

Case # ZONE-25-0007
-EXHIBIT C-
Planned Development Standards

The proposed development will conform to the development standards of the Office District of the Town of Prosper's Zoning Ordinance, as it exists or may be amended, and Subdivision Ordinance, as it exists or may be amended, except as otherwise set forth in these Development Standards.

1. Development Plans
 - a. Concept Plan: The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibit D.
 - b. Elevations: The tract shall be developed in general accordance with the attached elevations, set forth in Exhibit F.
 - c. Open space to be provided in accordance with Town of Prosper Standards (7%). Connectivity to Town Hike and Bike Trails to be provided.
2. All uses permitted are listed below. All development to be compliant with Town Standards.
 - a. Use is permitted
 - Administrative/ Medical and Professional Office
 - Bank/ Saving and Loan/ Credit Union
 - Business Services
 - Indoor Sports Facility
 - Community Center
 - Fraternal Organization/ Lodge/ Civic Club/ Fraternity or Sorority
 - Governmental Office
 - Health/ Fitness Center
 - Home Builder Marketing Center
 - Insurance Office
 - Minor Dry Cleaning
 - Minor Print Shop
 - Museum/ Art Gallery
 - Park or Playground
 - Private or Parochial School
 - Private Recreational Center
 - Private Utility
 - Public Athletic Stadium or Field

- Public Schools
- Retail/ Service Incidental Use
- Telephone Exchange

b. Use is permitted with a Specific Use Permit

- Assisted Care/ Living Facility
- Child Care Center, Incidental
- Child Care Center, Licensed
- Restaurant – No Drive Thru
- Day Care Center (Adult)
- Private Athletic Stadium or Field
- Rehabilitation Care Institution

3. Development Standards

a. Regulations shall be in accordance with the Town of Prosper Zoning Ordinance for the office district as listed below:

i. Size of Yards:

1. Minimum Front Yard: 30 feet.
2. Minimum Side Yard:
 - a. Ten feet adjacent to any nonresidential district.
 - b. Twenty five feet for a one story building adjacent to any residential district. Forty feet for a two story building adjacent to any residential district
3. Minimum Rear Yard:
 - a. Ten feet adjacent to any nonresidential district.
 - b. Twenty-five feet for a one story building adjacent to any residential district. Forty feet for a two story building adjacent to any residential district

ii. Size of Lots:

1. Minimum Size of Lot Area: 7,000 square feet.
2. Minimum Lot Width: 70 feet.
3. Minimum Lot Depth: 100 feet.

iii. Maximum Height: Two stories, no greater than 40 feet.

iv. Lot Coverage: 30 percent.

v. Floor Area Ratio: Maximum 0.5:1.

vi. Maximum Floor Area: 10,000 square feet; the maximum floor area may exceed 10,000 square feet only if the entire structure is in excess of 200 feet from a residential use or zone. (This regulation is not applied to property separated by a public street.)

- b. Architectural Standards
 - i. Architectural style and building material requirements to be provided in accordance with the Office District of the Town of Prosper's Zoning Ordinance, Chapter 4, Section 8.2, except as listed below:
 - 1. Permitted primary exterior materials shall constitute a minimum 85% of an elevation and are defined as clay fired brick, natural and manufactured stone, granite and marble. The indoor sports facility may include split-faced concrete masonry units, stucco (3-step application process), and/or concrete tilt-wall construction with decorative patterns. The maximum combined amount of these materials on an elevation is 40%.
 - 2. Secondary materials used on the façade of a building are those that comprise a total of fifteen percent or less of an elevation area. Permitted secondary materials are aluminum or other metal, cedar or similar quality decorative wood and stucco (3-step application process). Stucco is only permitted a minimum of nine feet above grade.
- 4. Properties adjacent to creeks are required to provide amenities listed in the Town Zoning Ordinance (Section 4.2.6). The following five amenities will be provided with this development:
 - a. A minimum 25 percent of the surface area of the walls that face the major creek shall be provided as windows.
 - b. Buildings will have the same building materials and architectural elements on all four sides.
 - c. Trail head park.
 - d. Over 100' visibility corridor.
 - e. Common patio (over 750 sq ft) with shade structure.
- 5. Screening Standards
 - a. The screening required along adjacent residential property shall be a living screen in lieu of a masonry wall. The evergreen trees shall be located interior to the property due to the overhead power lines and floodplain. Placement of the evergreen trees may be clustered as shown on the Landscape Exhibit, as long as there is appropriate coverage, as determined by the Director of Development Services.