

**ORDINANCE NO. 1904
SERIES 2025**

**AN ORDINANCE APPROVING THE CONOCO PHILLIPS CAMPUS GDP,
AMENDMENT NO. 1**

WHEREAS, the City of Louisville (the “City”), is a Colorado home rule municipal corporation duly organized and existing under laws of the State of Colorado and the City of Louisville Home Rule Charter (the “City Charter”); and

WHEREAS, the ConocoPhillips Campus GDP is the former location of the StorageTek Corporation, which established its original campus on 310 acres in unincorporated Boulder County, and was annexed to the City in 1978; and

WHEREAS, in 2009, an additional 80 acres of adjacent land was annexed to the City and in 2010 the entire property was rezoned to Planned Community Zone District – Commercial (PCZD-C) and the ConocoPhillips Campus GDP was approved; and

WHEREAS, the City has received an application to amend the ConocoPhillips Campus GDP, as it pertains to Lot 1, Block 2, Redtail Ridge Filing No. 1 subdivision, labeled as the “Hospital Parcel” on the proposed GDP amendment (“Amendment No. 1”), which would increase the total allowed development area, clarify allowed commercial uses, and establish building height and massing standards; and

WHEREAS, in connection with Amendment No. 1, the applicant has proposed dedication of an approximately 7.5-acre parcel for open space (Lot B), which dedication area covers approximately half of a 15-acre parcel listed on the Open Space Advisory Board’s 2023 Candidate Open Space Ranking map as a *High Priority*; and

WHEREAS, after a duly noticed public hearing held September 25, 2025, at which evidence and testimony were entered into the record, including the Louisville Planning Commission Staff Report dated September 11, 2025, the Louisville Planning Commission has forwarded a recommendation to the City Council to conditionally approve Amendment No. 1; and

WHEREAS, City Council has provided notice of a public hearing on said ordinance by publication as provided by law and held a public hearing as provided in said notice; and

WHEREAS, The City Council finds Amendment No.1 is consistent with the requirements of the Planned Community Zone District chapter of the Louisville Municipal Code; the criteria, requirements, and provisions of other applicable sections of the Louisville Municipal Code; and the principles and policies of the City of Louisville 2013 Comprehensive Plan, The South Boulder Road Small Area Plan, and the City of Louisville Housing Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. The City Council hereby approves the ConocoPhillips Campus General Development Plan, Amendment No. 1 ("Amendment No.1"), subject to the following conditions:

- A. Future Planned Unit Development applications for Lot 1, Block 2 of Redtail Ridge Filing No. 1 shall include a traffic study and a development agreement requiring the construction by the applicant of any transportation infrastructure needed to accommodate the development.
- B. Execution by the City and the applicant of a Land Dedication Agreement for the 7.5-acre parcel for open space (Lot B).

Section 2. Amendment No. 1 shall be recorded in the Offices of the Boulder County Clerk and Recorder.

INTRODUCED, READ, PASSED ON FIRST READING AND ORDERED PUBLISHED this 7th day of October 2025.

ATTEST:

G. Kline
Genny Kline, City Clerk



Christopher M. Leh
Christopher M. Leh, Mayor

PUBLIC HEARING AND SECOND READING WILL BE THE 21ST DAY OF OCTOBER, 2025, AT 6:00 P.M. AT LOUISVILLE CITY HALL, 749 MAIN STREET, LOUISVILLE, CO 80027.

PASSED AND ADOPTED ON SECOND AND FINAL READING, this 21st day of October, 2025.

ATTEST:

G. Kline
Genny Kline, City Clerk



Christopher M. Leh
Christopher M. Leh, Mayor

APPROVED AS TO FORM:
Kelly PC, City Attorney

Kathleen M. Kelly

Kathleen M. Kelly

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF BOULDER

I, Genny Kline, City Clerk for Louisville, Colorado, do solemnly swear and affirm that
on October 28, 2025, I published in full a true and correct copy of:

Ordinance No. 1904, Series 2025 – 2nd Reading

on the City of Louisville's website:

<https://www.louisvilleco.gov/local-government/public-notices>

Witness my hand and seal this 26th day of September 2025.

G. Keino

Genny Kline
Interim City Clerk

