



November 19th, 2021

Office of Development Assistance
City of Aurora
15151 E. Alameda Parkway
Aurora, CO 80012

Re: Harmony Master Plan Amendment

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

SITE PLAN 5:

Within the planning areas associated with Site Plan 5, the Land Use Map & Matrix have been updated to show multiple planning areas acreages that have been updated to reflect the detailed site plan layout including the updated drainage channel design including:

- Open Space PA-45 went from 1.5 to 1.6 acres
- Open space PA-46 went from 1.4 to 1.3 acres
- Residential PA-8 went from 21.8 to 42.0 acres
- Residential PA-9 went from 24.4 to 37.0 acres
- Residential PA-10 went from 55.4 to 22.6 acres

The residential planning area's unit counts were adjusted to account for Site Plan 5 unit count. The land use code has also been updated for all residential planning areas to allow for all permitted uses with the R-2 designation. Per discussion from PROS, PA-47's small retail facility has been removed and now PA-47 counts towards open space credit. Form J has been updated to reflect this change.

As well, the Public Improvements Plan has been updated to reflect the planning area and drainage layout changes. A Master Utility Study conformance letter has been provided, too. No updates to the Master Drainage Report will be provided for this amendment because they have already been accounted for in the previous MDR amendment associated with Harmony Site Plan 4.

SITE PLAN 9:

In anticipation of future submittal of Site Plan 9, multiple planning areas have been updated to reflect detailed site plan layout

- Residential PA-14 went from 64.0 to 64.6 acres
- Residential PA-15 went from 111.3 to 72.6 acres
- Residential PA-16 went from 8.9 to 47.0 acres

The land use code has also been updated for all residential planning areas to allow for all permitted uses with the R-2 designation.

Thank you for your time in reviewing these Master Plan updates.

Sincerely,



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