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## MEMORANDUM

To: Jonathan Woodward – City of Aurora Planning and Development Services  
Dep't

From: Jim MacRae

Date: March 1, 2017

Subject: **Harmony FDP: Minor Amendment Application (3<sup>rd</sup> Re-submittal)**

Copy To: Jacob Cox – City of Aurora  
James Spehalski – Marathon Land  
DW Harmony Team/ DW Project File

Dear Jonathan,

On behalf of the owner, we're re-submitting our application for a Minor Amendment to the approved FDP for the Harmony community. The letter outlines the changes included in this FDP Minor Amendment. These changes are the result of several things, including a change to some residential lots to "small lots" and the City of Aurora Planning and/or Parks Department requesting other adjustments to our sheets. Per previous conversations, we've address the City's comments on the site layout for the small lots to comply with City requirements and added lot tables to our CSP set so you can track the lot breakdown by area. The FDP minor amendment includes the following items:

### FDP – Land Use Map, Matrix and Standard Notes (Tab 7.2)

1. As requested by the City of Aurora (COA), we've added a label designating PA-2 as "SFD-STAND/SFD-SMALL" to the map

### FDP – Form D Land Use Map Matrix (Tab 7.4)

1. Based on adding small lots, we need to adjust certain PA's to accommodate the change and to ensure that we stay at the total unit count of 3,010. Specifically, we made the following changes:
  - a. Changed the proposed density of PA-1 to 3.3 DU/ AC., PA-2 to 4.2 DU/ AC., PA-11 to 3.4 DU/AC, and PA-12 to 3.0 DU/AC.
  - b. Changed the proposed units for PA-1 to 41 DU's, PA-2 to 449 DU's, PA-11 to 62 DU's, and PA-12 to 266 DU's. The total number of residential units for the entire FDP has NOT changed, its still 3,010

- c. Changed the map area code of PA-2 to SFD-STAND/SFD-SMALL

FDP – Road Hierarchy (Tab 7.6)

1. As requested by the City of Aurora (COA), we've added a label designating PA-2 as "SFD-STAND/SFD-SMALL" to the map

FDP - Open Space, Parks and Circulation (Tab 8.1)

1. During a discussion with Chris Ricciardiello in the City Parks Department, it was agreed to revise a few trails that were illustrated so they are consistent with changes in the CSP-1 Documents. Accordingly, we revised the map illustrated on this tab.
  - a. Through a recent conversation with Chris, we understand that the revised trail alignments are approved since we've shown this on the recently submitted third submittal of CSP-1
2. As requested by the City of Aurora (COA), we've added a label designating PA-2 as "SFD-STAND/SFD-SMALL" to the map

Form J – Parks, Recreation and Open Space (Tab 8.2)

1. During a discussion with Libby Tart Schoenfelder and Kelly Bish about CSP 1- comments, it was agreed to delete the text reference to "seating areas and interpretive signage" from relevant descriptions in the inventory of facilities. Accordingly, we revised the table.
2. Per a recent conversation between you, James Spehalski and Kelly Moore, we discussed that we're removing the dog park from our neighborhood park with the hope to add it back should it be practical in the future. Accordingly, we removed the reference to a dog park in the text describing the inventory of facilities for PA-41

Urban Design Standards – Entry Monumentation (Tab 9.2)

1. During a discussion with Libby Tart Schoenfelder and Kelly Bish about CSP 1- comments, it was agreed to revise the "orchard" trees at the entry to reflect the landscape design in the CSP-1 document. Accordingly, we revised the graphic plan and labels in this tab.

Urban Design Standards – Entry Monumentation (Tab 9.3)

1. During a discussion with Libby Tart Schoenfelder and Kelly Bish about CSP 1- comments, it was agreed to revise the material labels for the different entry monumentation options.

Urban Design Standards – Parks and Opens Spaces: Community Center Concept Plan (Tab 9.14)

1. During a discussion with Libby Tart Schoenfelder and Kelly Bish about CSP 1- comments, it was agreed to update the community center site to what was sent to the COA for the pre-application meeting for the Harmony Community Center CSP. Accordingly, we revised the site plan shown in this tab.

Urban Design Standards – Parks and Opens Spaces: Neighborhood Park Design Concepts (Tab 9.15)

1. As previously mentioned herein, we're removing the dog park from our neighborhood park with the hope to add it back should it be practical in the future. Accordingly, we're revised the site plan graphic to show a native bermed landscape and sidewalk connection so people can walk to/ from Alameda Parkway, the adjacent neighborhood and the neighborhood park.
2. Additionally, we've updated the playground and plaza area to reflect the current CSP-1 documents. The layout and equipment types were reviewed by PROS (Chris R.) and approved per the layout shown on the site plan shown in this tab.

Urban Design Standards – Neighborhood Character (Tab 9.25)

1. During a discussion with Libby Tart Schoenfelder and Kelly Bish about CSP 1- comments, it was agreed to update the labels for the Gateway sign to be consistent with the CSP documents.

Urban Design Standards – Neighborhood Character: The Gateway (Tab 9.26)

1. During a discussion with Libby Tart Schoenfelder and Kelly Bish about CSP 1- comments, it was agreed to update the labels for the fencing and pilaster to be consistent with the CSP.

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2. Additionally, the design for the accent fence panel was slightly revised from the original design

Urban Design Standards – Neighborhood Character: The Gardens (Tab 9.28)

1. The design for the accent fence panel was revised from the original design

Please call me if you have any questions regarding our minor amendment submittal and should everything be acceptable, please let me know when you expect to approve it

**END**