

**ZONE-24-0013**

**EXHIBIT "B"**

**CREEKSIDE  
PLANNED DEVELOPMENT DISTRICT**

**STATEMENT OF INTENT AND PURPOSE**

The Planned Development District provides the ability to accommodate the development of both a unique commercial node and a desirable single family residential neighborhood at a gateway into the northwest portion of the Town of Prosper.

The residential portion of the Creekside development will be a high quality single family detached residential neighborhood including a neighborhood park and a community amenity park for outdoor recreation. This traditional residential neighborhood includes lots sized to accommodate higher end homes with deeper rear yards enabling private home amenities. The design elements facilitate connectivity with nearby parks, trails, and adjacent schools. Standards and criteria that follow are aimed at ensuring a high quality appearance and are also intended to create a community with timeless character. These standards and criteria will result in a community in which Creekside's residents are proud of owning a home.

The commercial center in the Creekside development will provide opportunities for restaurant, retail, and office uses and will be able to integrate the existing drainage through this area to provide a dynamic area that will serve both the needs of the residents in adjacent communities as well as those from neighboring areas.