

Dallas North Tollway Design Guidelines.		New Planned Development
Dallas North Tollway Design Guidelines		
<b>Subdistrict Location</b>		
	Frontier Parkway Gateway, Neighborhood Services and Retail, U.S 380 Gateway	Frontier Parkway Gateway
<b>Business Establishments</b>		
<b>Permitted Business Establishments</b>		
	All the uses being proposed conform to the DNTDG recommendations. 51 total uses	The Planned Development allows all of the permitted business establishments with the exception of Hotel Limited Service, Hotel Extended Stay, Restaurant with Drive Through, and Vet Clinic.
<b>Business Establishments Pursuant to the Town's Vision</b>		
	Does the rezoning include the business establishments as envision by Town Council? 7 total uses <ul style="list-style-type: none"> <li>• Museum/Art gallery</li> <li>• Theatre</li> <li>• Commercial amusement-Indoor</li> <li>• Civic/Convention Center</li> <li>• Hotel-Full Service</li> <li>• Restaurants -Dine In with or without outdoor patio</li> <li>• Developments are also strongly encouraged to include public open space, public gathering places and public art, where feasible.</li> </ul>	The Planned Development allows majority of the uses.
<b>Discouraged Business Establishments</b>		
	Does the rezoning include the discourage business establishments that are not consistent with the Town Vision? 71 total uses	The Planned Development prohibits all discourage business establishments
<b>Grocery Stores with Gas Pumps</b>		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
<b>Restaurant, Drive-Thru Service</b>		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 Planned Development development plan. If a development plan is under 5 acres, one drive-thru shall be permitted.	Not Applicable
<b>Multi-family Developments</b>		
	The Town Council may permit a multi-family housing as part of a holistic development that includes These businesses can be, but are not limited, retail, office, recreational, family-friend 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 Planned Development is creating an enviroment with a combination of businesses designed to create a live, work and play environment.
<b>Tollway Subdistrict Requirements</b>		
<b>US. 380 Gateway</b>		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
<b>Recommendations</b>		Not Applicable
	Does the recommendations conform 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
<b>Frontier Parkway Gateway</b>		
	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 Planned Development conformswith DNTDG
	No parking or drive aisles may occur in the landscape buffer.	The Planned Development conformswith DNTDG

	A maximum of two rows of parking in the front of the building.	The Planned Development conforms 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 Planned Development requires a minimum of four stories for office, multifamily, and hotel uses. The Planned Development allows retail use to be one story, however the height is allowed due to it being a use described in Section E, Permitted Use.
<b>Neighborhood Services and Retail</b>		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 Planned Development 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
<b>Site Design and Building Placement</b>		
	Does the zoning conform to the DNTDG site design and building placement for Gateway?	Planned Development conforms to Site Design and Building Placement.
<b>Parking Design Standards</b>		
	Does the zoning conform to the the parking design standards within the DNTDG for the Gateway?	Planned Development conforms to Parking Design Standards.
<b>Residential Neighborhoods</b>		
	Does the zoning consider compatibility standards from the DNTDG?	The Planned Development is providing a less intense Sub-district to act as a buffer adjacent to Shawnee Trail. The Planned Development does conform with majority of the Residential Neighborhood standards, except the Planned Development has requested the maximum height of 45' feet compared to the suggested 40' feet. The Planned Development does provide additional setback to mitigate the height difference.
<b>Building Design</b>		
	Does the zoning encourage building design from the DNTDG?	Planned Development conforms to majority of the building design standards with the exception that the Planned Development shall have windows of a minimum of 30% of the facade compared to the suggested 60%.
<b>Service Equipment Areas</b>		
	Does the zoning incorporate standards regarding service equipment areas from the DNTDG?	Planned Development conforms to the Service Equipment Areas.
<b>Pedestrian Connectivity and Amenities</b>		
	Does the zoning incorporate standards regarding pedestrian connectivity and amenities from the DNTDG?	Planned Development conforms to the Pedestrian Connectivity and Amenities
<b>Public Parks and Open Spaces</b>		
	Does the zoning incorporate standards regarding public parks and open space from the DNTDG?	Planned Development conforms to Public Parks and Open Spaces
<b>Signage</b>		
	Does the zoning conform to the signage requirements?	Signage will be a separate process and will incorporate sign requirements.
<b>Landscaping Standards</b>		
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	<b>Planned Development conforms</b>
	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.	<b>Planned Development conforms</b>
	The trees may be planted in groups with appropriate spacing for species.	<b>Planned Development conforms</b>
	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).	<b>Planned Development conforms</b>
	Parking abutting the landscaped area will be screened from the adjacent roadway. The required screening may be with shrubs or earthen berms.	<b>Planned Development conforms</b>
<b>Properties adjacent to a minor thoroughfare as defined by the Town of Prosper Thoroughfare and Circulation Design Standard</b>		
	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	<b>Planned Development conforms along Shawnee</b>
	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.	<b>Planned Development conforms</b>
	The trees may be planted in groups with appropriate spacing for species.	<b>Planned Development conforms</b>
	Shrub plantings shall be provided at a minimum rate of 20 ten (10) gallon shrubs per thirty (30) linear feet.	<b>Planned Development conforms</b>
	Parking abutting the landscaped area will be screened from the adjacent roadway. The required screening may be with shrubs or earthen berms.	<b>Planned Development conforms</b>
<b>Additional Requirements:</b>		
	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.	<b>Not Applicable</b>