



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 6th Plat	Adjacent Plat #1 Highland Meadows 1st Plat	Adjacent Plat #2 Highland Meadows 4th Plat	Adjacent Plat #3 Highland Meadows 5th Plat
<b>Street Separation between the proposed development and the adjacent development</b>	No, street connectivity throughout adjacent developments	No, street connectivity throughout adjacent developments	No, street connectivity throughout adjacent developments	No, street connectivity throughout adjacent developments
<b>Lots/Acreage</b>	<u>51</u> Lots on <u>15.0</u> acres	<u>50</u> Lots on <u>22.5</u> acres	<u>41</u> Lots on <u>14.11</u> acres	<u>26</u> Lots on <u>11.3</u> acres
<b>Density</b>	<u>3.4</u> Units per acre	<u>2.2</u> Units per acre	<u>2.9</u> Units per acre	<u>2.3</u> Units per acre
<b>Restrictions on types of fencing, parking of specific vehicles, dog runs and outbuildings</b>	Yes	Yes	Yes	Yes
<b>Similarity of architectural style and character of structures, including front elevations, exterior materials and roof pitch</b>	Yes	Yes	Yes	Yes



# LEE'S SUMMIT

## MISSOURI

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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>70</u> to <u>99</u> feet; Average: <u>75</u> ft.	Range: <u>73</u> to <u>96</u> feet; Average: <u>81</u> sq. ft.	Range: <u>73</u> to <u>78</u> feet; Average: <u>76</u> sq. ft.	Range: <u>71</u> to <u>94</u> feet; Average: <u>81</u> sq. ft.



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<b>Lot Area</b>	Range: <u>8,429</u> to <u>14,725</u> square feet; Average: <u>9,718</u> sq. ft.	Range: <u>8,446</u> to <u>18,569</u> square feet; Average: <u>11,110</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>16,145</u> square feet; Average: <u>10,425</u> sq. ft.
<b>Lot Depth</b>	Range: <u>116</u> to <u>197</u> feet; Average: <u>130</u> ft.	Range: <u>115</u> to <u>231</u> feet; Average: <u>137</u> ft.	Range: <u>120</u> to <u>202</u> feet; Average: <u>140</u> ft.	Range: <u>118</u> to <u>171</u> feet; Average: <u>129</u> ft.
<b>Lots Coverage/Yards/ Setbacks</b>	Setbacks: <u>25 ft</u> front, <u>20 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>25 ft</u> front, <u>20 ft</u> rear, <u>5 ft</u> sides.
<b>Square footage of homes in Transition Areas measured by total finished floor area</b>	1,800 sq. ft.	1,800 sq. ft.	1,800 sq. ft.	1,800 sq. ft.
<b>Minimum Floor Area Allowed; Actual Floor Area As Constructed</b>	1,800 sq. ft.	1,800 sq. ft.	1,800 sq. ft.	1,800 sq. ft.
<b>Entrance Monumentation</b>	Existing monument from first phase	Existing monument from first phase	Existing monument from first phase	Existing monument from first phase
<b>Overall Street and Lot Layout</b>	Typical Single Family Residential Layout	Typical Single Family Residential Layout	Typical Single Family Residential Layout	Typical Single Family Residential Layout