

Dallas North Tollway Design Guidelines.		New Planned Development
Dallas North Tollway Design Guidelines		
Subdistrict Location		
	Frontier Parkway Gateway, Neighborhood Services and Retail, U.S 380 Gateway	Frontier Parkway Gateway
Business Establishments		
Permitted Business Establishments		
	All the uses being proposed conform to the DNTDG recommendations? 51 total uses	The applicant has majority of the uses.
Business Establishments Pursuant to the Town's Vision		
	Does the rezoning include the business establishments as envisioned by Town Council? 7 total uses	The PD includes majority of the uses.
Discouraged Business Establishments		
	Does the rezoning include the discourage business establishments that are not consistent with the Town Vision? 71 total uses	The PD excludes majority of uses
Grocery Stores with Gas Pumps		Not Applicable
	There shall be a minimum of a 15 ft landscape buffer to screen the pumps from the street edge	Not Applicable
	The site design for projects located at street corners should provide special landscape treatment at street intersection to emphasize the corner.	Not Applicable
	The use of mature trees is encouraged to provide an immediate impact especially when used in buffering adjacent uses.	Not Applicable
	All display items for sale should occur within the main building or within designated areas that are screened from public streets.	Not Applicable
	The design of pump islands and canopy should be architecturally integrated with other structures on-site using similar colors, materials and architectural detailing. All signage should be architecturally integrated with their surroundings in terms of size, shape and lighting so that they do not visually compete with architecture of the building and design of the sight.	Not Applicable
Restaurant, Drive-Thru Service		Not Applicable
	Where site conditions permit, drive-thru queuing lanes shall be designed so that the queuing wraps behind the building instead of in front of the building. If the queue lane wraps in the front of the building, the site shall provide for an ample amount of landscaping that will provide a buffer from the public rights-of-way. There shall be a maximum of two drive-thru restaurants permitted for every 5 acres on a PD development plan. If a development plan is under 5 acres, one drive-thru shall be permitted.	Not Applicable
Multi-family Developments		
	The Town Council may permit a multi-family housing as part of a holistic development that includes a combination of businesses designed to create a live, work and play environment. These businesses can be, but are not limited, retail, office, recreational, family-friendly entertainment and/or restaurant establishments. If multi-family housing is part of a development proposal that includes businesses and/or amenities described in Section F. "Business Establishments Pursuant to the Town's Vision" increased density may be permitted. It is highly recommended that multi-family units be designed with structure parking as opposed to surface parking.	The PD is creating an environment with multiple uses.
Tollway Subdistrict Requirements		
US. 380 Gateway		Not Applicable
	On the Dallas North Tollway and U.S. 380, the minimum front yard is fifty (50) feet and shall include a thirty (30) foot landscape buffer.	Not Applicable
	No parking or drive aisles may occur in the landscape buffer.	Not Applicable
	A maximum of two rows of parking in the front of the building.	Not Applicable
	Minimum building height shall be two (2) stories or forty (40) feet. If the building contains a use(s) as described in Section E, Permitted Uses, the building height can be a one (1) story building with a minimum of twenty (20) feet in height.	Not Applicable
Recommendations		Not Applicable
	Does the recommendations conform to the DNTDG for Gateway?	Not Applicable
	The gateways should be clearly identifiable to vehicular and pedestrian travelers.	Not Applicable
	Include Public Art in Gateway Areas to promote vitality and provide a unique sense of identity	Not Applicable
Frontier Parkway Gateway		
	On the Dallas North Tollway and Frontier Parkway, the minimum front yard is fifty (50) feet and shall include a thirty (30) foot landscape buffer.	The PD complies with DNTDG
	No parking or drive aisles may occur in the landscape buffer.	The PD complies with DNTDG
	A maximum of two rows of parking in the front of the building.	The PD complies with DNTDG
	Minimum building height shall be two (2) stories or forty (40) feet. If the building contains a use(s) as described in Section E, Permitted Uses, the building height can be a one (1) story building with a minimum of twenty (20) ft in height.	The PD is requiring 50% of the building structure within the highway district to be built at least with 2 stories.
Neighborhood Services and Retail		Not Applicable
	On the Dallas North Tollway, the minimum front yard setback shall be thirty (30) feet. Landscape buffer requirements shall be in accordance with Section M-Landscaping of these guidelines.	Not Applicable
	No parking or drive aisles may occur in the landscape buffer.	Not Applicable
	A maximum of one row of parking in the front of the building	Not Applicable

	Minimum building height shall be one (1) story.	Not Applicable
	On the east side of the sub-district (east side of the Tollway), the maximum building height shall be two (2) stories from the southerly boundary of PD 69 in the north down to Prosper Trail in the south. From Prosper Trail to W. First Street, the maximum building height shall be three (3) stories with a maximum of eight (8) stories permitted within the first five-hundred (500) feet of the Tollway for Business Establishments as identified in Section F, "Business Establishments Pursuant to the Town's Vision."	Not Applicable
	On the west side of the sub-district (west side of the Tollway from Prosper Trail to W. First Street), the maximum building height shall be two (2) stories with a maximum of eight (8) stories permitted within the first five-hundred (500) feet of the Tollway for Business Establishments as identified in Section F, "Business Establishments Pursuant to the Town's Vision."	Not Applicable
Site Design and Building Placement		
	Does the zoning conform to the DNTDG site design and building placement for Gateway?	PD complies majority
Parking Design Standards		
	Does the zoning conform to the the parking design standards within the DNTDG for the Gateway?	PD Complies
Residential Neighborhoods		
	Does the zoning consider compatibility standards from the DNTDG?	The PD is providing a less intense district to act as a buffer.
Building Design		
	Does the zoning encourage building design from the DNTDG?	PD Complies
Service Equipment Areas		
	Does the zoning incorporate standards regarding service equipment areas from the DNTDG?	PD Complies
Pedestrian Connectivity and Amenities		
	Does the zoning incorporate standards regarding pedestrian connectivity and amenities from the DNTDG?	PD Complies
Public Parks and Open Spaces		
	Does the zoning incorporate standards regarding public parks and open space from the DNTDG?	PD Complies
Signage		
	Does the zoning conform to the signage requirements?	The PD will be a separate process and will incorporate sign requirements.
Landscaping Standards		
Properties along Dallas North Tollway, F.M. 1461, and US Hwy 380.		
	A landscaped area consisting of living trees, turf, or other living ground cover and being at least thirty (30) feet in width measured from the property line interior to the property shall be provided adjacent to and outside of the right-of-way on all properties	PD complies
	One (1) large tree, four (4) inch caliper minimum (at the time of planting) per twenty-five (25) feet of linear roadway frontage shall be planted within the required landscaped area.	PD complies
	The trees may be planted in groups with appropriate spacing for species.	PD complies
	Shrub plantings shall be provided at a minimum rate of 22 shrub plantings per thirty (30) linear feet which shall be a minimum of five (5) gallon shrubs (at the time of planting).	PD complies
	Parking abutting the landscaped area will be screened from the adjacent roadway. The required screening may be with shrubs or earthen berms.	PD complies
Properties adjacent to a minor thoroughfare as defined by the Town of Prosper Thoroughfare and Circulation Design Standard		
	A landscaped area consisting of living trees, turf, or other living ground cover and being at least twenty-five (25) feet in width measured from the property line interior to the property shall be provided adjacent to and outside of the right-of-way on all properties	PD complies along Shawnee
	One (1) large tree, four (4) inch caliper minimum (at the time of planting) per thirty (30) feet of linear roadway frontage shall be planted within the required landscaped area.	PD complies
	The trees may be planted in groups with appropriate spacing for species.	PD complies
	Shrub plantings shall be provided at a minimum rate of 20 ten (10) gallon shrubs per thirty (30) linear feet.	PD complies
	Parking abutting the landscaped area will be screened from the adjacent roadway. The required screening may be with shrubs or earthen berms.	PD complies
Additional Requirements:		
	For big box retail and grocery stores, one (1) additional tree planted for each one-hundred (100) linear feet of lot frontage. The trees shall be a minimum of 4" caliper and may be placed in planters.	Not Applicable