

LEE'S SUMMIT MISSOURI

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.

SINGLE FAMILY RESIDENTIAL COMPATIBILITY

	Name of Plat	SOUTH Adjacent Plat # 1	NORTH Adjacent Plat # 2	WEST Adjacent Plat # 3
	MAINS ORCHARD	Hearnes ADD 18	MAINS HEIGHTS	NORTH LA
Street Separation between the proposed development and the adjacent development		60'	∅	∅
Lots/Acreage	6 Lots on 2.31 acres	3.1 LOTS 0.95 AC	30 LOTS 12 AC	9 LOTS 2.77 AC
Density	2.60 Units per acre	3.16	2.5	3.24
Restrictions on types of fencing, parking of specific vehicles, dog runs and outbuildings	∅	∅	∅	∅
Similarity of architectural style and character of structures, including front elevations, exterior materials and roof pitch	—————			

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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	RANCH BUNGALOW			X
Green space or common area, including areas, structures and amenities for the exclusive use and maintenance of homeowners of a subdivision.	∅ -	∅	∅	∅
Streetscape, include distinctive and aesthetic features of special street signage, street lighting fixtures, street trees, and other landscaping.	∅	∅	∅	∅
Lot Width	Range: <u>61</u> to <u>89</u> feet; Average: <u>61</u> ft.	69.33	75	69.58

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	Name of Plat	Adjacent Plat # 1	Adjacent Plat # 2	Adjacent Plat # 3
Lot Area	Range: <u>0.22</u> to <u>0.59</u> square feet; Average: <u>0.39</u> sq. ft.	0.32 AC	0.35	0.32
Lot Depth	Range: <u>160</u> to <u>288</u> feet; Average: <u>195</u> ft.	197	187.5 to 200	185 to 215
Lots Coverage/Yards/ Setbacks	Setbacks: <u>20</u> front, <u>20</u> rear, <u>S</u> sides	25 20 S	—————	
Square footage of homes in Transition Areas measured by total finished floor area	∅	∅	∅	∅
Minimum Floor Area Allowed; Actual Floor Area As Constructed	1,000	∅	∅	∅
Entrance Monumentation	∅	∅	∅	∅
Overall Street and Lot Layout	∅	∅	∅	∅