

Questions & Comments

10/28/2021 Meeting

1. I have a question concerning maximum building height for the Neighborhood Services and Retail area. Section 3.e indicates max height of 2 stories down to Prosper Trail. However, in section J. Residential Neighborhoods, there seems to be a provision that suggests 40 feet may be the max height. Can you please confirm if 2 stories is truly the max height for the zone down to Prosper Trail?

Yes, two stories is the maximum height in the Neighborhood Services and Retail subdistrict. To give further clarity on the 40 ft maximum height requirement, this maximum accounts for the floor to floor height, 2-3 feet of space in between floors, and any architectural articulation at the top of buildings (such as parapets). Many office buildings these days are done with a 15 foot floor to floor height. Many first floor retail spaces may require additional 2-3 feet of height space on the first floor.

2. Will this presentation be shared?

Yes. The recording of the virtual presentations will be made available on the DNT webpage. www.prospertx.gov/dntguidelines

3. Thank you for doing this Khara - love the opportunities for citizens to give input NOW and up front before we proceed through P&Z and TC.
4. Is the Star Trace entrance, from the DNT service road south, going to be reserved for the Star Trail neighborhood access/egress and not have roadways/entrances into retail space planned on the north and south side of Star Trace? There should be significant opportunity for entrance to retail directly from the service road and not have a need for entrance/egress off Star Trace.

The draft design guidelines provide that vehicular access and parking for new development shall minimize the impact on neighborhood traffic flow and avoid major disturbances to the character of existing neighborhoods. When a development proposal is submitted for the parcels north and south of Star Trace the Town will work with the developer to find ways to design egress/entrances that will minimize the impact to the Star Trail neighborhood west of these parcels.

5. I noticed a section labeled PD 35 MF on the map you displayed. Is this confirmed to be a multi-family development, or is it only proposed at this time?

PD 35 MF was approved in 2006 and was approved for multi-family use at that time. Currently, no development proposals have been submitted for this PD. There is also language written in this PD ordinance that provides for screening of the multi-family use in the PD from the existing single-family development to the east.

6. Just a comment: I agree with John in regards to Vet services (*During the meeting, John verbally asked if Vet services could be a permitted business establishment*).

Veterinarian Clinic and/or Kennel, Indoor is currently permitted use in other retail and commercial zones in the town and will be submitted for consideration as a permitted business establishment in the design guidelines.