

From: George E. Dupont [REDACTED]
Sent: Monday, March 18, 2024 12:51 PM
To: David Hoover
<dhoover@prospertx.gov>
Cc: Robyn Battle <RBattle@prospertx.gov>
Subject: [*EXTERNAL*] - FW: ZONE-23-0029 | March 19, 2024
Importance: High

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From: George E. Dupont
Sent: Saturday, March 16, 2024 2:25 AM
To: dpbaker@prospertx.gov
Subject: FW: ZONE-23-0029 | March 19, 2024
Importance: High

Plus, since this sides and backs to a single-family residence and to an area of single family residences (SF-15), is minimal landscaping being provided “adequate and sufficient”? Would you want to live next to a 2-story retail, office, and multi-family facility that appears to be right on your residential property line? Are we doing enough to visually protect the residents from a retail, office, and multi-family facility right next to them?

GED

From: George E. Dupont
Sent: Saturday, March 16, 2024 2:15 AM
To: dpbaker@prospertx.gov
Subject: ZONE-23-0029 | March 19, 2024
Importance: High

Conduct a Public Hearing and consider and act upon a request to rezone 0.3± acres on Prosper Central Addition, Block 1, Lot 1 from Single Family-15 to Planned Development–Downtown Office to allow multifamily, office, and retail uses. (ZONE-23-0029)

Parking is ALWAYS an issue around Retail, Office, and Multi-Family products – especially in Downtown Districts. In general, too many times Parking Requirements are “shaded” to the minimum and less which causes issues. The Town’s Minimum Parking Requirements for this project call for twenty-five (25) parking spaces HOWEVER, the developer is only providing twenty (20). WHY??? Another parking dilemma to ensue.

Parking: The minimum parking requirements are as follows.

- Multifamily – 2 Spaces per Unit o 4 Units (8 Spaces Required)
- Office – 1 Space per 350 Square Feet o 2,450 Square Feet (7 Spaces Required)
- Retail – 1 Space per 250 Square Feet o 2,450 Square Feet (10 Spaces Required)

Total Required: 25 spaces

Total Provided: 20 spaces

A total of 20 spaces are being provided for this development. Of the twenty spaces, eight are allocated to multifamily use and are in enclosed garages. The remaining twelve spaces will be accessible to the public and are sufficient whether the first floor develops as office, retail, or a combination of these uses.

Regards,

George E. Dupont



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