

ITEM: ZON-000577-2025 – ConocoPhillips General Development Plan, 2nd Amendment

PLANNER: Matt Post, AICP, Senior Planner

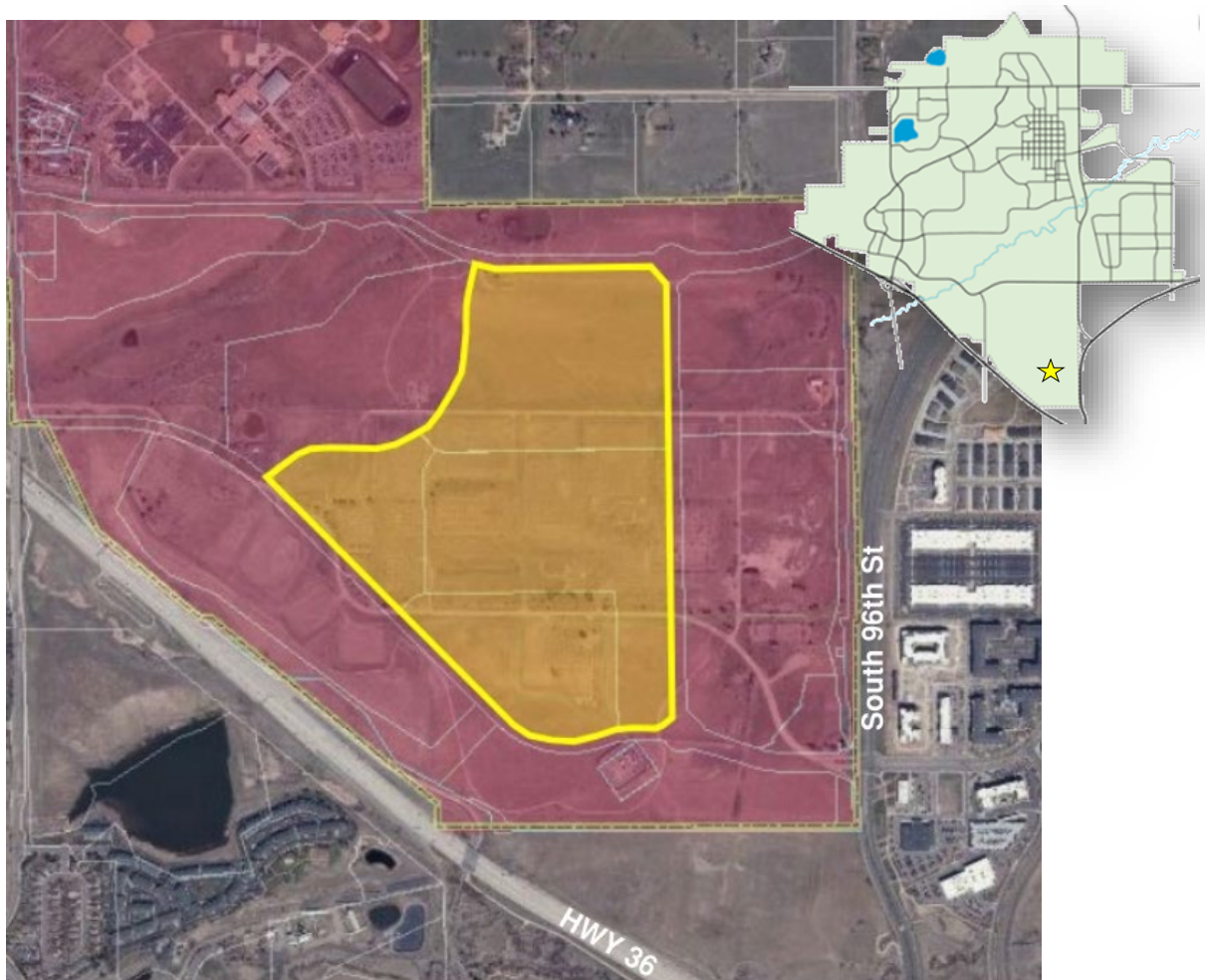
EXISTING ZONING: PCZD-C – ConocoPhillips General Development Plan

LOCATION: Lots 1, 2, 3, and 5, of Block 1 of Redtail Ridge, Filing No. 1

TOTAL SITE AREA: 111.5 Acres

REQUEST: Approval of Resolution No. 20, Series 2025, recommending to the City Council approval with conditions of the ConocoPhillips Campus General Development Plan, 2nd Amendment

VICINITY MAP:



SUMMARY:

The applicant, Sterling Bay, is requesting approval of the ConocoPhillips General Development Plan, 2nd Amendment to allow the application of the Industrial Development Design Standards and Guidelines (IDDSG) and enhanced architectural design standards in place of the currently applicable Commercial Development Design Standards and Guidelines (CDDSG) on Lots 1, 2, 3, and 5, of Block 1 of Redtail Ridge, Filing No. 1.

BACKGROUND:

The subject property was part of the original 310-acre StorageTek corporate campus development, 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), Zoning Agreement, Preliminary Subdivision Plat, and Preliminary Planned Unit Development (PUD). 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). The preliminary PUD included 38.9 acres of on-site public land dedication, an additional 20 acres of preserved land in Boulder County, and clustering of buildings to retain 222 acres of private open space. The PUD authorized building heights up to 65 feet, with one subarea allowing a 95-foot structure. The project was envisioned as a ConocoPhillips research campus but was never constructed following a corporate restructuring.

In 2021, City Council approved a revised GDP for the property known as Redtail Ridge, proposing up to 3 million square feet of commercial and industrial development. However, a referendum election held on April 19, 2022, overturned the Council's approval, reinstating the 2010 ConocoPhillips GDP as the effective governing plan for the property.

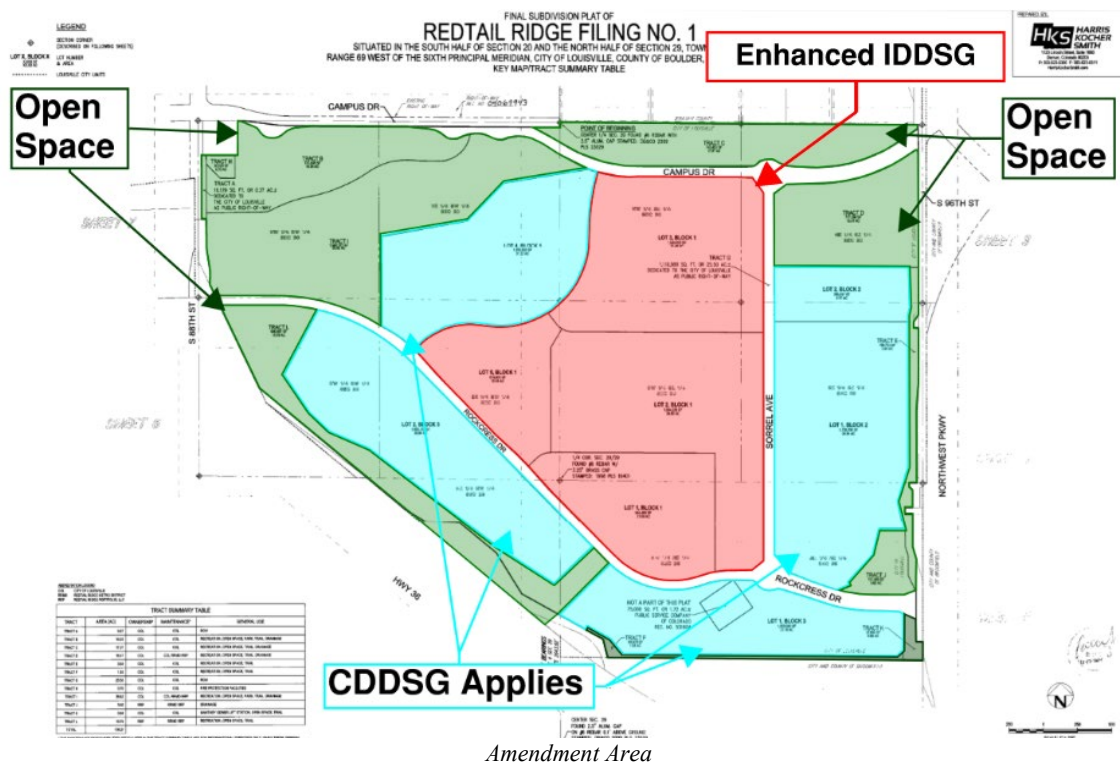
In 2024, City Council approved a Final Plat of the 389-acre property to enable development consistent with the ConocoPhillips Campus GDP approved in 2010. The plat established lots, tracts, rights-of-way, and easements to support future hospital, medical office, light industrial, commercial, and office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

In September of 2025, the City Council approved the 1st amendment to the ConocoPhillips Campus GDP to enable development of a new hospital campus on Lot 1, Block 2 of Redtail Ridge Filing No. 1. The amendment reallocated development area to the hospital site and established new height and massing standards to guide building scale and design.

In October 2025, City Council reviewed a Concept Plan proposing the use of the Industrial Development Design Standards and Guidelines (IDDSG) for the subject site and other centrally located parcels within the Redtail Ridge development area, in place of the currently applicable Commercial Development Design Standards and Guidelines (CDDSG). City Council expressed support for a hybrid design approach that would provide additional flexibility while maintaining key design expectations.

PROPOSAL:

As part of this proposal, the applicant is requesting an amendment to the ConocoPhillips Campus General Development Plan, 1st Amendment (GDP) to allow the Industrial Development Design Standards and Guidelines (IDDSG) to apply to Lots 1, 2, 3, and 5, of Block 1 of Redtail Ridge, Filing No. 1 within the Redtail Ridge development. These parcels are currently subject to the Commercial Development Design Standards and Guidelines (CDDSG), as required by the currently applicable GDP. In conjunction with this request, the applicant has agreed to incorporate a series of enhanced industrial design standards into the GDP to create a hybrid design requirement that elevates industrial design of the area while maintaining flexibility to accommodate a range of building and tenant needs. This hybrid model is intended to bridge the gap between traditional commercial and industrial design, ensuring buildings remain compatible with the vision for Redtail Ridge while supporting the functional requirements of light industrial users.



The proposal does not alter the design standards for parcels located along the perimeter of the development area. Those parcels, and the AdventHealth Hospital parcel located on Lot 1, Block 2 of the ConocoPhillips Campus GDP, will continue to be governed by the CDDSG. The amendment applies only to the interior parcels where the applicant anticipates demand from light industrial, research, and technology-focused users.

The ConocoPhillips GDP currently allows uses that are generally consistent with light industrial activities, including manufacturing, fabrication, processing, and assembly of scientific or technical products, along with warehouse and storage facilities that support research and development uses. The applicant asserts that the application of commercial design standards to these interior parcels is not compatible with current market expectations for these user types and would likely limit the ability of the development to attract prospective tenants whose operational needs align with the GDP's permitted light industrial uses.

Following the City Council concept plan review in October 2025, staff collaborated with the applicant to develop measurable, repeatable, and enforceable enhanced design standards in the subject areas that would supplement the IDDSG. These standards introduce additional architectural requirements intended to promote articulation where appropriate, material variation, and pedestrian-oriented design features beyond what the baseline industrial standards require. The proposed enhanced standards applicable to the affected parcels will be included in this GDP Amendment, and are as follows:

Transparency Requirements

- For elevations that face a public or private street, 50% of the area between 2 – 10 feet above grade shall include transparency in the form of doors or windows. Windows must be evenly distributed.
- For elevations that face a public street on buildings taller than 18 feet, 18% of the area between 12 – 30 feet above grade shall include transparency that mimics a second-floor design.

Enhanced Entrance Features

- Primary building entrances shall be positioned in a manner that highlights the enhanced entrances best from a public or private street.
 - Where the long side of a building faces a public street, a minimum of one primary entrance shall be required.
 - If an entry feature is proposed on a building corner, the feature shall wrap the building on the building side facing a public or private street a minimum distance of 15 feet

- If the short side of a building faces a public or private street and no corner entry is proposed, the following standards apply:
 - Building height increase a minimum of 3' 6" to extend a minimum of 15 feet along each adjoining façade.
 - A minimum of 50% of the area within 15 feet of the corner shall include glazing within the area 2-10 feet above grade.
 - A projecting architectural feature, such as an awning, portico, eyebrow, or similar feature shall extend a minimum of 15 feet along the adjoining façade.
- Building façades greater than 200 feet in length shall provide a minimum of 2 primary entry features. Façades greater than 400 feet in length shall include a minimum of 3 entry features. Wrapped corner features are encouraged where appropriate.
- Entry features shall include a glass vestibule or façade, metal canopy, portico, or other similar architectural feature proportional to the façade height.
- Entrances shall be articulated through recesses or projected elements such as canopies, awnings, belt courses or overhangs, or combination thereof that project at least 4 feet from the building face.
- Entry features shall incorporate a distinct accent material or texture, separate from the primary and secondary façade materials and textures, to clearly differentiate the building entries from the remainder of the façade.
- Entry features shall account for 20% of the total building façade length on which they are located, to be calculated in aggregate across the façade. Entry features shall be a minimum of 10 feet wide.

Material or Texture Variation

- At least two primary materials and one accent material shall be incorporated on façades visible from a public right-of-way. Textured, ribbed, or patterned concrete panels may be considered a separate material if they provide a clear textural and color contrast.
- No single texture or color shall cover more than 75% of any street-facing façade.
- Accent materials such as architectural metal panels, masonry veneer, architectural concrete finishes, or wood shall be used to emphasize entries, corners, horizontal or vertical divisions.



Example Façade that meets Enhanced Design Standards



Example Entry Features that meet Enhanced Design Standards

ANALYSIS:

The subject property will remain within the Planned Community Zone District (PCZD), regardless of any GDP amendment. Review of this GDP Amendment is therefore subject to the provisions of Louisville Municipal Code (LMC) Sec. 17.72, which governs

the PCZD. Amendments to a GDP are subject to the same process and requirements as the original approval. The purpose of the PCZD, as outlined in LMC Sec. 17.72.010, includes the following statements that are applicable to this application:

- *The purpose of the PCZD 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 PCZD 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, service activities, recreation, schools and public facilities, and other uses of land.*

Section 17.72.030 includes the following applicability statement:

- *The PCZD may be applied only to such land as the city shall determine to be suitable for such a development.*

Design Considerations

The CDDSG are intended to ensure that commercial development reflects high-quality, enduring, and context-sensitive design. These standards protect the community's established character and quality of life through clearly defined goals, policies, and measurable expectations for site, architectural, and landscape design. They also support Louisville's long-term economic vitality by promoting visually attractive, durable, and well-crafted commercial development, while discouraging design approaches or materials that detract from the community's aesthetic standards.

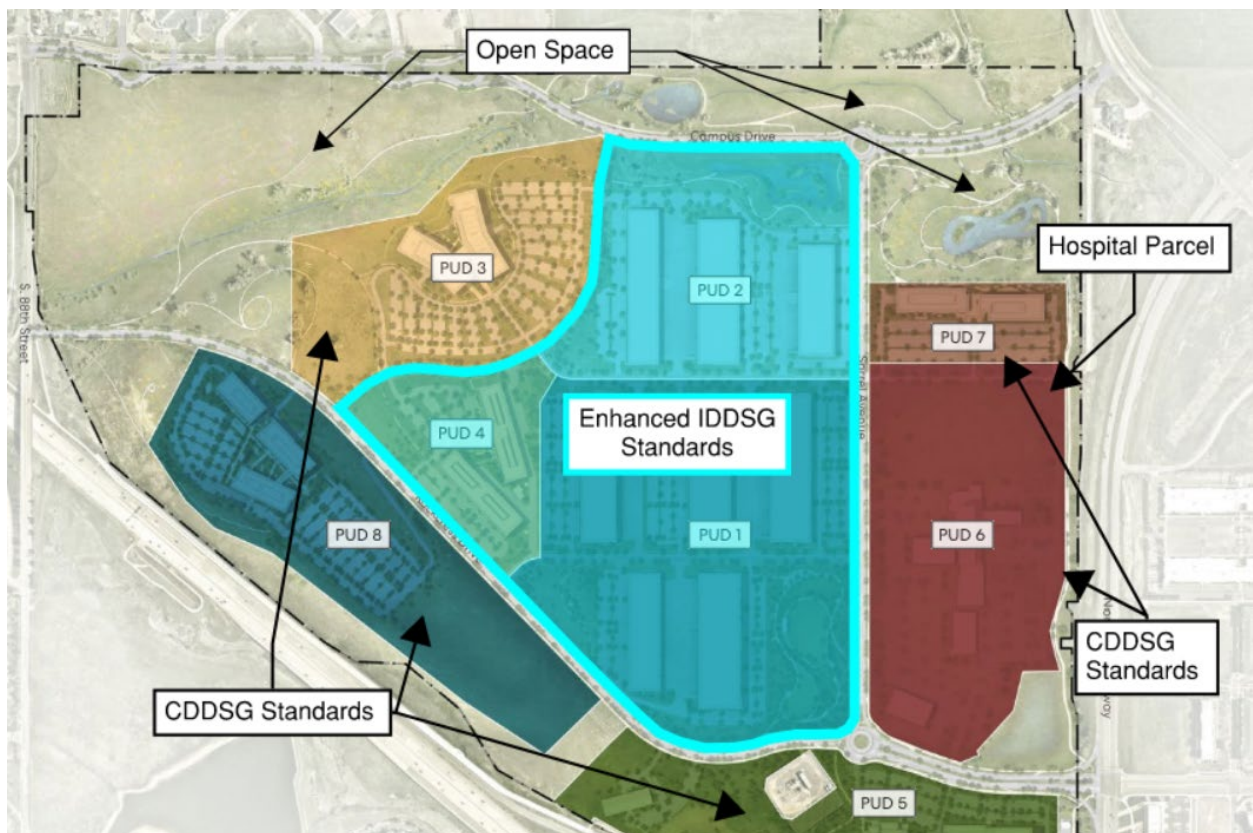
The IDDSG by contrast, apply to industrially zoned districts and include a combination of mandatory design standards and general guidelines. While compliance with the mandatory standards is required, the guidelines offer flexibility to support the functional needs of industrial users. The IDDSG are intentionally more permissive than the CDDSG because they serve different land use purposes. Commercial areas are designed to support the public realm and emphasize visibility, pedestrian activity, and architectural character, which necessitates more stringent standards. Industrial areas, however, are intended to accommodate employment-based uses that rely on functionality, efficiency, and operational flexibility. These developments often incorporate larger footprints, loading areas, outdoor storage, and high-bay structures that are essential to their operations.

Applying the IDDSG in place of the CDDSG would create a discernible shift in the design character of future development on the affected parcels. Development would place greater emphasis on operational efficiency, durability, and functional design rather than architectural detailing or pedestrian-oriented features. Buildings may have larger, more utilitarian forms, increased mechanical or service components, and façades that reflect industrial and research-based activities rather than the more refined commercial character anticipated under the CDDSG.

Given the use allowances of the ConocoPhillips GDP, which support light industrial activities such as research and development, fabrication, warehousing, and storage, the application of the IDDSG, supplemented by enhanced design standards, provides a more appropriate and context-sensitive framework for future development. The IDDSG accommodate the functional needs of these uses, including larger building footprints, high-bay spaces, service and loading areas, and flexible interior layouts. Incorporating enhanced standards tailored for Redtail Ridge further ensures that building forms and site designs align with industrial and research user types while achieving a higher level of architectural quality.

This approach allows development to reflect the practical realities of light industrial operations without imposing commercial-oriented standards that may be incompatible with these uses. The enhanced standards also improve visual cohesion, strengthen compatibility with surrounding open space and infrastructure, and elevate overall design character beyond what traditional industrial guidelines would require.

Further, the parcels where the enhanced IDDSG would apply are centrally located within the Redtail Ridge development. Surrounding perimeter parcels will remain subject to the CDDSG, meaning the public-facing edges of the project along 96th Street, Highway 36, and Campus Drive, will reflect commercial design characteristics when developed, or will be buffered by expansive open space areas. As a result, the



Conceptual Build-Out with Enhanced IDDSG Area Highlighted

application of the enhanced IDDSG is largely internal, and most buildings visible from major roadways will still be designed consistent with the commercial standards. Collectively, the enhanced industrial development standards are intended to create a high-quality, distinctive industrial district within Redtail Ridge that exceeds the expectations typically applied in comparable areas such as the Colorado Technology Center. They introduce greater material variety and pedestrian-oriented features, contributing to a durable, visually cohesive environment consistent with community expectations for this prominent employment area. By incorporating these standards, the City can support a campus setting that integrates with the extensive open space and trail network, creating an attractive environment for employees, visitors, and the broader community while supporting the core employment, research, and technology entitlements of the ConocoPhillips Campus GDP.

Applying the IDDSG in place of the CDDSG for this internal portion of the campus is consistent with the purpose of the PCZD. The IDDSG better aligns with the light industrial and research uses anticipated by the GDP and supports coordinated community design using contemporary planning principles. Because the area is centrally located and not prominent from public roadways, the IDDSG remains compatible with surrounding development. As such, the amendment satisfies the intent and applicability provisions of LMC Sec. 17.72.010 and 17.72.030

PUBLIC COMMENTS:

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

STAFF RECOMMENDATION:

Staff recommend approval of Resolution No. 20, Series 2025, recommending to the City Council approval ConocoPhillips Campus General Development Plan, 2nd Amendment with the following conditions:

- The applicant shall address all administrative, technical, and formatting staff comments in Attachment C, General Development Plan, 2nd Amendment. All required revisions shall be addressed prior to any City Council hearing on the application.

ATTACHMENTS:

- A. Resolution No. 20, Series 2025
- B. Application Materials
- C. ConocoPhillips General Development Plan, 2nd Amendment (including proposed conditions)
- D. ConocoPhillips General Development Plan, 1st Amendment

**RESOLUTION NO. 20
SERIES 2025**

**A RESOLUTION RECOMMENDING TO THE CITY COUNCIL APPROVAL WITH
CONDITIONS OF THE CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT
PLAN, 2ND AMENDMENT**

WHEREAS, Sterling Bay has applied for an amendment to the ConocoPhillips General Development Plan, 1st Amendment to allow for the application of the Industrial Development Design Standards and Guidelines with enhanced design standards in place of the Commercial Development Design Standards and Guidelines on Lots 1, 2, 3, and 5 of Block 1 of Redtail Ridge Filing No. 1; and

WHEREAS, the Planning Commission finds that, with conditions, the proposed amendment is consistent with the purpose of the Planned Community Zone District and meets all standards for General Development Plans outlined and Chapter 17.72 of the Louisville Municipal Code; and

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on December 11, 2025, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated December 11, 2025.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend to the City Council approval with conditions of the ConocoPhillips Campus General Development Plan, 2nd Amendment.

PASSED AND ADOPTED this 11th day of December, 2025.

By: _____
Steve Brauneis, Chair
Planning Commission

Attest: _____
Cullen Choi, Secretary
Planning Commission

Development Review Application Form

Please complete this form and include it with the submittal documents for your development review application. Applications will not be processed until all required information is provided to the satisfaction of the City of Louisville Planning Department.

Property Information

Common Address(es): N/A

Legal Description:

Lot 1, 2, 3, and 5 Block 1 Subdivision Redtail Ridge Filing No. 1

Lot Area: _____ Sq. Ft. or 111 Acres

LAND USE PROCESS (check all that apply)

- ☐ Annexation
- ☐ Concept Plan
- ☐ Easement Vacation
- ☐ Oil and Gas
- ☒ General Development Plan (GDP)
 - ☒ Amendment
 - ☐ New GDP
- ☐ Planned Unit Development (PUD)
 - ☐ Amendment
 - ☐ Preliminary
 - ☐ New PUD
- ☐ Rezoning
- ☐ Special Review Use (SRU)
 - ☐ Amendment
 - ☐ New SRU
- ☐ Subdivision
 - ☐ Final or Replat
 - ☐ Preliminary Plat
- ☐ Temporary Use Permit
- ☐ Variance
- ☐ Vested Property Right
- ☐ Wireless Facility
- ☐ Other: _____

PROJECT DESCRIPTION:

Amend the ConocoPhillips Campus General Development Plan, 1st Amendment, to allow the applicaiton of the IDDSG in place of CDDSG, including enhanced design standards.

Property Owner Information

Name: _____ Entity (if applicable) _____

Address: _____

Phone: _____ Email: _____

Application Representative Information

Name: _____ Entity (if applicable) _____

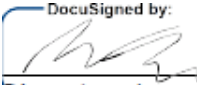
Address: _____

Phone: _____ Email: _____

Certification/Signature

I certify that the information I have submitted is true and correct to the best of my knowledge and in filing the application and submittal documents, I am acting as and/or with the knowledge and consent of those persons who are owners of the subject property or are parties to this application.

DocuSigned by:

 Marshall Wheel

11/20/2025

Signature

Print Name

Date

***If acting as a representative/agent of the owner, include written authorization from the owner that certifies the agent's right to submit this application**

CONOCOPHILLIPS CAMPUS

GENERAL DEVELOPMENT PLAN AMENDMENT 1

A PART OF THE SOUTH HALF OF SECTION 20, THE NORTH HALF SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
SHEET 1 OF 1

GENERAL NOTES:

1. DEVELOPMENT SHALL CONFORM AND BE CONSISTENT WITH THE LOUISVILLE MUNICIPAL CODE AND THE COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES UNLESS OTHERWISE WAIVED OR MODIFIED BY THE CITY COUNCIL THROUGH THE PUD DEVELOPMENT PLAN PROCESS.
2. THE CAMPUS SECURITY BOUNDARY WILL NOT EXTEND OUTSIDE THE SITE BOUNDARY.
3. TRAFFIC CIRCULATION PATTERNS IDENTIFIED WITHIN AND ACROSS LOT 1 REPRESENT INITIAL, PRIVATE DRIVES AND ARE CONCEPTUAL ONLY AND SUBJECT TO MODIFICATION.
4. EXISTING FREE STANDING CAMPS FACILITIES WITHIN LOT 1 SHALL CONSTITUTE A PERMISSIBLE NON-CONFORMING USE.
5. PUBLIC LAND DEDICATION OF AT LEAST 12% WILL COMPLY WITH SECTION 16.16.060.B OF THE LOUISVILLE MUNICIPAL CODE.

SITE INFORMATION

Maximum	
GROSS DEVELOPABLE AREA (PUD BOUNDARY)	391.715 ACRES (MINIMUM 0.15 F.A.R.) ¹
ZONING:	PLANNED COMMUNITY ZONED DISTRICT (PCZD) - COMMERCIAL WITH PUD-C OVERLAY
PLANNED ACCESS:	NORTHWEST PARKWAY, CAMPUS DRIVE, SOUTH BETH STREET

¹ THE F.A.R. APPLIES TO THE GROSS AREA OF THE ENTIRE DEVELOPMENT AND IS NOT PARCEL SPECIFIC. THIS GDP ACKNOWLEDGES AN ADDITIONAL 364,400 SF ALLOCATED TO THE HOSPITAL PARCEL ON TOP OF THE ALLOCATED DEVELOPMENT SQUARE FOOTAGE. THE 364,400 SF IS IN CONSIDERATION WITH A DENSITY GROUP FROM HEALTHCARE MAP 1.

PERMITTED USES

PERMITTED USE	COMMENTS / REMARKS	PARKING REQUIREMENTS
PROFESSIONAL, BUSINESS, AND ADMINISTRATIVE OFFICES	-	4.1/1
EDUCATIONAL AND TRAINING FACILITIES	MEETING ROOMS AND SOCIAL SPACE FOR EMPLOYEES AND VISITORS	0.5/1
PRIVATE SHORT TERM LODGING FOR CONOCOPHILLIPS EMPLOYEES AND GUESTS	OVERNIGHT ACCOMMODATIONS FOR EMPLOYEES/VISITORS	0.5/1
PEDESTRIAN PLAZAS AND PEDESTRIAN WAYS	-	0.5/1
PRIVATE, NONCOMMERCIAL RECREATIONAL AND SOCIAL FACILITIES	-	1.1/1
PARKING LOTS AND PARKING BUILDINGS	SURFACE AND STRUCTURED PARKING	-
CAMPUS ORIENTED CHILDCARE CENTER	PRIVATE CHILDCARE FOR EMPLOYEES	1.5 SPACES PER TEEN PER ADMIN
RESEARCH/OFFICE AND CORPORATE USES AND FACILITIES FOR RESEARCH/DEVELOPMENT, MANUFACTURING, FABRICATION, PROCESSING, OR ASSEMBLY OF SCIENTIFIC OR TECHNICAL PRODUCTS, OR OTHER PRODUCTS	-	1.25/1
BUILDING MOUNTED CAMPS FACILITIES	-	-
CAMPUS ORIENTED FOOD SERVICE	RESTAURANTS/CAFETERIAS, OR CAFES FOR USE BY EMPLOYEES/VISITORS INTEGRATED THROUGHOUT THE CAMPUS	1.1/1
COMMERCIAL USES, INCLUDING BUT NOT LIMITED TO BUILDING CONTRACTORS EQUIPMENT TRUCKS, TRANSPORTATION CENTERS AND SERVICES, WAREHOUSES AND STORAGE FACILITIES	STORAGE OF MATERIALS IN SUPPORT OF THE CAMPUS RESEARCH AND DEVELOPMENT FACILITY, HELIPAD (SPECIAL USE ONLY), HOSPITAL MEDICAL OFFICE BUILDINGS	-
PRIVATE UTILITY USES	TO ALLOW THE EXISTING SANITARY LIFT STATION, POTENTIAL SUBSURFACE GROUNDWATER PUMP, SOLAR PANELS, BUILDING MOUNTED WIND POWERED ELECTRICAL GENERATION FACILITIES, AND CENTRAL MECHANICAL, ELECTRICAL, AND PLUMBING FACILITY	-
OTHER USES AS ESTABLISHED BY THE CITY COUNCIL, AS FOUND TO BE SPECIFICALLY COMPATIBLE FOR COMMERCIAL AND OFFICE PLANNING AREAS	-	-

YARD AND BULK REQUIREMENTS

1. OTHER THAN FOR THE HOSPITAL PARCEL, MINIMUM BUILDING HEIGHTS SHALL BE BASED ON THE CONOCOPHILLIPS CAMPUS (RECEPTION NO. 030879). STANDARDS FOR THE HOSPITAL PARCEL ARE NOTED BELOW.

MINIMUM BUILDING SETBACKS (FOR BUILDING FOOTPRINTS LESS THAN OR EQUAL TO 30,000 GROSS SQUARE FEET)

STREET R.O.W. LINE:	30 FT.
ARTERIAL STREET	30 FT.
COLLECTOR STREET	20 FT.
INTERNAL/PRIVATE DRIVE	10 FT.

(FOR BUILDING FOOTPRINTS GREATER THAN OR EQUAL TO 30,000 GROSS SQUARE FEET)

STREET R.O.W. LINE:	50 FT.
ARTERIAL STREET	50 FT.
COLLECTOR STREET	40 FT.
INTERNAL/PRIVATE DRIVE	10 FT.

MINIMUM PARKING SETBACKS (FROM ALL PERIMETER PROPERTY LINE OR RIGHTS-OF-WAYS)

PROPERTY LINE ADJACENT TO U.S. 36	40 FT.
ARTERIAL STREET R.O.W.	25 FT.
COLLECTOR STREET R.O.W.	15 FT.
INTERNAL/COMMON PROPERTY BOUNDARY	10 FT.

HOSPITAL PARCEL
FOR THE HOSPITAL PARCEL, LOT 1, BLOCK 1 BUILDING HEIGHTS ARE EXPECTED TO RANGE FROM THREE TO FIVE OCCUPABLE STORIES. MAXIMUM UNOCCUPIED MECHANICAL SCREENINGS OF UP TO 20' WOULD BE ABOVE THE STORIES. THE HOSPITAL PARCEL WILL BE ZONED TO SUPPORT CLOSING TO THE NORTH, EAST, AND WEST PROPERTY BOUNDARIES CONCENTRATING THE 5-STORY STRUCTURES CENTRALLY WITHIN THE SITE HEIGHT ZONES.

BUILDING HEIGHT ZONING:

THREE STORY ZONE:	40' 0" MAXIMUM BUILDING HEIGHT 50' 0" MAXIMUM BUILDING HEIGHT 50' 0" MAXIMUM BUILDING HEIGHT
FOUR STORY ZONE:	60' 0" MAXIMUM BUILDING HEIGHT 60' 0" MAXIMUM BUILDING HEIGHT 60' 0" MAXIMUM BUILDING HEIGHT
FIVE STORY ZONE:	80' 0" MAXIMUM BUILDING HEIGHT 80' 0" MAXIMUM BUILDING HEIGHT 80' 0" MAXIMUM BUILDING HEIGHT

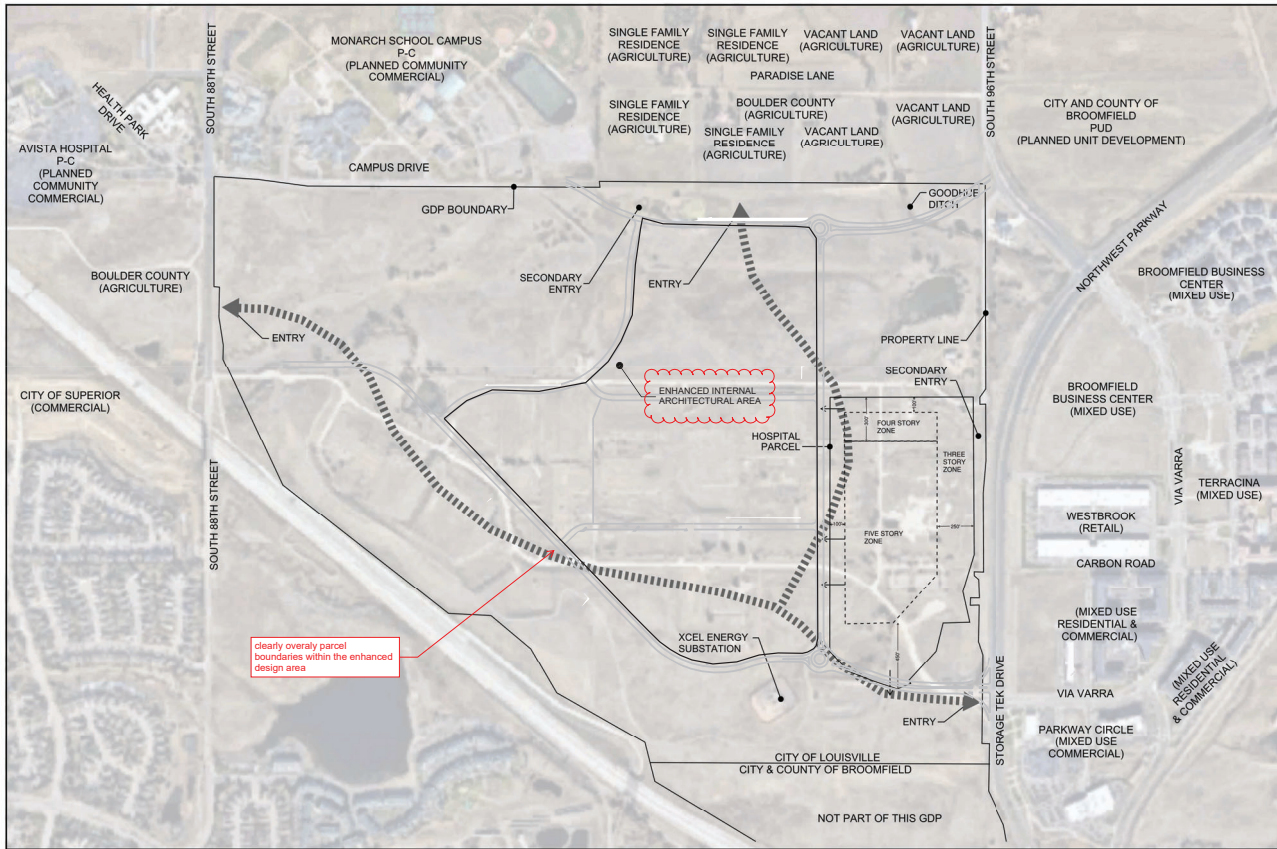
¹ ROOF ACCESS AND ELEVATOR OVERLAYS ARE EXCLUDED FROM THE BUILDING HEIGHT

BUILDING MASSING DESIGN PARAMETERS
FOR BUILDING FACIES EXCEEDING 150 FEET IN LENGTH AND MORE THAN 45 FT IN HEIGHT, A RELIEF IN THE BUILDING MASSING IS REQUIRED TO ENHANCE ARCHITECTURAL INTEREST
A MAXIMUM HEIGHT OF 45 FEET IS PERMITTED BEFORE A MINIMUM HORIZONTAL SETBACK OF 15 FEET IS REQUIRED FROM THE PERIMETER
A PROJECTED RELIEF ELEMENT MAY EXTEND OUTWARD FROM THE MAX BUILDING MASS BY A MINIMUM OF 2 FEET, PROVIDED IT CONTAINS AN OPENING OR PENETRATION AND DOES NOT EXCEED THE HEIGHT OF THE BUILDING
THE FOOTPRINT OF EACH FLOOR ABOVE 45 FEET SHALL NOT EXCEED 50% OF THE FOOTPRINT OF THE BUILDING AT OR BELOW 45 FEET
ANY ROOFTOP ENCLOSURES (E.G., MECHANICAL, PENTHOUSES) MUST BE SET BACK A MINIMUM OF 15 FEET FROM THE EDGE OF THE BUILDING
ARCHITECTURAL RELIEF SHALL BE PROVIDED INTO THE CORNER OF THE BUILDING
EXCEPTION: A DEFINING ARCHITECTURAL ELEMENT OR DISTINCT BUILDING FORM WITH A TOTAL WIDTH OF LESS THAN 100 FEET IS EXEMPT FROM RELIEF REQUIREMENTS. A MINIMUM FOOTPRINT VARIATION FROM THE ADJACENT PRIMARY FACADE PLANE MUST STILL BE PROVIDED
OPENING ARCHITECTURAL ELEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO:
VERTICAL CIRCULATION TOWERS (E.G., STAIR OR ELEVATOR CORE)
ENTRY PAVILIONS OR LOBBIES
ARCHITECTURAL EYEBROWS OR ROOF OVERHANGS
ADJACENT TO SOLA PLURAL FACADE FEATURES
CORNER ELEMENTS OR TURRETS
ATTACH TO CORNER OR CORNER WELLS
DISTINCTIVE ROOF FORMS

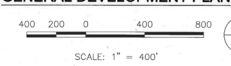
OWNERSHIP SIGNATURE BLOCK:
BY SIGNING THIS GDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS GDP. WITNESS OUR HANDS AND SEALS
THIS ____ DAY OF _____ 20____
OWNER
PORTKATCANE ADVENTIST HEALTH SYSTEM
A CITY OWNED NONPROFIT CORPORATION
BY: SIGNATURE _____ TITLE _____
NOTARY NAME AND SIGNATURE _____
MY COMMISSION EXPIRES _____

PLANNING COMMISSION CERTIFICATION:
APPROVED THIS ____ DAY OF _____ 20____ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. ____ SERIES ____
MAYOR SIGNATURE _____

CITY COUNCIL CERTIFICATION:
APPROVED THIS ____ DAY OF _____ 20____ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. ____ SERIES ____
MAYOR SIGNATURE _____



GENERAL DEVELOPMENT PLAN



CERTIFICATIONS/SIGNATURE BLOCKS

CITY COUNCIL CERTIFICATION:

APPROVED THIS ____ DAY OF _____ 20____ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. ____ SERIES ____

MAYOR SIGNATURE _____

PLANNING COMMISSION CERTIFICATION:

APPROVED THIS ____ DAY OF _____ 20____ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. ____ SERIES ____

MAYOR SIGNATURE _____

RECEPTION NUMBER _____

NOTARY NAME AND SIGNATURE _____
MY COMMISSION EXPIRES _____

Add this note

Lots 1, 2, 3, and 5 of Block 1 of Redtail Ridge Filing No. 1 shall conform and be consistent with the Louisville Municipal Code, the Industrial Development Design Standards and Guidelines, and the enhanced design standards contained herein

Add this note 1

Unless otherwise noted,

clearly overlay parcel boundaries within the enhanced design area

ENHANCED DESIGN STANDARDS APPLICABLE TO INTERNAL PARCELS INCLUDING LOT 1, BLOCK 1, LOT 2, BLOCK 1, LOT 3, BLOCK 1, LOT 5, BLOCK 1:

Transparency Requirements

For elevations that face a public or private street, 50% of the area between 2 - 10 feet above grade shall include transparency in the form of doors or windows. Windows must be evenly distributed.

Enhanced Entrance Features

Primary building entrances shall be positioned in a manner that highlights the enhanced entrances best from a public or private street.

Where the long side of a building faces a public street, a minimum of one primary entrance shall be required.

When an entry feature is proposed on a building corner, the feature shall wrap the building on the building side facing a public or private street a minimum distance of 15 feet of the short side of a building faces a public or private street and no corner entry is proposed, the following standards apply.

Building height increase a minimum of 3' 6" to extend a minimum of 15 feet along each adjoining facade.

A minimum of 50% of the area within 15 feet of the corner shall include glazing within the area 2-10 feet above grade.

A projecting architectural feature, such as an awning, portico, eyebrow, or similar feature shall extend a minimum of 15 feet along the adjoining facade.

Building facades greater than 200 feet in length shall provide a minimum of 2 primary entry features. Facades greater than 400 feet in length shall include a minimum of 3 entry features. Wrapped corner features are encouraged where appropriate.

Entry features shall include a glass vestibule or facade, metal canopy, portico, or other similar architectural feature proportional to the facade height.

Entrances shall be articulated through recesses or projected elements such as canopies, awnings, belt courses or overhangs, or combination thereof that project at least 4 feet from the building face.

Entry features shall incorporate a distinct accent material or texture, separate from the primary and secondary facade materials and textures, to clearly differentiate the building entries from the remainder of the facade.

Entry features shall account for 20% of the total building facade length on which they are located, to be calculated in aggregate across the facade. Entry features shall be a minimum of 10 feet wide.

Material or Texture Variation

At least two primary materials and one accent material shall be incorporated on facades visible from a public right-of-way. Textured, ribbed, or patterned concrete panels may be considered a separate material if they provide a clear textural and color contrast.

No single texture or color shall cover more than 75% of any street-facing facade.

Accent materials such as architectural metal panels, masonry veneer, architectural concrete finishes, or wood shall be used to emphasize entries, corners, horizontal or vertical divisions.

CONOCOPHILLIPS CAMPUS

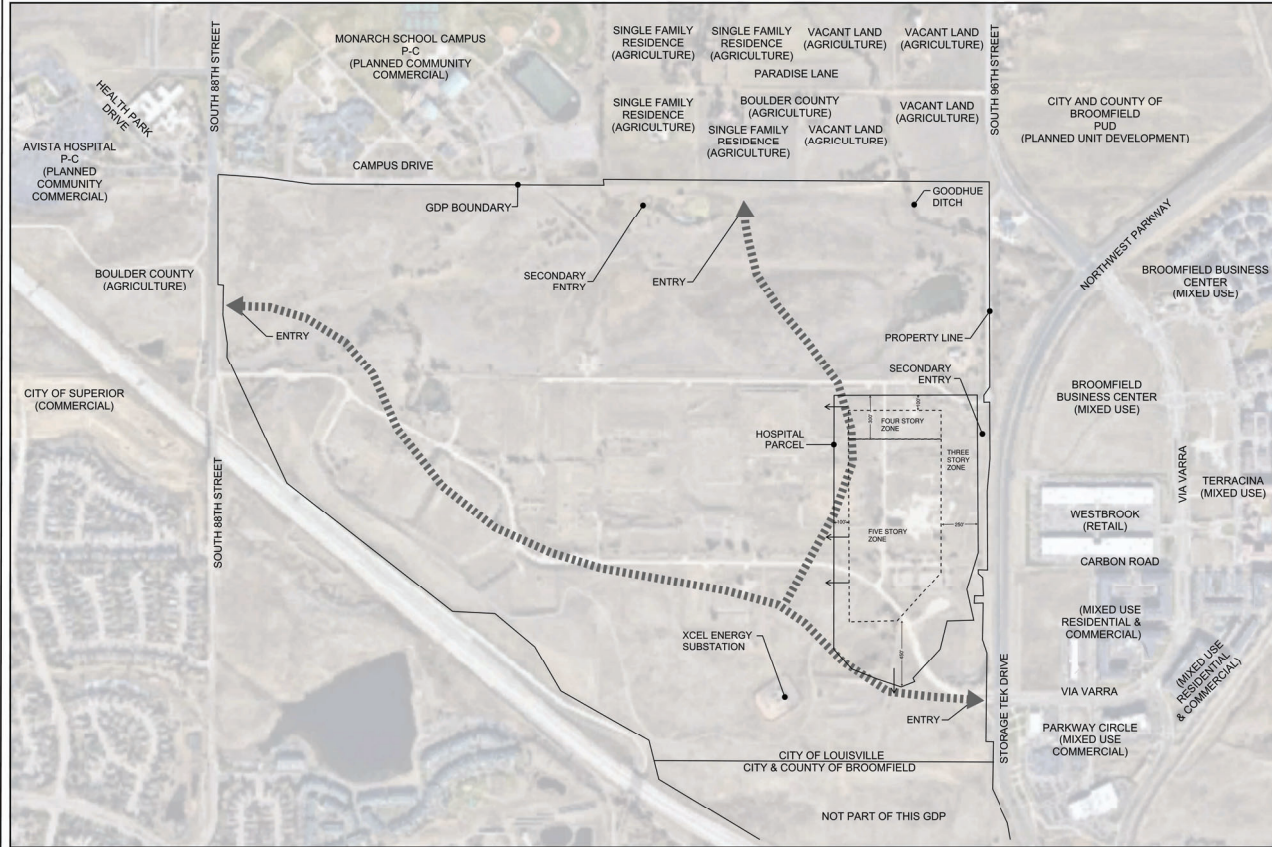
GENERAL DEVELOPMENT PLAN AMENDMENT 1

A PART OF THE SOUTH HALF OF SECTION 20, THE NORTH HALF SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
SHEET 1 OF 1

AMENDMENT CHANGES

THE PURPOSE OF THIS AMENDMENT IS SPECIFICALLY FOR THE HOSPITAL PARCEL AND THE REST OF THE REDTAL DEVELOPMENT REMAINS UNCHANGED.

- 1) Additional note for the allowable square footage transfer from the Avista Adventist Hospital 2002 GDP.
- 2) Addition of hospital and medical office building uses to the "Permitted Uses" for better clarity on specific uses.
- 3) Updated yard and bulk requirements to include the allowable height for the hospital parcel only.
- 4) Updated aerial graphic
- 5) Added Hospital Parcel and density zoning to graphic
- 6) Added Hospital Parcel building massing design parameters



GENERAL DEVELOPMENT PLAN

RECEPTION NUMBER

CERTIFICATIONS/SIGNATURE BLOCKS

CITY COUNCIL CERTIFICATION:

APPROVED THIS _____ DAY OF _____, 20____ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. _____ SERIES _____

MAYOR SIGNATURE

PLANNING COMMISSION CERTIFICATION:

APPROVED THIS _____ DAY OF _____, 20____ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. _____ SERIES _____

OWNERSHIP SIGNATURE BLOCK:

BY SIGNING THIS GDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS GDP. WITNESS OUR HANDS AND SEALS

THIS _____ DAY OF _____, 20____

OWNER
PORTERKANE ADVENTIST HEALTH SYSTEM
A CITY OWNED MEMORIAL CORPORATION

BY: SIGNATURE

NOTARY NAME AND SIGNATURE

MY COMMISSION EXPIRES _____

GENERAL NOTES:

1. DEVELOPMENT SHALL CONFORM AND BE CONSISTENT WITH THE LOUISVILLE MUNICIPAL CODE AND THE COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES UNLESS OTHERWISE WAIVED OR MODIFIED BY THE CITY COUNCIL THROUGH THE GDP DEVELOPMENT PLAN PROCESS.
2. THE CAMPUS SECURITY BOUNDARY WILL NOT EXTEND OUTSIDE THE SITE BOUNDARY.
3. TRAFFIC CIRCULATION PATTERNS PERFECTED WITHIN AND AROUND LOT 4. NON-RESIDENTIAL PRIVATE DRIVES AND ARE CONCEPTUAL ONLY AND SUBJECT TO MODIFICATION.
4. EXISTING FREE STANDING CARP FACILITIES WITHIN LOT 4 SHALL CONSTITUTE A PERMISSIBLE NON-CONFORMING USE.
5. PUBLIC LAND DEDICATION OF AT LEAST 12% WILL COMPLY WITH SECTION 16.16.060.B OF THE LOUISVILLE MUNICIPAL CODE.

SITE INFORMATION

GROSS DEVELOPABLE AREA (PUD BOUNDARY)	391.719 ACRES (MINIMUM 0.15 P.A.R. 1*)
ZONING:	PLANNED COMMUNITY ZONED DISTRICT (PCDZ) - COMMERCIAL WITH PUD-C OVERLAY
PLANNED ACCESS:	NORTHWEST PARKWAY, CAMPUS DRIVE, SOUTH BETH STREET

*THE P.A.R. APPLIES TO THE GROSS AREA OF THE ENTIRE DEVELOPMENT AND IS NOT PARCEL SPECIFIC. THIS GDP ACKNOWLEDGES AN ADDITIONAL 364,400 SF ALLOCATED TO THE HOSPITAL PARCEL, ON TOP OF THE ALLOCATED DEVELOPMENT SQUARE FOOTAGE THE 364,400 SF IS IN CONSIDERATION WITH A DENSITY GROUP FROM HEALTHY PLANNING.

PERMITTED USES

PERMITTED USE	COMMENTS / REMARKS	PARKING REQUIREMENTS
PROFESSIONAL, BUSINESS, AND ADMINISTRATIVE OFFICES	-	4 / 1,000 S.F.
EDUCATIONAL AND TRAINING FACILITIES	MEETING ROOMS AND SOCIAL SPACE FOR EMPLOYEES AND VISITORS	0.5 / 1,000 S.F.
PRIVATE SHORT TERM LODGING FOR CONOCOPHILLIPS EMPLOYEES AND GUESTS	OVERNIGHT ACCOMMODATIONS FOR EMPLOYEES/VISITORS	0.5 / ROOM
PEDESTRIAN PLAZAS AND PEDESTRIAN WAYS	-	-
PRIVATE, NONCOMMERCIAL RECREATIONAL AND SOCIAL FACILITIES	-	1 / 1,000 S.F.
PARKING LOTS AND PARKING BUILDINGS	SURFACE AND STRUCTURED PARKING	-
CAMPUS ORIENTED CHILDCARE CENTER	PRIVATE CHILDCARE FOR EMPLOYEES	1.5 SPACES PER TEACHER PLUS ONE SPACE PER ADMINISTRATIVE EMPLOYEE
RESEARCH OFFICE AND CORPORATE USES AND FACILITIES FOR THE RESEARCH OR DEVELOPMENT, MANUFACTURING, FABRICATION, PROCESSING, OR ASSEMBLY OF SCIENTIFIC OR TECHNICAL PRODUCTS, OR OTHER PRODUCTS	-	1.25 / 1,000 S.F.
BUILDING MOUNTED CARP FACILITIES	-	-
CAMPUS ORIENTED FOOD SERVICE	RESTAURANTS, CAFETERIAS, OR CAFES FOR USE BY EMPLOYEES/VISITORS INTEGRATED THROUGHOUT THE CAMPUS	-
COMMERCIAL USES, INCLUDING BUT NOT LIMITED TO BUILDING CONTRACTORS EQUIPMENT TRUCKS, TRANSPORTATION CENTERS AND SERVICES, WAREHOUSES AND STORAGE FACILITIES	STORAGE OF MATERIALS IN SUPPORT OF THE CAMPUS RESEARCH AND DEVELOPMENT FACILITY, HELIPAD (SPECIAL USE ONLY USE), HOSPITAL MEDICAL OFFICE BUILDINGS	1 / 1,000 S.F.
PRIVATE UTILITY USES	TO ALLOW THE EXISTING SANITARY LIFT STATION, POTENTIAL SUBSURFACE GEO EXCHANGE FIELD, SOLAR PANELS, BUILDING MOUNTED WIND POWERED ELECTRICAL GENERATOR FACILITIES, AND CENTRAL MECHANICAL, ELECTRICAL, AND PLUMBING FACILITY	-
OTHER USES AS ESTABLISHED BY THE CITY COUNCIL AS FOUND TO BE SPECIFICALLY COMPATIBLE FOR COMMERCIAL AND OFFICE PLANNING AREAS	-	-

YARD AND BULK REQUIREMENTS

1. OTHER THAN FOR THE HOSPITAL PARCEL, MINIMUM BUILDING HEIGHTS SHALL BE BASED ON THE CONOCOPHILLIPS CAMPUS GDP (RECEPTION NO. 030879). STANDARDS FOR THE HOSPITAL PARCEL ARE NOTED BELOW.

MINIMUM BUILDING SETBACKS
(FOR BUILDING FOOTPRINTS LESS THAN OR EQUAL TO 30,000 GROSS SQUARE FEET)

STREET K.O.W. LINE:	
ARTERIAL STREET	30 FT.
COLLECTOR STREET	20 FT.
INTERNAL/PRIVATE DRIVE	10 FT.

(FOR BUILDING FOOTPRINTS GREATER THAN OR EQUAL TO 30,000 GROSS SQUARE FEET)

STREET R.O.W. LINE:	
ARTERIAL STREET	50 FT.
COLLECTOR STREET	40 FT.
INTERNAL/PRIVATE DRIVE	10 FT.

MINIMUM PARKING SETBACKS
(FROM ALL PERIMETER PROPERTY LINE OR RIGHTS-OF-WAYS)

PROPERTY LINE ADJACENT TO U.S. 36	40 FT.
ARTERIAL STREET R.O.W.	25 FT.
COLLECTOR STREET R.O.W.	15 FT.
INTERNAL/COMMON PROPERTY BOUNDARY	10 FT.

HOSPITAL PARCEL
FOR THE HOSPITAL PARCEL, LOT 1, BULK BUILDING HEIGHTS ARE EXPECTED TO RANGE FROM THREE TO FIVE OCCUPABLE STORIES, RANGING IN HEIGHT FROM 50 TO 80 FEET. UNOCCUPIED MECHANICAL SCREENINGS OF UP TO 20 FEET WOULD BE ABOVE THE 5 STORIES. THE HOSPITAL PARCEL WILL BE ZONED TO SUPPORT LOWER THREE STORY BUILDING HEIGHTS TOWARDS THE NORTH, EAST, AND WEST PROPERTY BOUNDARIES CONCENTRATING THE 5-STORY STRUCTURES CENTRALLY WITHIN THE SITE. REFER TO THE GRAPHING FOR PARCEL HEIGHT ZONES.

BUILDING HEIGHT ZONING:

THREE STORY ZONE:

40' 0" MAXIMUM BUILDING HEIGHT

50' 0" MAXIMUM HEIGHT

80' 0" MECHANICAL PENTHOUSE HEIGHT*

FOUR STORY ZONE:

60' 0" MAXIMUM BUILDING HEIGHT

80' 0" MAXIMUM HEIGHT

80' 0" MECHANICAL PENTHOUSE HEIGHT*

FIVE STORY ZONE:

80' 0" MAXIMUM BUILDING HEIGHT

90' 0" MAXIMUM HEIGHT

100' 0" MECHANICAL PENTHOUSE HEIGHT*

*ROOF ACCESS AND ELEVATOR OVERLAP IS EXCLUDED FROM THE BUILDING HEIGHT

BUILDING MASSING DESIGN PARAMETERS
FOR BUILDING FACIES EXCEEDING 150 FEET IN LENGTH AND MORE THAN 45 FT IN HEIGHT, A RELIEF IN THE BUILDING MASSING IS REQUIRED TO REDUCE VISUAL MONOTONY AND ENHANCE ARCHITECTURAL INTEREST

A MAXIMUM ELEVATOR OF 45 FEET IS PERMITTED BEFORE A MINIMUM HORIZONTAL SETBACK OF 15 FEET IS REQUIRED FROM THE PRIMARY BUILDING FACE.

A PROJECTED RELIEF ELEMENT MAY EXTEND OUTWARD FROM THE MAIN BUILDING MASS BY A MINIMUM OF 2 FEET. PROVIDED IT CONTRIBUTES TO THE VISUAL ATTENUATION AND DESIGN OF THE FACIES.

THE FOOTPRINT OF EACH FLOOR ABOVE 45 FEET SHALL NOT EXCEED 50% OF THE FOOTPRINT OF THE BUILDING AT OR BELOW 45 FEET.

ANY ROOFTOP ENCLOSURE (E.G., MECHANICAL, PENTHOUSES) MUST BE SET BACK A MINIMUM OF 15 FEET FROM THE EDGE OF THE BUILDING MASS, UNLESS IT IS ARCHITECTURALLY INTEGRATED INTO THE BUILDING MASS.

EXCEPTION A DEFENDING ARCHITECTURAL ELEMENT OR DISTINCT BUILDING FORM WITH A TOTAL WIDTH OF LESS THAN 100 FEET IS EXEMPT FROM THE ABOVE SETBACK AND RELIEF REQUIREMENTS. A MINIMUM FOOT CANTILEVER FROM THE ADJACENT PRIMARY FACIES PLANE MUST STILL BE PROVIDED TO ENSURE VISUAL ATTENUATION.

DEFENDING ARCHITECTURAL ELEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO: VERTICAL CIRCULATION TOWERS (E.G., STAIR OR ELEVATOR CORES)

ENTRY PAVILIONS OR LOBBIES

ARCHITECTURAL ELEVATORS OR ROOF OVERHANGS

ADJACENT TO SOLID PLURAL, FACIES FEATURES

CORNER ELEMENTS OR TURRETS

ATTACH COLUMNS OR LIGHT TOWERS

DISTINCTIVE ROOF FORMS

SMITHGROUP

1675 LOGAN ST.
SUITE 500
DENVER, COLORADO 80202
303.832.3272
smithgroup.com

Kimley»Horn

1125 17TH ST
SUITE 1400
DENVER, CO 80202
303.228.2300
kimley-horn.com

CONOCOPHILLIPS CAMPUS

2270 SO 88TH STREET
LOUISVILLE, CO

GENERAL DEVELOPMENT PLAN

DRAWN	TEAM
CHECK	TEAM
FILED	TEAM

SHEET NUMBER:

1 OF 1