

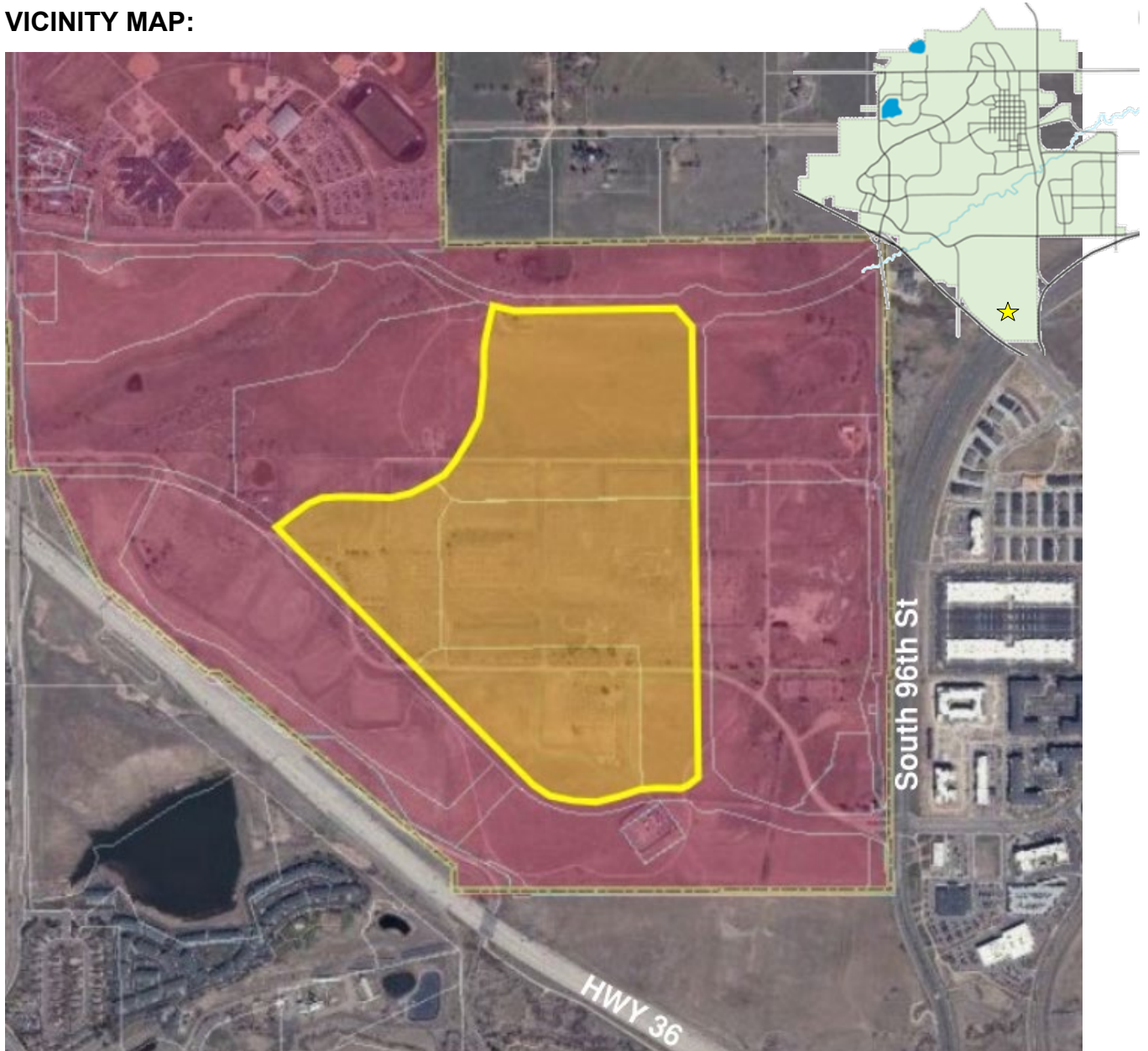
SUBJECT: CONCEPT PLAN REVIEW – AN AMENDMENT TO THE
CONOCOPHILLIPS GENERAL DEVELOPMENT PLAN

DATE: OCTOBER 21, 2025

PREPARED BY: MATT POST, AICP, SENIOR PLANNER

PRESENTED BY: MATT POST, AICP, SENIOR PLANNER

VICINITY MAP:



SUMMARY:

Attached for review is a Concept Plan application to consider amending the [ConocoPhillips Campus General Development Plan \(GDP\)](#) to allow the application of [Industrial Development Design Standards and Guidelines \(IDDSG\)](#) in place of [Commercial Development Design Standards and Guidelines \(CDDSG\)](#) in selected areas of the ConocoPhillips Campus GDP, otherwise referred to as Redtail Ridge. This staff report provides property background, preliminary analysis, outlines relevant policies and code provisions, and identifies key considerations to inform future development applications.

BACKGROUND / PRIOR DISCUSSIONS:

Concept Plan

The Concept Plan Review process is optional and provides applicants with an opportunity to receive early, non-binding feedback from the City Council and the public prior to preparing a formal land use application. This application will not involve a vote or consensus, and the Council is not required to provide specific feedback. No other boards or commissions have reviewed this proposal, and staff have not completed an analysis or provided a recommendation. Instead, staff will identify applicable policies, code provisions, and key issues to inform future review. Should the applicant proceed, a formal application will be subject to additional public input, staff analysis, and public hearings before the Planning Commission and City Council.

Site Overview

The subject property was originally developed as the 310-acre StorageTek corporate campus, annexed into the City in 1978 and built out to approximately 1.6 million square feet. In 2008, ConocoPhillips acquired the property and subsequently demolished the existing campus to facilitate development of a new research facility. That same year, the company petitioned for annexation of an additional 80 acres and requested rezoning of the combined 390-acre site to Planned Community Zone District – Commercial (PCZD-C).

In 2010, the City approved the ConocoPhillips General Development Plan (GDP) and an associated Zoning Agreement. The GDP established a 2.5-million-square-foot development cap, permitted land uses, setbacks, and a 12% minimum public land dedication, and mandated that development on the property abide by the Commercial Development Design Standards and Guidelines (CDDSG).

In 2024, City Council approved a Final Plat of the 389-acre property to enable development consistent with the ConocoPhillips Campus GDP approved in 2010. The plat established lots, tracts, rights-of-way, and easements to support future hospital, medical office, light industrial, commercial, and office uses.

DEVELOPMENT PROPOSAL:

The applicant is requesting an amendment to the ConocoPhillips Campus GDP to allow application of the IDDSG in place of the CDDSG for four interior lots – Lots 1, 2, 3, and 5, of Block 1 – totaling approximately 111.5 acres. In addition to commercial uses, the

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with the mandatory standards and consideration of the guidelines are required to meet the goals and policies of the IDDSG.

The IDDSG are generally more flexible and permissive than the CDDSG because they serve different purposes and reflect distinct land use characteristics in the districts in which they apply. Commercial areas are typically designed to enhance the public realm, emphasizing visibility, pedestrian activity, and architectural character. As such, the CDDSG standards are more stringent to ensure that development contributes to the community's aesthetic quality and maintains compatibility with nearby residential or mixed-use areas.

By contrast, the IDDSG are primarily intended to accommodate employment-generating uses that rely on functionality, efficiency, and operational flexibility. These developments often include larger buildings, loading areas, outdoor storage, and high-bay structures that serve practical needs of the user rather than public-facing design objectives. The more permissive IDDSG standards allow these uses to operate effectively while still maintaining a baseline of quality and durability. The intent is to ensure that industrial projects are appropriately designed within their context and mitigate off-site impacts, without imposing unnecessary constraints that would hinder the operational requirements typical of industrial users

The application of the IDDSG in place of the CDDSG would result in a noticeable shift in the design character and visual appearance of future development on the affected parcels. Under the IDDSG, building design would prioritize operational efficiency, durability, and functionality over architectural detailing and pedestrian-oriented form. Buildings developed under these standards may include larger, “boxy” footprints, taller structural bays, expanded mechanical and utility areas, and more utilitarian façades that reflect industrial and research-based uses rather than retail, office, or other commercial environments.

A key distinction between the two sets of standards is that the IDDSG would allow for the use of **concrete tilt-up construction**, a common industrial building type designed for efficiency, cost-effectiveness, and rapid delivery. While this method provides flexibility and durability, it typically results in simpler façades with less material variability, limited articulation, reduced fenestration, and minimal variation in roof design compared to buildings designed under the CDDSG. As a result, the architectural character of development may appear more uniform and less detailed, emphasizing function over aesthetics.



Example of Tilt-Up Concrete Construction facing Dillon Road at 769 CTC Blvd in the Colorado Technology Center within the Industrial Zone District

The IDDSG include requirements for screening, site design, landscaping, and material quality intended to maintain a cohesive and orderly appearance. The resulting development under these standards would reflect the functional and performance-based nature of light-industrial uses, with building forms and site layouts focused primarily on operational efficiency. Compared to commercial development, projects developed under the IDDSG are expected to exhibit less architectural detail, less variation in materials, and less overall visual complexity, consistent with the intended character and purpose of an industrial district.

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Industrial Design Rendering at Redtail Ridge Provided by the Applicant



Commercial Design Rendering at Redtail Ridge Provided by the Applicant

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Municipal Code and Adopted Policy Considerations

Louisville Municipal Code

[Louisville Municipal Code \(LMC\) Chapter 17.72](#) outlines the requirements for PCZD zoned properties and the standards for GDPs. Sec.17.72.060 of this chapter notes that existing GDPs may be amended, subject to the same procedure as the original approval.

- *Any adopted planned community general development plan and supplementary development standards may be amended, revised or territory added thereto, pursuant to the same procedure and subject to the same limitations and requirements by which such plan was originally approved.*

LMC Sec. 17.72.010 outlines the purpose of the PCZD as follows:

- *The purpose of the planned community zone district is to encourage, preserve and improve the health, safety and general welfare of the people of the city by encouraging the use of contemporary land planning principles and coordinated community design. The planned community zone district is created in recognition of the economic and cultural advantages that will accrue to the residents of an integrated, planned community development of sufficient size to provide related areas for various housing types, retail and service activities, recreation, schools and public facilities, and other uses of land. This district is designed for use where the area comprising such development project is under single ownership or control at the time of its classification as this district.*

Staff will apply these provisions when evaluating a formal amendment request to the ConocoPhillips Campus GDP. Upon submittal, the application will be reviewed in accordance with the procedures and standards outlined in LMC Chapter 17.72 to determine whether the proposed changes are consistent with the intent and purpose of the Planned Community Zone District.

Comprehensive Plan

The [2013 Comprehensive Plan](#) identifies the entire ConocoPhillips GDP property as being within the Phillips 66 Special District (pp. 35–36). At the time the Comprehensive Plan was prepared, the City anticipated that ConocoPhillips would develop as a large-scale research and innovation campus on the site now known as Redtail Ridge. The policies reflect this expectation and were intended to support the establishment of a corporate or institutional campus environment. Within the Special Districts, the Comprehensive Plan notes that industrial uses may occur either as a single use on a parcel or as part of a mixed commercial and industrial development pattern. Building form and design are expected to be responsive to site context, oriented to internal circulation systems, and reflective of the

functional requirements of the intended use, while maintaining consistency with surrounding development.

2025 COUNCIL WORK PLAN:

This item is not part of the 2025 Council Work Plan.

FISCAL IMPACT:

Budgeted?: **Not Applicable**

ALTERNATIVE(S):

No alternative is proposed with the Concept Plan application.

RECOMMENDATION:

Staff have not provided a recommendation on this Concept Plan.

PUBLIC COMMENTS:

No public comments have been received as of the date of this report.

ATTACHMENT(S):

1. Application materials

Redtail Ridge GDP Amendment Narrative

The current ConocoPhillips Campus GDP contemplates several permitted uses including Manufacturing, Warehouses and Storage Facilities. Redtail seeks Council's feedback to amend the current GDP to better align design standards with the allowable uses contemplated in the both the GDP and the intent of an innovation campus such as Redtail Ridge. The innovation market Redtail endeavors to attract comes with a plethora of uses, many of which lends itself to Industrial Development Design Standards & Guidelines – i.e. aerospace and life science manufacturing. Certain components of the IDDSG such as high bays, privacy and structural considerations do not lend itself to the current CDDSG zoning. The amendment to the current GDP would entail a minor clarification that the IDDSG may be applied to the development's interior parcels (Lots 1, 2, 3 & 5).

Redtail feels that IDDSG for the interior parcels is appropriate for several reasons including (1) no negative impact to site lines and perspectives of the campus as the interior parcels are surrounded by buildings that will meet the CDDSG, (2) allows for appropriate design standards to be applied to intended building use, (3) provides clarity in tenant and market pursuits as to what design parameters will ultimately be acceptable to the City of Louisville for buildings that fit the "industrial" use, (4) allows Redtail to build consistent architecture and apply design standards based on product type which will result in a more architecturally pleasing campus and streamlined tenant attraction (5) creates a more predictable PUD review process with City Staff as the current zoning requires the applicant and staff to make several subjective passes at reviewing CDDSG standards across all intended uses, resulting in a drawn out and inconsistent PUD review process.

In summary, we appreciate the Council's feedback on the proposed amendment to the current GDP and feel it will result in better permitting and construction processes and ultimately a better product for the campus.

FINAL SUBDIVISION PLAT OF REDTAIL RIDGE FILING NO. 1

SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
KEY MAP/TRACT SUMMARY TABLE

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LEGEND

SECTION CORNER
(DESCRIBED ON FOLLOWING SHEETS)

LOT X, BLOCK X
XXXX AC

LOT NUMBER
& AREA

LOUISVILLE CITY LIMITS

SHEET 7

SHEET 6

SHEET 3

SHEET 4

SHEET 5

ABBREVIATION LEGEND
COL - CITY OF LOUISVILLE
RNGD - REDTAIL RIDGE NEO NO DISTRICT
RRP - REDTAIL RIDGE PORTFOLIO, LLC

TRACT	AREA (AC)	OWNERSHIP	MAINTENANCE*	GENERAL USE
TRACT A	0.37	COL	COL	ROW
TRACT B	16.55	COL	COL	RECREATION, OPEN SPACE, PARK, TRAIL, DRAINAGE
TRACT C	17.07	COL	COL	RECREATION, OPEN SPACE, TRAIL, DRAINAGE
TRACT D	16.47	COL	COL/RNGD/RRP	RECREATION, OPEN SPACE, TRAIL, DRAINAGE
TRACT E	3.64	COL	COL	RECREATION, OPEN SPACE, TRAIL
TRACT F	1.85	COL	COL	RECREATION, OPEN SPACE, TRAIL
TRACT G	26.50	COL	COL	ROW
TRACT H	0.70	COL	COL	FIRE PROTECTION FACILITIES
TRACT I	30.32	COL	COL/RNGD/RRP	RECREATION, OPEN SPACE, PARK, TRAIL, DRAINAGE
TRACT J	3.63	RRP	RRP/RNGD	DRAINAGE
TRACT K	0.86	COL	COL	SANITARY SEWER LIFT STATION, OPEN SPACE, TRAIL
TRACT L	15.76	RRP	RRP/RNGD	RECREATION, OPEN SPACE, TRAIL
TOTAL	137.99			

*THE MAINTENANCE RESPONSIBILITIES ARTICULATED IN THE TRACT SUMMARY TABLE ARE FOR INFORMATIONAL PURPOSES ONLY. WHILE THESE GENERAL RESPONSIBILITIES ARE ACCURATE, MORE DETAILED INFORMATION PERTAINING TO MAINTENANCE RESPONSIBILITIES IS INCLUDED WITHIN THE REDTAIL RIDGE SUBDIVISION IMPROVEMENTS AND DEVELOPMENT AGREEMENT AND THE REDTAIL RIDGE OPERATIONS AND MAINTENANCE AGREEMENT. PLEASE REFER TO THESE DOCUMENTS FOR ADDITIONAL DETAIL PERTAINING TO MAINTENANCE RESPONSIBILITIES.

PROJECT NUMBER: 100106

KEY MAP/TRACT SUMMARY TABLE - SHEET 2 OF 8

PUD Diagram

- PUD 1 - Industrial / GMP District
- PUD 2 - Industrial District
- PUD 3 - Life Science District West
- PUD 4 - R&D District
- PUD 5 - Retail / Life Sciences
- PUD 6 - Hospital
- PUD 7 - Life Science District East
- PUD 8 - Office District





STERLING BAY

This conceptual design is based upon a preliminary review of entitlement requirements and an unperfected and possibly incomplete site and/or building information, and is intended merely to assist in depicting how the project might be developed.

PUD 1 South Rendering Exhibit

REDTAIL RIDGE - INDUSTRIAL B
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