

**ORDINANCE NO. 1905
SERIES 2025**

**AN ORDINANCE APPROVING THE AVISTA ADVENTIST HOSPITAL GDP,
AMENDMENT NO. 2**

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 original Avista Adventist Hospital campus was annexed to the City in 1986 and zoned Agriculture, then platted and developed as the Centennial Health Park, starting in 1987; and

WHEREAS, in 1998, a portion of the subject property was rezoned to Planned Community Zone District – Commercial (PCZD-C) under the name Avista Hospital General Development Plan, and in 2022 an additional 13-acre parcel on the north side of the property was annexed, zoned PCZD-C, and incorporated into the Avista Hospital GDP Area as Avista Adventist Hospital General Development Plan Amendment No. 1; and

WHEREAS, the City has received an application to further amend the GDP (“Amendment No. 2”) to revise the maximum allowed development area, revise setback standards and other associated development notes, and provide for dedication of an approximately 7.5-acre parcel for open space; and

WHEREAS, after a duly noticed public hearing held September 24, 2025, at which evidence and testimony were entered into the record, the Open Space Advisory Board recommend the City Council approve the proposed public use dedication of approximately 7.5 acres to be designated Open Space as part of the Avista Adventist Hospital General Development Plan, Amendment No. 2; 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 approve Amendment No. 2; 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. 2 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 Avista Adventist Hospital General Development Plan, Amendment No. 2 ("Amendment No. 2").

Section 2. Amendment No. 2 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, 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.

Christopher M. Leh
Christopher M. Leh, Mayor

ATTEST:

G. Kline
Genny Kline, City Clerk



APPROVED AS TO FORM:
Kelly PC, City Attorney

Kathleen M. Kelly
Kathleen M. Kelly

AMENDMENT CHANGES

- 1) Updated planning areas to better align with the planned boundaries based on the Health Park Subdivision Filing 6 Final Plat.
- 2) Updated build square footage based on PUD's filed to date
- 3) Removed future expansions and build-able square footage
- 4) Updated the building area summary table to remove all future build-able square footage and add the future building area to match what is currently built on campus
- 5) Added Planning Area restrictions to general notes.
- 6) Added new dedicated land zone

1675 LOGAN ST.
SUITE 500
DENVER, COLORADO 80202
303.837.3272
enlightenup.com

Kimley»»Horn

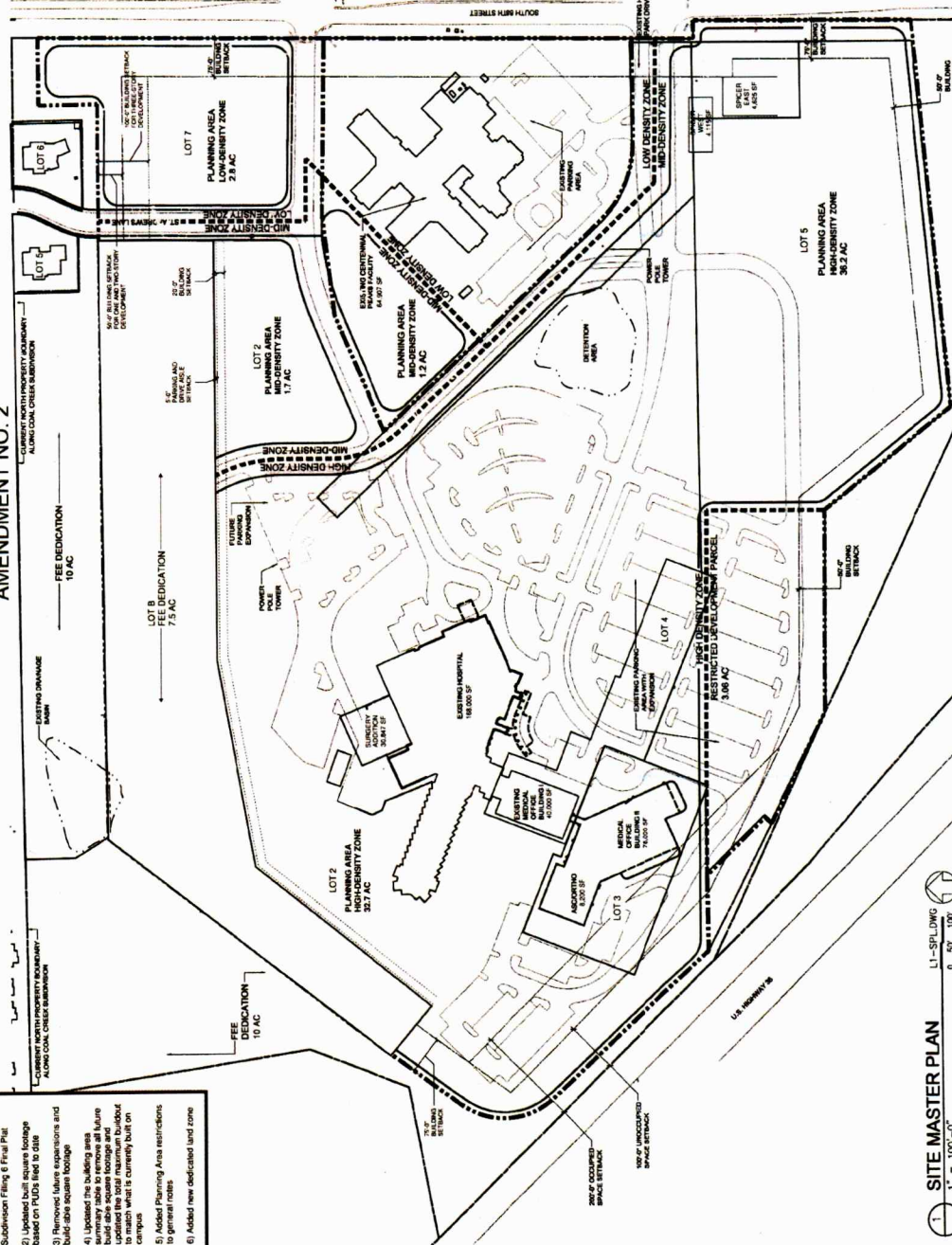
1125 17TH ST
SUITE 1400
DENVER CO 80202
303.226.2300
Merlewis-Born.com

ISSUE/REVISION	DATE	NO.
GOP CITY RESPONSE #1 R1	6/21/2025	
GOP CITY RESPONSE #1	7/16/2025	
GOP AMENDMENT	6/2/2025	

AVISTA ADVENTIST
HOSPITAL
100 HEALTH PARK DR
LOUISVILLE, CO
CENTURA HEALTH

DRAWN BY	TEAM
CHK'D BY	TEAM
SHEET FILE	

1 OF 1



OWNERSHIP SIGNATURE BLOCK
BY SIGNING THIS GDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE
REQUIREMENTS AND INTENT SET FORTH BY THIS GDP.

PLANNING COMMISSION CERTIFICATE
APPROVED THIS _____ DAY OF _____
20____ BY THE PLANNING COMMISSION OF _____

CITY COUNCIL CERTIFICATE
APPROVED THIS _____ DAY OF _____
20____ BY THE CITY COUNCIL OF THE CITY

RECEPTION NUMBER

10710

Number

BY:

●●●●●

LOT IS SHALL BE DEDICATED TO THE CITY OF LOUISVILLE AS OPEN SPACE ACCORDING TO THE CITY CHARTER AND THE CITY CODE.

RECORD WITH THE FOLLOWING COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER (INSERT RECEPTION NUMBER). THE OPEN SPACE SHALL BE MANAGED AS OPEN SPACE PRESERVED LAND AS DEFINED UNDER CITY CHAPTER AND NO TRAILS, TRAIL HEADS OR OTHER

ADJACENT PLOTS ARE ALLOWED ON THE BLOCK.

[illegible]

—

OPEN SPACE
DATE
ORDER UNDER
OPEN SPACE
DEFINED
TITHEM

LOUISVILLE
CURRENT NAME A
BERK AND RE
NUMBER; THE
SURVEYED LAND
L HEADS, O
63

TO THE CITY
INSERT AGRE
BER COUNTY
RECEPTION
SPACE PRE
NO TRAILS, T
ON THE D

WE DEDICATE
THIS SPACE WITH THE
HOPE THAT THE BOYS
NUMBER 1 INSIDE
WILL BE ALL OF
THEM. AND

LOT 5 SHALL
IN ACCORD
RECEIVED
RECEPTION
SHALL BE N
UNDER CITI
ASSESSING

1

ACCEPTS AN

DAY OF

OCK
JANUARY 1998
T SET FORTH
EALS THIS
EALTH SYSTEM

SIGNATURE _____
 PRESS COPY, 11-1-80
 TENTS AND INTENT
 10
 E ADVENTIS

OWNER'S SIGNATURE _____
BY SIGNING, I AGREE TO THE REQUIREMENTS OF THE CONTRACT.

WITNESS SIGNATURE _____

OWNER SIGNATURE _____
PORTER SIGNATURE _____

CERTIFICATE
OF
COMMISSION ON
COLORADO
RIFFS

COMMISSION
THIS DAY
E PLANNING
LOUISVILLE
IN NO

PLANNING
APPROVED
20 BY
THE CITY
RESOLUTION

THE CITY

CERTIFICATE
____ DAY OF _____
CITY COUNCIL
DO: GRADO
____, SECRETARY

CITY COUNCIL
APPROVED THE
BY THE
OF LOUISVILLE
RESOLUTION
CITY CLERK

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. 1905, Series 2025 – 2nd Reading

on the City of Louisville's website:

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

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

G. Keino

Genny Kline
Interim City Clerk

