

# **LEE'S SUMMIT** MISSOURI

## SINGLE FAMILY RESIDENTIAL COMPATIBILITY

	Name of Plat Kessler Ridge at New Longview 2nd	Adjacent Plat # 1 Kessler Ridge at New Longview 1st	Adjacent Plat # 2	Adjacent Plat # 3
Street Separation between the proposed development and the adjacent development	X	None (adjacent)		
Lots/Acreage	$\frac{32}{11.55}$ Lots on acres	55 Lots 20.74 acres		
Density	$\frac{2.77}{}$ Units per acre	2.65 DU/ac.		
Restrictions on types of fencing, parking of specific vehicles, dog runs and outbuildings	Per CCRs at time of Final Plat	Per CCRs		
Similarity of architectural style and character of including front elevations, exterior materials and roof pitch	X	Similar colors, materials, character		
Classification and mixture of building types, including ranch, raised-ranch, split-level, multi-level, earth contact and two- story structures	Ranch, Two-Story	Ranch, Two-Story		

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	Name of Plat	Adjacent Plat # 1	Adjacent Plat # 2	Adjacent Plat # 3
Green space or common area, including areas, structures and amenities for the exclusive use and maintenance of homeowners of a subdivision.	1.00 ac. Private Open Space	4.53 ac. Private Open Space & Detention		
Streetscape, include distinctive and aesthetic features of special street signage, street lighting fixtures, street trees, and other landscaping.	Street Trees and Street Lights to be proposed	Street Trees and Street Lights		
Lot Width	Range: <u>50</u> to <u>81</u> feet; Average: <u>70</u> ft.	61'-83' 70' avg.		RECEIVED AUG - 1 2017 Development Services
Lot Area	Range: <u>6119</u> to <u>22,999</u> square feet; Average: <u>10,000</u> sq. ft.	8450-14,283 SF 10,000 avg.		- 2017 - 144
Lot Depth	Range: <u>130</u> to <u>179</u> feet; Average: <u>150</u> ft.	130'-193' 140' avg.		

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	Name of Plat	Adjacent Plat # 1	Adjacent Plat # 2	Adjacent Plat # 3
<b>Setbacks</b>	Setbacks: 20' front, 4'-30' rear, 5'-7.5' sides	20' Front 25' Rear 5' Sides		
<b>Square footage of homes measured by total finished floor area</b>	Unknown	Unknown		
<b>Minimum Floor Area</b>	Unknown	Unknown		
<b>Entrance Monumentation</b>	None	Onsite		
<b>Street and Lot Layout Configuration</b>	TND & Suburban Traditional	Suburban Traditional		

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