

From: [David Hoover](#)
To: [Dakari Hill](#); [Suzanne Porter](#)
Subject: FW: [*EXTERNAL*] - ZONE-23-0038 | March 19, 2024
Date: Monday, March 18, 2024 10:29:35 AM
Attachments: [image001.png](#)
[image003.png](#)
[image002.png](#)
[image006.png](#)

FYI

David A. Hoover, AICP

Director of Development Services

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From: Dan Baker <dpbaker@prospertx.gov>
Sent: Monday, March 18, 2024 10:26 AM
To: David Hoover <dhoover@prospertx.gov>; Dan Heischman <dheischman@prospertx.gov>
Subject: FW: [*EXTERNAL*] - ZONE-23-0038 | March 19, 2024

This one too...

Dan Baker, MBA

Director of Parks & Recreation

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From: George E. Dupont [REDACTED]
Sent: Saturday, March 16, 2024 2:39 AM
To: Dan Baker <dpbaker@prospertx.gov>
Subject: [*EXTERNAL*] - ZONE-23-0038 | March 19, 2024

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Is this another one of those of 10 lbs. in a 5 lb. bag? How do you “stuff” 60 kids and 10 staff members (70 Total) in a 2,800 sf. house?

Description of Agenda Item:

The purpose of this request is to obtain a Specific Use Permit to operate a licensed child-care center, The School House. The applicant plans to convert an existing residential home into the proposed licensed child-care center. The building will be expanded 430 square feet for a total area of 2,794 square feet. The site is approximately two acres and will have a licensed child-care center, barn, green house, and playground. The child-care center is planning for a maximum enrollment of 60 students and ten staff members.

I totally agree with your recommendation to require the developer to meet all zoning requirements including Fencing and Landscaping. That's what we have Zoning Ordinances and Requirements for – high quality design and development to fit with the minimum requirements and standards of the Town and it's residents. If the Developer cannot afford to build it properly and in line with the Zoning Ordinances and Requirements, then the Developer cannot afford to build it period! It is not the Town's responsibility to lower our standards to meet his Budget. And 70 people in a 2,800 sf. residential house is LUDICROUS!

Town Staff Recommendation:

Town Staff recommends approval of the Specific Use Permit request for a Licensed Child-Care Center subject to the following conditions:

1. The landscape easement on the northern boundary shall be a minimum of 15 feet.
2. The screening around the property shall be a six-foot masonry wall.

Conditions:

The applicant is requesting that the following conditions be part of the Specific Use Permit.

- Condition 1: The landscape easement on the northern boundary is proposed to be ten feet. The Zoning Ordinance requires 15-foot landscape easements adjacent to residential development. The applicant is requesting a five-foot reduction in this requirement for a total of ten feet to accommodate parking, a fire lane, and drive aisle north of the building. Staff recommends compliance with the requirement for a 15-foot landscape easement.
- Condition 2: The screening on the property lines is proposed to be wrought-iron fencing overlaid with a metal mesh where vines will grow. Columns will be spaced 16 feet apart and have a veneer of hardie panel to match the building. (See Fencing Exhibit)

Regards,

George E. Dupont
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