



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

	Plat Name Highland Meadows 5th Plat	Adjacent Plat #1 Highland Meadows 4th Plat	Adjacent Plat #2 The Glenn at the Meadows of Winterset Fifth Plat	Adjacent Plat #3 The Glenn at the Meadows of Winterset Third Plat
Street Separation between the proposed development and the adjacent development	No, street connectivity throughout adjacent developments	No, street connectivity throughout adjacent developments	No, street connectivity throughout adjacent developments	No, street connectivity throughout adjacent developments
Lots/Acreage	<u>26</u> Lots on <u>11.3</u> acres	<u>41</u> Lots on <u>14.11</u> acres	<u>22</u> Lots on <u>6.83</u> acres	<u>67</u> Lots on <u>20.63</u> acres
Density	<u>2.3</u> Units per acre	<u>2.9</u> Units per acre	<u>3.2</u> Units per acre	<u>3.2</u> Units per acre
Restrictions on types of fencing, parking of specific vehicles, dog runs and outbuildings	Yes	Yes	Yes	Yes
Similarity of architectural style and character of structures, including front elevations, exterior materials and roof pitch	Yes	Yes	Yes	Yes

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Classification and mixture of building types, including ranch, raised-ranch, split-level, multi-level, earth contact and two-story structures	Yes	Yes	Yes	Yes
Green space or common area, including areas, structures and amenities for the exclusive use and maintenance of homeowners of a subdivision.	Yes	Yes	Yes	Yes
Streetscape, include distinctive and aesthetic features of special street signage, street lighting fixtures, street trees, and other landscaping.	Yes	Yes	Yes	Yes
Lot Width	Range: <u>71</u> to <u>94</u> feet; Average: <u>81</u> ft.	Range: <u>73</u> to <u>78</u> feet; Average: <u>76</u> sq. ft.	Range: <u>70</u> to <u>80</u> feet; Average: <u>78</u> sq. ft.	Range: <u>73</u> to <u>78</u> feet; Average: <u>76</u> sq. ft.



LEE'S SUMMIT

MISSOURI

	Plat Name Highland Meadows 5th Plat	Adjacent Plat #1 Highland Meadows 4th Plat	Adjacent Plat #2 The Glenn at the Meadows of Winterset Fifth Plat	Adjacent Plat #3 The Glenn at the Meadows of Winterset Third Plat
Lot Area	Range: <u>8,400</u> to <u>16,145</u> square feet; Average: <u>10,425</u> sq. ft.	Range: <u>8,755</u> to <u>15,734</u> square feet; Average: <u>10,668</u> sq. ft.	Range: <u>8,400</u> to <u>13,876</u> square feet; Average: <u>10,071</u> sq. ft.	Range: <u>8,500</u> to <u>15,555</u> square feet; Average: <u>10,350</u> sq. ft.
Lot Depth	Range: <u>118</u> to <u>171</u> feet; Average: <u>129</u> ft.	Range: <u>120</u> to <u>202</u> feet; Average: <u>140</u> ft.	Range: <u>118</u> to <u>175</u> feet; Average: <u>128</u> ft.	Range: <u>115</u> to <u>152</u> feet; Average: <u>126</u> ft.
Lots Coverage/Yards/Setbacks	Setbacks: <u>25 ft</u> front, <u>25 ft</u> rear, <u>5 ft</u> sides	Setbacks: <u>30 ft</u> front, <u>30 ft</u> rear, <u>7.5 ft</u> sides.	Setbacks: <u>30 ft</u> front, <u>30 ft</u> rear, <u>7.5 ft</u> sides.	Setbacks: <u>30 ft</u> front, <u>30 ft</u> rear, <u>7.5 ft</u> sides.
Square footage of homes in Transition Areas measured by total finished floor area	1,800 sq. ft.	1,800 sq. ft.	1,400 sq. ft.	1,400 sq. ft.
Minimum Floor Area Allowed; Actual Floor Area As Constructed	1,800 sq. ft.	1,800 sq. ft.	1,400 sq. ft.	1,400 sq. ft.
Entrance Monumentation	Existing monument from first phase	Existing monument from first phase	Existing monument from first phase	Existing monument from first phase
Overall Street and Lot Layout	Typical Single Family Residential Layout	Typical Single Family Residential Layout	Typical Single Family Residential Layout	Typical Single Family Residential Layout