

Exhibit B

Heritage Creek RPD Narrative of Request

Written Narrative: Provide a written narrative statement explaining exactly what is proposed. [34-373(a)(5)]

The applicant is seeking an administrative deviation from a provision of Chapter 34 of the Land Development Code (LDC), which require vehicles exiting a parking lot to do so in a forward manner. The proposed parking deviation for Bright Water Phase 6 is requested in order to provide a separate parking area to serve guests for the community, and to provide parking near the common open space amenity serving Phase 6 of the community. This Phase of the community has approximately 34 townhomes and generates a low volume of traffic. The parking has been designed to be 90-degree parking that will back out into the private right-of-way for Lagoon Circle and Trellis Dock Court. The spaces are not provided to meet the general required parking for the community as each of the townhome units have garage and driveway parking. The request is consistent with the intent and purpose of the LDC and the criteria in LDC Chapter 34-2013 which permits the Director to approve administrative amendments to provide for parking lots to back into a right-of-way. The area as designed is not a parking lot and the parking areas have been designed in 3 distinct pods surrounding the open space.