



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 <i>Baker Acres</i>	Adjacent Plat # 1 <i>East unplatted</i>	Adjacent Plat # 2 <i>west unplatted</i>	Adjacent Plat # 3
Street Separation between the proposed development and the adjacent development	<i>N/A</i>	<i>unplatted large lot houses</i>	<i>unplatted large lot</i>	
Lots/Acreage	<i>1</i> Lots on <i>3.5</i> acres	<i>1 lot on 3.91 ac</i>	<i>1 lot on 3.27 ac</i>	
Density	<i>0.28</i> Units per acre	<i>0.25</i>	<i>0.31</i>	
Restrictions on types of fencing, parking of specific vehicles, dog runs and outbuildings	<i>none</i>	<i>N/A</i>	<i>N/A</i>	
Similarity of architectural style and character of structures, including front elevations, exterior materials and roof pitch	<i>Farm House</i>	<i>Farm House/ Cottages</i>	<i>Farm house/ Cottages</i>	



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	Name of Plat <i>B4-R2 Acres</i>	Adjacent Plat #1 <i>unplatted East</i>	Adjacent Plat #2 <i>unplatted West</i>	Adjacent Plat #3
Lot Area	Range: <u>3.51 ac</u> to <u>3.51 ac</u> square feet; Average: _____ sq. ft.	<i>3.91 ac</i>	<i>3.27 ac</i>	
Lot Depth	Range: <u>488</u> to <u>488</u> feet; Average: _____ ft.	<i>727 ft</i>	<i>488 ft</i>	
Lots Coverage/Yards/ Setbacks	Setbacks: <u>30</u> front, <u>30</u> rear, <u>10</u> sides	<i>N/A</i>	<i>N/A</i>	
Square footage of homes in Transition Areas measured by total finished floor area	<i>1000</i>	<i>900 SF</i>	<i>1800 SF</i>	
Minimum Floor Area Allowed; Actual Floor Area As Constructed	<i>1000</i>	<i>N/A</i>	<i>N/A</i>	
Entrance Monumentation	<i>no</i>	<i>no</i>	<i>no</i>	
Overall Street and Lot Layout	<i>none</i>	<i>none</i>	<i>none</i>	



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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 split level 2-story	Ranch		
Green space or common area, including areas, structures and amenities for the exclusive use and maintenance of homeowners of a subdivision.	none	N/A	N/A	
Streetscape, include distinctive and aesthetic features of special street signage, street lighting fixtures, street trees, and other landscaping.	curb and gutter	N/A	N/A	
Lot Width	Range: <u>315</u> to <u>315</u> feet; Average: _____ ft.	207	200	