

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	Adjacent Plat # 1 South	Adjacent Plat # 2 East	Adjacent Plat # 3 West
Street Separation between the proposed development and the adjacent development	Woodland Oaks	Woodland Shored 3rd Plat No Separation	Legacy Park NE Blackwell Rd	Single Family Thomas & Christine Jenkins 9+/- Acres
Lots/Acreage	42 Lots on 18.5 acres	66 Lots on 29.64 Acres	N/A	1 Lots on 9 Acres
Density	2.27 Units per acre	2.23 Units per acre	N/A	N/A
Restrictions on types of fencing, parking of specific vehicles, dog runs and outbuildings	Similar Woodland Shores		N/A	N/A
Similarity of architectural style and character of structures, including front elevations, exterior materials and roof pitch	Similiar Woodland Shores			

	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 twostory structures	Ranch Two Story	Ranch Two Story	N/A	N/A
Green space or common area, including areas, structures and amenities for the exclusive use and maintenance of homeowners of a subdivision.	3.90 Acres of Greenspace	2.01 Acres of Greenspace	N/A	N/A
Streetscape, include distinctive and aesthetic features of special street signage, street lighting fixtures, street trees, and other landscaping.	**			
Lot Width	Range: <u>75</u> to <u>80</u> feet; Average: <u>77.5</u> ft.	Range: 80 to 95 feet: Average 85 feet	N/A	N/A

## LEE'S SUMMIT MISSOURI

	Name of Plat	Adjacent Plat # 1	Adjacent Plat # 2	Adjacent Plat # 3
Lot Area	Range: <u>10,800</u> to <u>14,000</u> square feet; Average: <u>12,500</u> sq. ft.	Range: 11,700 to 24,000 square feet Average 15,000 sq ft	N/A	N/A
Lot Depth	Range: <u>135</u> to <u>140</u> feet; Average: <u>135</u> ft.	Range 135 to 215 feet Average 150 feet	N/A	N/A
Lots Coverage/Yards/ Setbacks	Setbacks:         30       front,         30       rear,         7.5       sides	Setbacks 30 front 30 rear 7.5 sides	N/A	N/A
Square footage of homes in Transition Areas measured by total finished floor area	1,400 sf		N/A	N/A
Minimum Floor Area Allowed; Actual Floor Area As Constructed	1,400 sf		N/A	N/A
Entrance Monumentation	Yes	Yes	N/A	N/A
Overall Street and Lot Layout	Curvalinear	Curvalinear	N/A	N/A