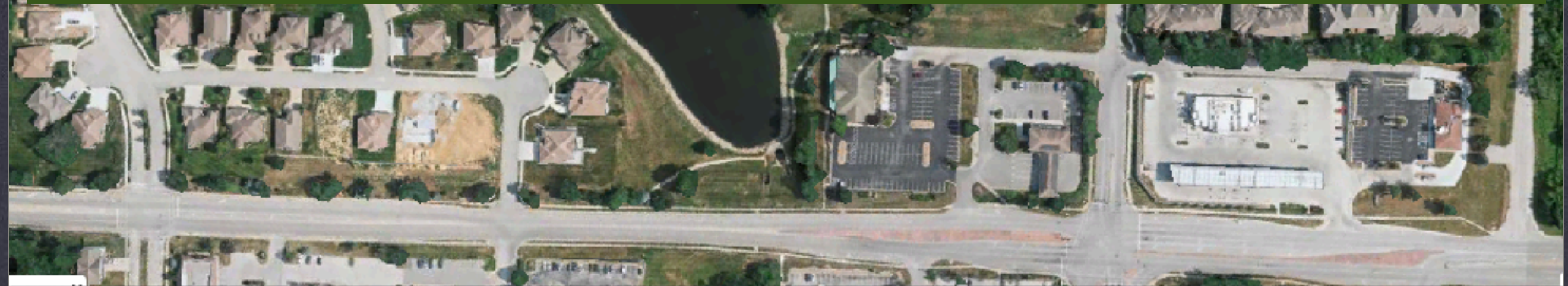


PL2024-217 REZONING APPLICATION



**Chapel Ridge — Development Data
Lakewood, Lee's Summit**



Chapel Ridge: Three parcels; one community since 2006

MINIMUM RESIDENCE SIZES



Estates (The Hills)	
Two Story	Min 2,700 sf Above Grade
1-1/2 Story	Min 1,600 sf Main Level Min 2,500 sf Above Grade
Ranch	Min 2,000 sf No Raised Ranch
Reverse 1-1/2	Min 1,800 sf Main Level Min 2,800 sf Total



Townhomes (The Woods)	
Three-Plex	Min 1,250 sf
Four-Plex	Min 1,100 sf

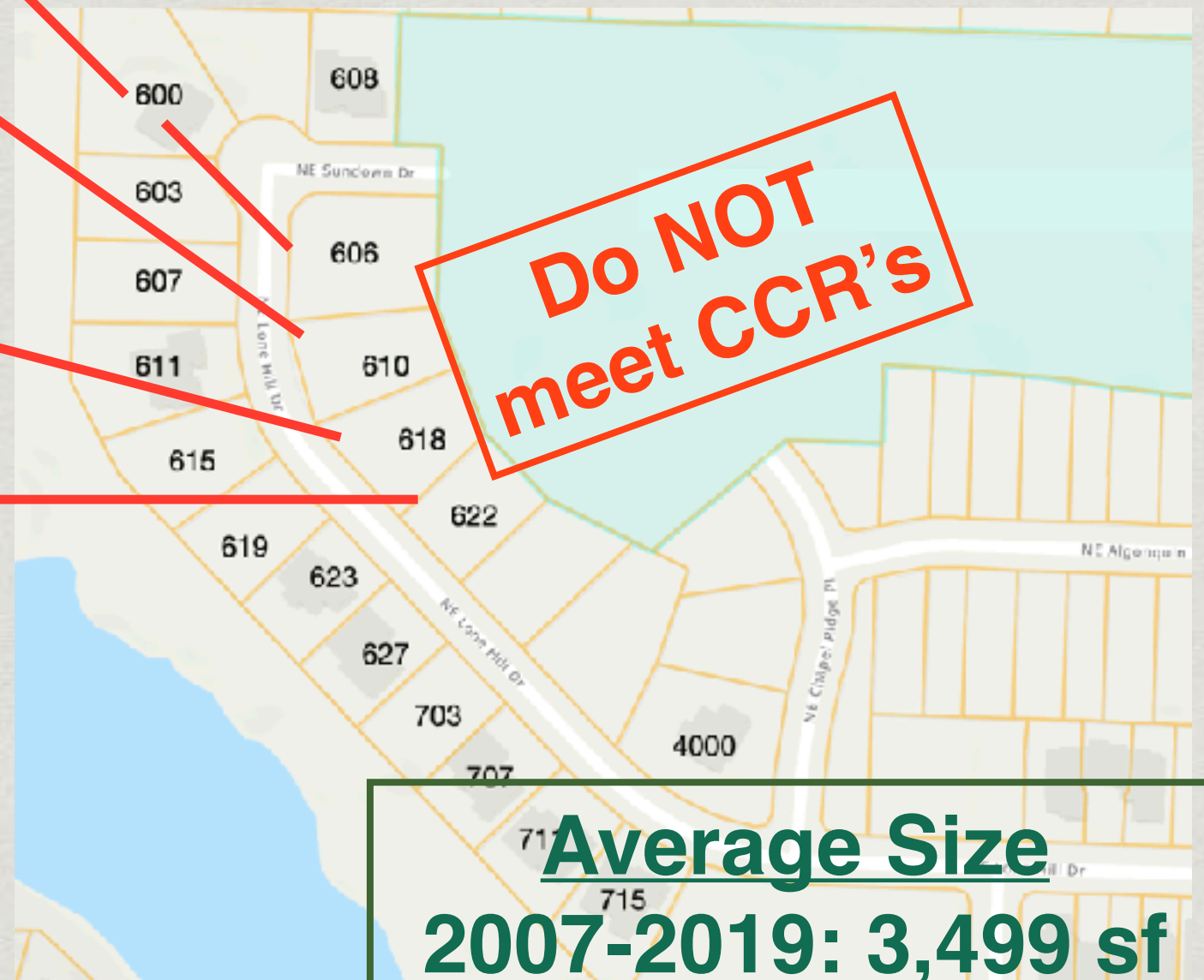
Villas (The Greens)	
Single Story	Min 1,500 sf
Two Story	Min 1,300 sf Main Level
Reverse 1-1/2	Min 1,300 sf Main Level Min 1,800 sf Total



Chapel Ridge: CCR Excerpts

EXISTING ESTATE HOME SIZES

Address	Year Built	Size (sf)
608 NE Sundown	2007	3,270
600 NE Sundown	2009	3,405
603 NE Sundown	2020	Unknown
606 NE Lone Hill	2020	2,570
607 NE Lone Hill	2019	3,188
610 NE Lone Hill	2022	2,525
611 NE Lone Hill	2008	3,707
615 NE Lone Hill	2018	Unknown
618 NE Lone Hill	2022	2,556
619 NE Lone Hill	2019	3,227
622 NE Lone Hill	2022	2,570
623 NE Lone Hill	2007	3,506
627 NE Lone Hill	2008	3,116
703 NE Lone Hill	2020	3,555
707 NE Lone Hill	2010	3,558
711 NE Lone Hill	2007	3,167
715 NE Lone Hill	2007	3,606
4000 NE Chapel Ridge	2007	4,680



Average Size
2007-2019: 3,499 sf
2020 - 2022: 2,555 sf

VILLA PLANS

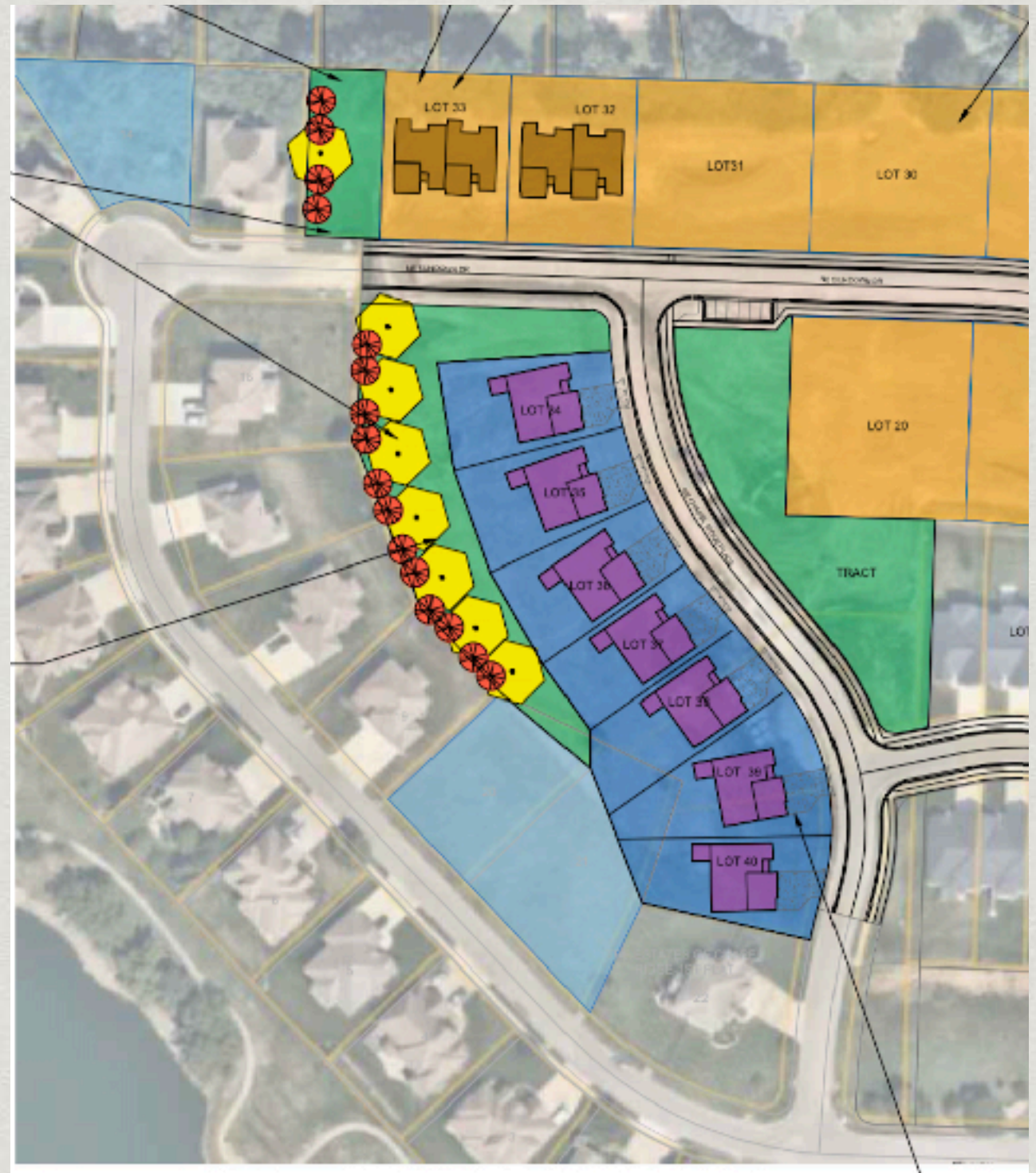
Address	Year Built	Style	Main Floor (sf)	Total (sf)
517 Sienna	Under Construction	Single Story w/ Finished Basement	1,913	2,803
529 Sienna	Under Construction	Single Story w/ Finished Basement	1,495	2,298
4004 Independence	Under Construction	Single Story w/ Finished Basement	1,650	2,900
Villa Example	City Packet	Single Story w/ Finished Basement	1,483	2,333

CCR's: Villas (The Greens)

Single Story	Min 1,500 sf
Two Story	Min 1,300 sf Main Level
Reverse 1-1/2	Min 1,300 sf Main Level Min 1,800 sf Total

PL2024-217 Rezoning

- * Reshapes Vacant Lots 20 & 21
- * Reshapes Six “Estate” Lots
- * Creates ~26,000 sf Green Space Buffer
- * Creates Seven Villa Lots (~9,500 sf each)



2020 LOTS

Lot 28 — 23,794 sf “Large” Lot

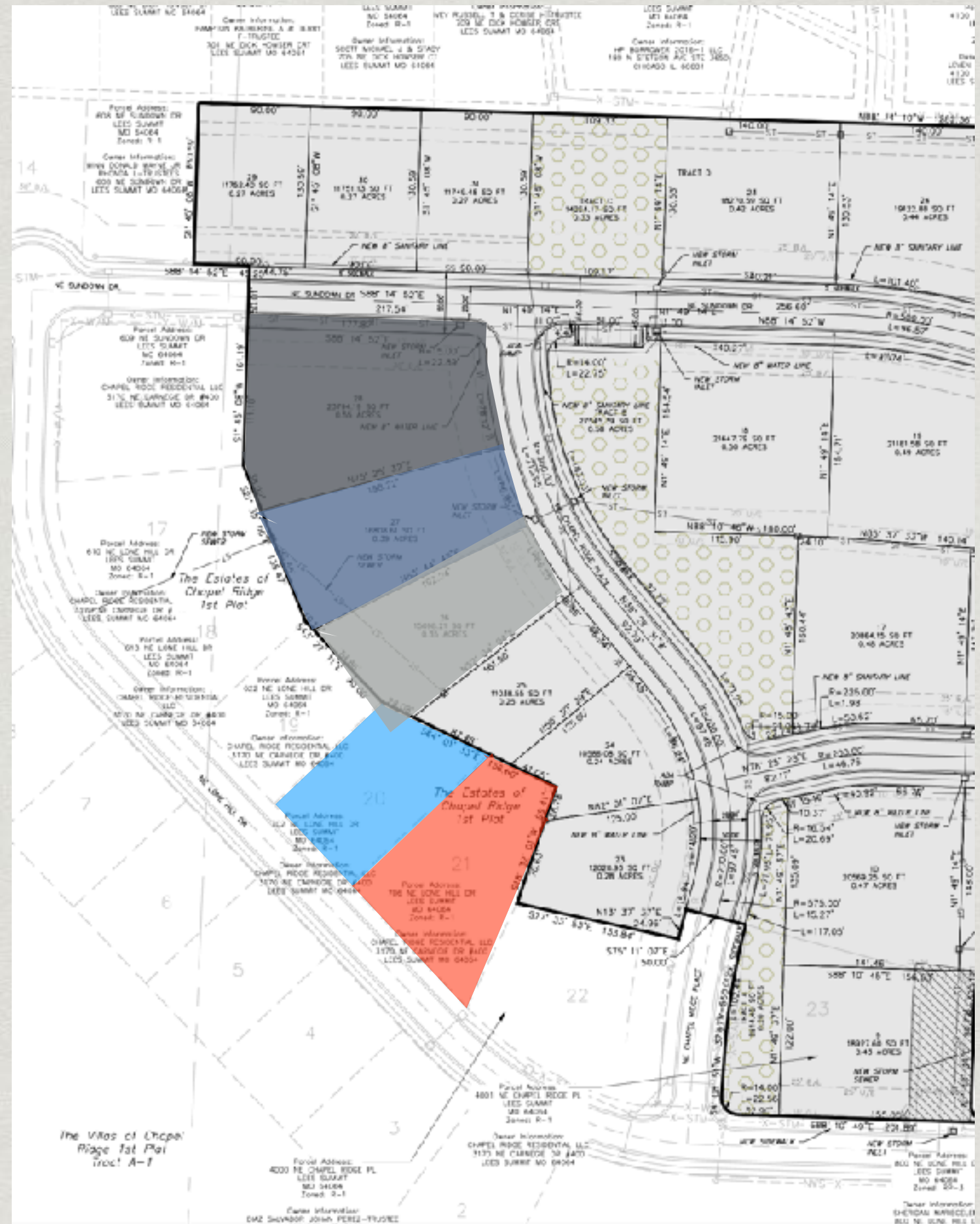
Lot 27 — 16,807 sf

Lot 26 — 15,098 sf

Lots 23, 24 and 25 — 12,021,
10,586, and 11,039 sf “Odd” Shapes

Lot 20 — 12,321 sf

Lot 21 — 16,886 sf “Large” and
“Odd” Shape



2024 LOTS

Lot 28 — Downsize to Lot 40
& Create Greenspace

Lot 27 — Downsize to Lot 39
& Create Greenspace

Lot 26 — Downsize to Lot 38
& Create Greenspace

Lots 23, 24 and 25 — Reshape and
Downsize to Lots 22, 23, 24, and 25

Lot 20A — Reshape and Downsize
to Lot 25 & Create Greenspace

Lot 21A — Reshape and
Downsize to Lots 22, 23, and 24



Chapel Ridge Estate and Villa Lot Sizes 2020 -> 2024

Address	2020 Estate Lots		2024	Estate Lots	Villa Lots
	Lot #	Lot Size (sf)	Lot #	Lot Size (sf)	
	No. Lots	27	No. Lots	21	7
	Avg Size	13,723	Avg Size	13,223	9,553
	Median Size	13,080	Median Size	13,080	9493
608 NE Sundown	15	11,787	15	11,787	
604 NE Sundown	14	12,076	14	12,076	
600 NE Sundown	13	19,254	13	19,254	
603 NE Sundown	12	13,100	12	13,100	
606 NE Lone Hill	16	17,847	16	17,847	
607 NE Lone Hill	11	13,449	11	13,449	
610 NE Lone Hill	17	13,483	17	13,483	
611 NE Lone Hill	10	15,829	10	15,829	
615 NE Lone Hill	9	13,080	9	13,080	
618 NE Lone Hill	18	13,150	18	13,150	
619 NE Lone Hill	8	11,273	8	11,273	
622 NE Lone Hill	19	10,801	19	10,801	
623 NE Lone Hill	7	10,625	7	10,625	
627 NE Lone Hill	6	10,625	6	10,625	
703 NE Lone Hill	5	10,625	5	10,625	
707 NE Lone Hill	4	10,625	4	10,625	
711 NE Lone Hill	3	11,840	3	11,840	
715 NE Lone Hill	2	13,751	2	13,751	
Vacant	20	12,321	20A	11,250	
Vacant Lot 21 (2020) — Awkward size and shape (23% larger than average)	21	16,886	21A	14,446	
4000 NE Chapel Ridge	22	18,762	22 (Ex.)	18,762	
	23	12,020	22		9,170
Lot 24 (2020) — Awkward Shape	24	10,586	23		11,149
	25	11,038	24		9,493
	26	15,098	25		8,561
Lot 27 (2020) — 22% larger than average	27	16,808	38		9,287
Lot 28 (2020) — Awkward size and shape (73% larger than average)	28	23,794	39		9,605
			40		9,608
			Green		25,956

CCR's: Estates (The Hills)

Section 11

Landscaping and Requirements. A landscape plan must be submitted to the Architectural Review Board for approval by it in connection with the new construction of any residences and other buildings permitted hereby on residential lots. The entire lot excluding that portion of the lot containing improvements or landscaping, shall be sodded. No seeding or hydro-mulching of lots will be allowed. Each lot shall include at least \$2750.00 in landscaping material (not including sod and grading) in the front yard and side yards with at least two (2) shade trees of two (2) inches or greater in caliper.

Section 19

Construction, Location, and Size Guidelines. Once commenced, construction will be diligently pursued to completion and residence may not be left in an unfinished condition for more than (30) thirty days without written approval from the Architectural Review Board. Minimum square footage guidelines for residences in the designated areas shall be as follows:

Multi-story residences including two (2) stories shall have at least 2,700 square feet above grade with a minimum two (2) car garage.

Story-and-a-half (1 1/2) residences shall have at least 2,500 square feet above grade with a minimum of 1600 on the main level with a minimum (2) car garage.

One (1) story or ranch residences shall exclude ranch-with-a-basement plans (raised ranch) and have at least 2,000 square feet with a three (3) car garage.

Reverse story-and-a-half (1 1/2) residences shall have a minimum of 1,800 square feet on the first floor and have a minimum total of 2,800 square feet with a minimum two (2) car garage.

CCR's: Villas (The Greens)

IV.6 Minimum Size Requirements. No residence shall be erected, altered, placed or permitted to remain on any Lot or Lots, other than dwelling, not to exceed two (2) stories in height, each with a private two-car garage minimum and three-car maximum. All such residences shall conform to the following standards:

- a. Any single-family residence consisting of a single level above ground level shall contain a minimum of fifteen hundred (1,500) square feet of enclosed floor area.
- b. Any single-family residence consisting of two (2) levels above ground level shall contain a minimum of thirteen hundred (1,300) square feet of enclosed area on the first level above-ground level.
- c. Any residence consisting of a level or part of a level that is below ground level shall contain the foregoing minimum enclosed floor areas above ground level.
- d. Any reverse story-and-a-half (1½) residence shall have a minimum of thirteen hundred (1300) square feet on the first floor, with a minimum total enclosed floor area of 1800 square feet and a minimum two (2) car garage.
- e. Single-family homes shall not have less than two (2) car garages built-in or attached, and a maximum of three (3) car garage total. Garages shall have the same architectural treatment and be constructed of the same materials as the residence.

CCR's: Townhomes (Woods)

Section 2. Land Use and Building Type. No improvements, alterations, repairs change of paint colors, excavations, changes in grade or other work which in any way alters the exterior of any property or the improvements located thereon from its natural and improved state existing on the date such property was first conveyed in fee by the Declarant to an Owner shall be made or done without the prior approval of the Architectural Review Board. No building, fence, wall, residence, or other structure shall be commenced, erected, maintained, improved, made or done without the prior approval of the Architectural Review Board. No Lots or Units shall be used for any purpose except for residential purposes. The term "residential purposes" as used herein, excludes hospitals clinics, hotels, industrial, commercial and professional uses, whether from homes, residences or otherwise and all such use of the Lots or Units are expressly from prohibited. No building shall be altered, placed or permitted to remain on any Lot other than Multi-Family Residential Structures. The Declarant hereby reserves the right to use any of the real property heretofore described for temporary use for office and model home purposes during the construction, development and marketing of The Woods II of Chapel Ridge.

Minimum square footage per Unit in any four-plex structure constructed on a Lot shall be 1100 square feet. Minimum square footage per Unit in any three-plex structure constructed on a Lot shall be 1250 square feet. Roof material will be as designated by Declarant. Any front exterior must be of stone, stucco or brick with colors as approved by the Architectural Review Board.