



Landscape Architecture • Planning • Entitlements

February 21, 2022

Ms. Julia Duncan, Associate Planner
Town of Parker, Development Review Division
20120 East Mainstreet
Parker, CO 80138

RE: Hess Ranch PD Annexation Agreement - Second Amendment

Dear Ms. Duncan,

On behalf of LB Parker Owner, LLC and JEN Colorado 18, LLC, the owners and applicants of Looking Glass Looking Glass Segment 2, Henry Design Group, Inc. is pleased to provide this narrative description in support of the proposed Hess Ranch PD Annexation Agreement including the Partial Waiver Resolution.

The following summarizes the Amendments. It is understood the Amendment language will be drafted by the Town for review and approval by the applicant.

Annexation Agreement

A second amendment to the Amended and Restated Stroh Ranch/Hess Ranch Annexation Agreement (Southern Property) Recorded December 16, 2015, at Reception Number 2015089338; as further amended by The First Amendment to Amended and Restated Stroh Ranch/Hess Ranch Annexation Agreement (Southern Property) Recorded December 9, 2020, at Reception Number 2020121132 (First Amendment).

The anticipated revisions to the Annexation Agreement may be the following as determined by the Town, as necessary:

1. Section (5) Zoning and Development Item 9. School Land Dedication to Change the Planning Area from PA-19 to PA-31. The amendment does not change the Land Dedication requirement as stated in Section 15 of the Annexation Agreement.
2. Revisions to the First Amendment regarding the applicable PD Plans and the Partial Waiver Resolution both of which are being amended concurrently with this application.

Partial Waiver Resolution

An Amendment to Resolution 19-028, Series of 2019 Titled: A RESOLUTION TO ALLOW, SUBJECT TO THE SATISFACTION OF CERTAIN CONDITIONS, A PARTIAL WAIVER TO DEFER COMPLIANCE WITH CERTAIN REQUIREMENTS OF SECTIONS 13.07.060 OF THE PARKER LAND DEVELOPMENT ORDINANCE ASSOCIATED WITH THE PROCESSING OF THE SKETCH AND PRELIMINARY PLAN FOR CERTAIN SEGMENTS OF THE REAL PROPERTY COMMONLY KNOWN AS THE HESS RANCH PROPERTY UNTIL THOSE ARE READY FOR DEVELOPMENT.

The anticipated revisions to the Partial Waiver Resolution may be as follows as determined by the Town, as necessary:

1. Revision to Item (7) regarding references to the school site from Planning Area 19 to Planning Area 31.
2. Timing of conveyance of the PA-31 with the recordation of the first Final Plat for Segment 2B.
3. Revisions to the following exhibits:
Exhibit 2: Development Plan Amendment 4
Exhibit 7: Amended Parks Master Plan

Thank you for your time and efforts in reviewing this proposed amendment. As always, we look forward to continuing to work with the Town of Parker to see the Looking Glass neighborhood completed.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Karen Z. Henry". The signature is fluid and cursive, with the first name "Karen" and last name "Henry" clearly distinguishable.

Karen Z. Henry,
Henry Design Group, Inc.