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-2016-219-



**LEE'S SUMMIT**  
**MISSOURI**

Planning & Code

**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 <b>Whispering Woods</b>	Adjacent Plat # 1 <b>Eagle Creek</b>	Adjacent Plat # 2 <b>Large Lots S. of Prop.</b>	Adjacent Plat # 3
<b>Street Separation between the proposed development and the adjacent development</b>	N/A	800' ±	N/A	
<b>Lots/Acreage</b>	<u>164</u> Lots on <u>76.32</u> acres	<u>51</u> Lots on <u>22.3</u> acres	<u>6</u> Lots on <u>42</u> acres	
<b>Density</b>	<u>2.6</u> Units per acre	<u>2.3</u> Units per acre	<u>0.14</u> Units per acre	
<b>Restrictions on types of fencing, parking of specific vehicles, dog runs and outbuildings</b>	TBD Similar to Eagle Creek	No wire or chain link fence Dog run allowed w/ approv.	N/A	
<b>Similarity of architectural style and character of structures, including front elevations, exterior materials and roof pitch</b>	TBD Similar in nature to Eagle Creek	Wood, brick, stone, or stucco Maximum of 2 stories	Wood, brick, stone, or stucco Maximum of 2 stories	



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	Name of Plat Whispering Woods	Adjacent Plat # 1 Eagle Creek	Adjacent Plat # 2 Large Lots S. of Prop.	Adjacent Plat # 3
Classification and mixture of building types, including ranch, raised-ranch, split-level, multi-level, earth contact and two-story structures	Ranch, 2-Story, Split, 1.5 Story	Ranch, 2-Story, Split, 1.5 Story	Ranch, 2-Story, Split, 1.5 Story (assumed from imagery)	
Green space or common area, including areas, structures and amenities for the exclusive use and maintenance of homeowners of a subdivision.	Pool & Clubhouse within Tract H	Pool & Clubhouse within Tract A (1.9 ac)	N/A	
Streetscape, include distinctive and aesthetic features of special street signage, street lighting fixtures, street trees, and other landscaping.	N/A	Raised median within entry collector street including landscaping of trees and shrubs STD. signs & lights	N/A	
Lot Width	Range: <u>46</u> to <u>190</u> feet; Average: <u>84</u> ft.	Avg = 75'±	200' to 340' Avg = 220'±	

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<b>Lot Area</b>	Range: <u>9,053</u> to <u>22,096</u> square feet; Average: <u>11,497</u> sq. ft.	Range: <u>9,200</u> to <u>29,900</u> square feet; Average: <u>12,300</u> sq. ft.		
<b>Lot Depth</b>	Range: <u>109</u> to <u>198</u> feet; Average: <u>128</u> ft.	Average: ≈130 to 140 ft.	1,320'±	
<b>Lots Coverage/Yards/Setbacks</b>	Setbacks: <u>30'</u> front, <u>30'</u> rear, <u>7.5'</u> sides	STD R-1 Zoning setbacks	N/A	
<b>Square footage of homes in Transition Areas measured by total finished floor area</b>	TBD	N/A	N/A	
<b>Minimum Floor Area Allowed; Actual Floor Area As Constructed</b>	TBD	1,200 SF min ≈2,200 SF avg	N/A minimum ≈2,200 SF avg	
<b>Entrance Monumentation</b>	TBD, Located in Tract B, C, or D	2 monuments located in Tract A	N/A	
<b>Overall Street and Lot Layout</b>				