 rear	
Square footage of homes in Transition Areas measured by total finished floor area	n/a	n/a	Unknown	n/a
Minimum Floor Area Allowed; Actual Floor Area As Constructed		Unknown	Unknown	
Entrance Monumentation	n/a	Yes		
Overall Street and Lot Layout				