



pcs group inc. www.pcsgroupco.com

community design | entitlement | site design | landscape architecture | community imaging

12/01/2020

Mr. Dan Osoba
City of Aurora
Planning Division
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

RE: Harmony Master Plan Amendment

Please accept this letter as an outline of the following changes that appear in attached amended Harmony Master Plan Document.

On Tab 6.2 - 6.3, we have updated the Public Art Plan per discussions with Roberta Bloom. This revised Public Art Plan removes the public art location from PA-41 that was anticipated near the community center. The updated map shows four public art locations including one location within the PA-50 neighborhood park, which would be constructed as part of PP4. An updated Public Art Plan narrative has been coordinated with Roberta Bloom as well.

On Tab 7.2, we have updated the Land Use Map to show the modified local street connection crossing over the drainage channel to connect PA's 5 & 6 to PA-7. As well, we updated residential PA's 5, 6, 7, 11 & 12 to reflect "All permitted uses within R-2 (C)" for the map area code, as our current PP4 layout provides a variety of lot types in each planning area to meet Aurora's current UDO requirements for small lots and other lot sizing requirements.

On Tab 7.3 - 7.5, we have updated the Land Use Matrix to reflect the same map area code changes as described above. Also, we updated the planning areas within the PP4 submittal to reflect actual acreages, densities, and proposed units counts. Within PP4, the FDP had proposed 773 units but actual proposed count is currently at 743 units. Because our actual proposed units in PP4 is 30 units shy of the FDP, we transferred these extra 30 units to PA-10 (not part of PP4) so that our total proposed units count for the entire Harmony Community will still remain at 3,104 total allowable units.

In addition to these FDP sheet changes, a utility conformance letter has been submitted to amend the Master Utility Report associated with the Harmony Master Plan.

We hope that you will consider these changes that includes updates & additions to the Public Art Plan Improvements, show improved connections between planning areas, and update the land use matrix to reflect more accurate planning area boundaries and unit counts.

Sincerely,

Garrett Graham

Garrett Graham - Associate Landscape Architect, PCS Group, Inc.