

Design Workshop, Inc.
Landscape Architecture
Planning
Urban Design
Strategic Services

Memorandum

To: Peter Kernkamp - City of Aurora
From: Jim MacRae, Design Workshop
Date: October 21, 2016
Project Name: Harmony FDP
Subject: Minor Amendment Application
Copy To: Libby Tart Schoenfelder, Jacob Cox, James Sphehalski, Project Files

Dear Peter

On behalf of the owner of Harmony, we're submitting an application for a Minor Amendment to the approved FDP for the Harmony community. This letter outlines the changes to the FDP included in this Minor Amendment.

The Minor Amendment involves a shifting of residential densities and lot counts within the community's different planning areas (PA's), as outlined (in detail) in the "redlines" to the Form D Land Use Map Matrix provided along with the application for the FDP Minor Amendment.

Specifically, the following PA's changed as part of this Minor Amendment:

PA-2:

Proposed density changed from 3.6 DU / AC to 4.3 DU / AC
Proposed units changed from 393 DU to 460 DU

PA-11:

Proposed density changed from 3.6 DU / AC to 3.0 DU / AC
Proposed units changed from 66 DU to 54 DU

PA-12:

Proposed density changed from 3.6 DU / AC to 3.0 DU / AC
Proposed units changed from 314 DU to 259 DU

The total number of actual proposed units in the community (as outlined in Form D) remained unchanged at 3,010 units. The estimated number of residents remained unchanged at 7,977 residents. This minor amendment involves merely shifting some density from PA's 11 and 12 to PA-2.

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Letter to City of Aurora – Peter Kernkamp
Design Workshop, Inc.
Harmony Community – Minor Amendment to FDP
October 21, 2016

Small Lots:

The latest plans for Harmony for the first areas of development (to the west of Trussville and north of Alameda) include a total of 220 “small lots”, as defined by the City of Aurora regulations. The City of Aurora allows for a total of no greater than 30 percent of the total number of lots in the overall community to develop as “small lots”. Given that the actual number of proposed units in the development is 3,010 units, this leaves a total of 683 small lots for the remainder of the community.

HARMONY MINOR AMENDMENT: SMALL LOT CALCULATIONS	
Total units, Harmony community	3,010
Total number of small lots allowed (community wide)	903
Number of small lots (PA-2)	220
Number of small lots remaining (remainder of community)	683

As discussed with Libby Tart Schoenfelder, we understand that this is simple review process and the process for approval should be reasonably quick. Additionally, per Libby, we're submitting one copy of the two FDP sheets that are impacted by this change (FDP-Land Use Map, Matrix and Standard Notes - Tab 7.2 and FDP-Form D Land Use Map Matrix- Tab 7.4) and accordingly are providing the City of Aurora with a check for \$576 for the Minor Amendment process and approval. Please let me know if you have any other questions or comments as soon as possible.

Thank you.

DESIGN WORKSHOP, INC.



Jim MacRae
Principal

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