

ZONE-25-0007
EXHIBIT B
STATEMENT OF INTENT AND PURPOSE
DENTON WAY OFFICE PARK

1. Statement of Intent

A. Overall Intent

The purpose of this project is to develop an office park with a multi-sport recreation facility.

B. Description of Property

The subject property comprises approximately 18 acres of vacant land along the eastern side of Denton Way north of Fishtrap Road in Prosper, Texas. It is bounded by an undeveloped tract to the Town of Prosper on the north and east, and a vacant lot to the south. Pat Cheek Middle School is located to the west of the site across Denton Way.

C. Description of Proposed Property

The subject property as depicted in Exhibit "D" has been divided into two lots sized 8.140 and 9.745 acres. One lot contains an indoor sports complex with a building of approximately 30,000 square feet. The other lot contains 11 office buildings with area totaling approximately 62,100 square feet.

2. Current Zoning and Land Uses

A. Current Zoning

The subject property is zoned Agricultural.

B. Future Land Use Plan

The Future Land Use Plan designates the subject property as Medium Density Residential and Floodplain. The proposed uses presented include Medical Office and Sports Complex.