

Bright Road Reserve – Final Development Plan  
October 8, 2025

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***

The text changes here give flexibility to utilize the side yards for ground mounted mechanical devices with the exception that there must be HOA Approved visual screening. The other minor edit is correcting a text 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 give flexibility for a custom single-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.