



LEE'S SUMMIT MISSOURI

SINGLE FAMILY RESIDENTIAL COMPATIBILITY

| | Name of Plat | Adjacent Plat # 1 | Adjacent Plat # 2 | Adjacent Plat # 3 |
|--|---------------------------------------|--|----------------------------|----------------------------|
| | Osage | Grand Summit View | Drake Downs | Napa Valley 1st |
| Street Separation between the proposed development and the adjacent development | X | Across corner of MO-150 & SW Pryor Rd. | Across MO-150 | Across SW Pryor Rd., south |
| Lots/Acreage | <u>160</u> Lots on <u>31.47</u> acres | 23 Lots on 12.96 acres | 3 Lots on 8.83 acres | 88 Lots on 31.84 acres |
| Density | <u>5.08</u> Units per acre | 1.77 Units per acre | 2.94 Units per acre | 2.76 Units per acre |
| Restrictions on types of fencing, parking of specific vehicles, dog runs and outbuildings | Per CCRs at time of Final Plat | Per CCRs | Per CCRs | Per CCRs |
| Similarity of architectural style and character of including front elevations, exterior materials and roof pitch | X | Similar colors & materials | Similar colors & materials | Similar colors & materials |
| Classification and mixture of building types, including ranch, raised-ranch, split-level, multi-level, earth contact and two-story structures | Two-story Suburban "Modern Farmhouse" | Ranch | Ranch; farmhouse | Two-story Suburban, TND |

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| Green space or common area, including areas, structures and amenities for the exclusive use and maintenance of homeowners of a subdivision. | Tracts A-P See Plans | None | None | Tracts A-M: alleys, medians, open space |
| Streetscape, include distinctive and aesthetic features of special street signage, street lighting fixtures, street trees, and other landscaping. | Street Trees | None | None | None |
| Lot Width (Single-family only) | Range: <u>52</u> to <u>55</u> feet; Average: <u>53</u> ft. | 100'-146' 100' avg. | 220'-570' 430' avg. | 50'-70' 60' avg. |
| Lot Area (Single-family only) | Range: <u>6240</u> to <u>6875</u> square feet; Average: <u>6360</u> sq. ft. | 20,000 SF - 33,000 SF 25,000 SF avg. | 61,261 SF - 158,722 SF 144,522 SF | 5950 SF - 9380 SF 7500 SF |
| Lot Depth (Single-family only) | Range: <u>120</u> to <u>125</u> feet; Average: <u>120</u> ft. | 179'-271' 200' avg. | 278' | 119'-134' 125' avg. |



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| Setbacks (Single-family only) | Setbacks: 25' front, 20' rear, 5' sides | 50' front | 30' front | 15', 30' front 20', 30' rear 5', 7.5 side |
| Square footage of homes measured by total finished floor area | 1484-2560 SF | N/A (unknown) | N/A (unknown) | N/A (unknown) |
| Minimum Floor Area | N/A | N/A (unknown) | N/A (unknown) | N/A (unknown) |
| Entrance Monumentation | See Plans | none | none | Metallic lettering & fence |
| Street and Lot Layout Configuration | Suburban Traditional | Suburban Traditional | Large-Lot Residential | Suburban Traditional & TND |