

Bright Road Reserve – Amended Final Development Plan  
June 10, 2026

In an effort to clarify the Applicant's position related to deviations from the Approved Standards in the development text and to bring some clarity to the Ordinance language, please find the following information for your consideration.

***Side Yard Setbacks***

A minor text edit of correcting an error noting 14 inches instead of the intended 14 feet.

***Private Open Spaces***

The text changes here give flexibility for a covered extension of the home for the outdoor living space that stretches into the private open space. This prevents that attached covered open space from eating into the principal structure buildable area on the lots while providing a luxury outdoor living space. A stipulation was added to ensure that homeowners would not try to seek variances in the future to enclose the covered outdoor living space but also allow for sunshades to make the space more enjoyable.

***Architecture – General Character***

The text change here gives flexibility for a custom 1- story home while maintaining the intended architectural character of the neighborhood that all the houses appear to be 1.5 to 2-story single-family homes.

***Exterior Materials & Elements***

The text was revised to incorporate the maximum driveway width and auto court pad sizes. Garage locations were more defined to allow auto courts, by reducing the setbacks and providing more defined screening criteria to mitigate and buffer the street side elevation.