

Subject: Ordinance No. 1912, Series 2026 - An Ordinance Approving the ConocoPhillips Campus General Development Plan, Amendment No. 2 - 1st Reading, Set Public Hearing

Date: January 20, 2026

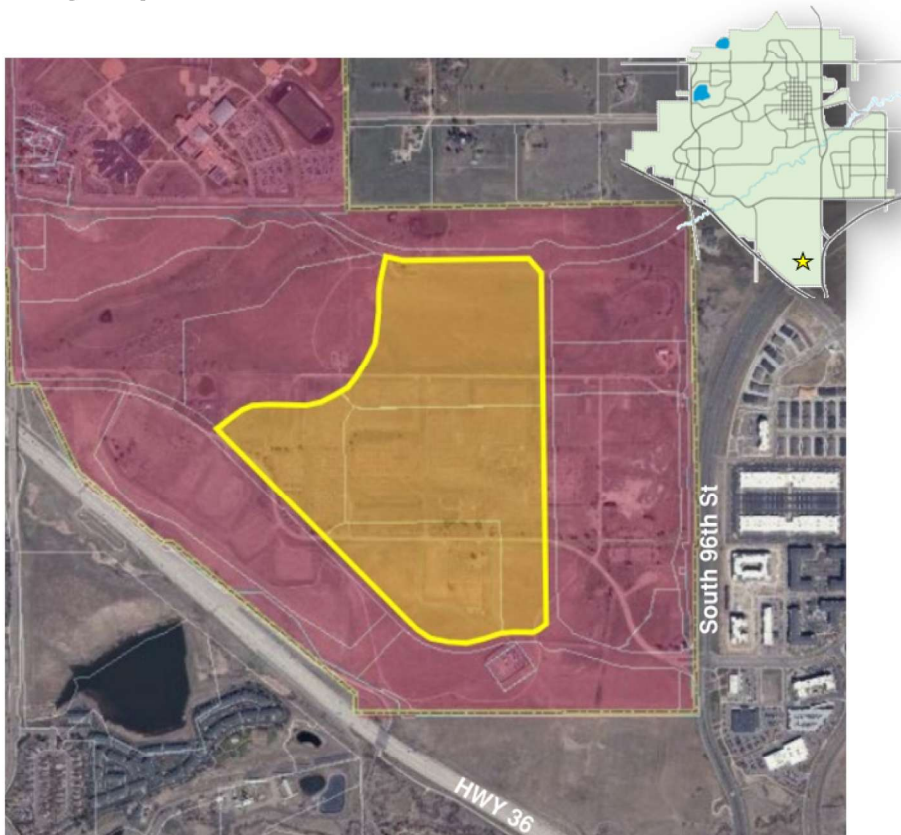
Prepared By: Matt Post, Planner III

Presented By: Matt Post, Planner III

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.

Vicinity Map



Background / Prior Discussions:

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.

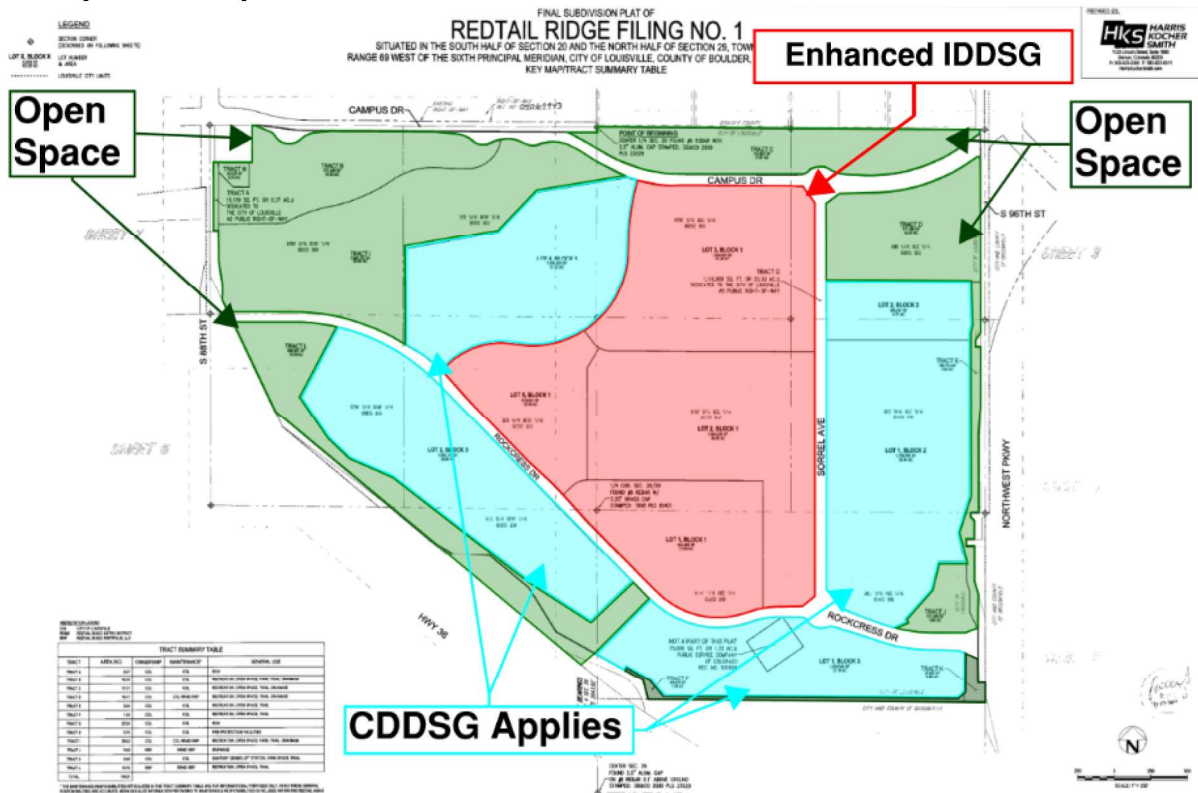
In 2024, City Council approved a Final Plat of the 389-acre property to enable development consistent with the ConocoPhillips Campus GDP approved in 2010. The plat established lots, tracts, rights-of-way, and easements to support future hospital, medical office, light industrial, commercial, and office 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 IDDSG for centrally located parcels within the Redtail Ridge development area, in place of the currently applicable CDDSG. City Council expressed support for a hybrid design approach that would provide additional flexibility while maintaining key design expectations.

On December 11, 2025, the Planning Commission recommended approval of the application with conditions. All conditions have been addressed prior to this City Council hearing and are summarized in the Planning Commission recommendation included at the end of this report.

Development Proposal:



As part of this proposal, the applicant is requesting an amendment to the ConocoPhillips Campus GDP, 1st Amendment to allow the 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 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 or private 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 or private 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 facing a public or private street. 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 Facade that meets 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.

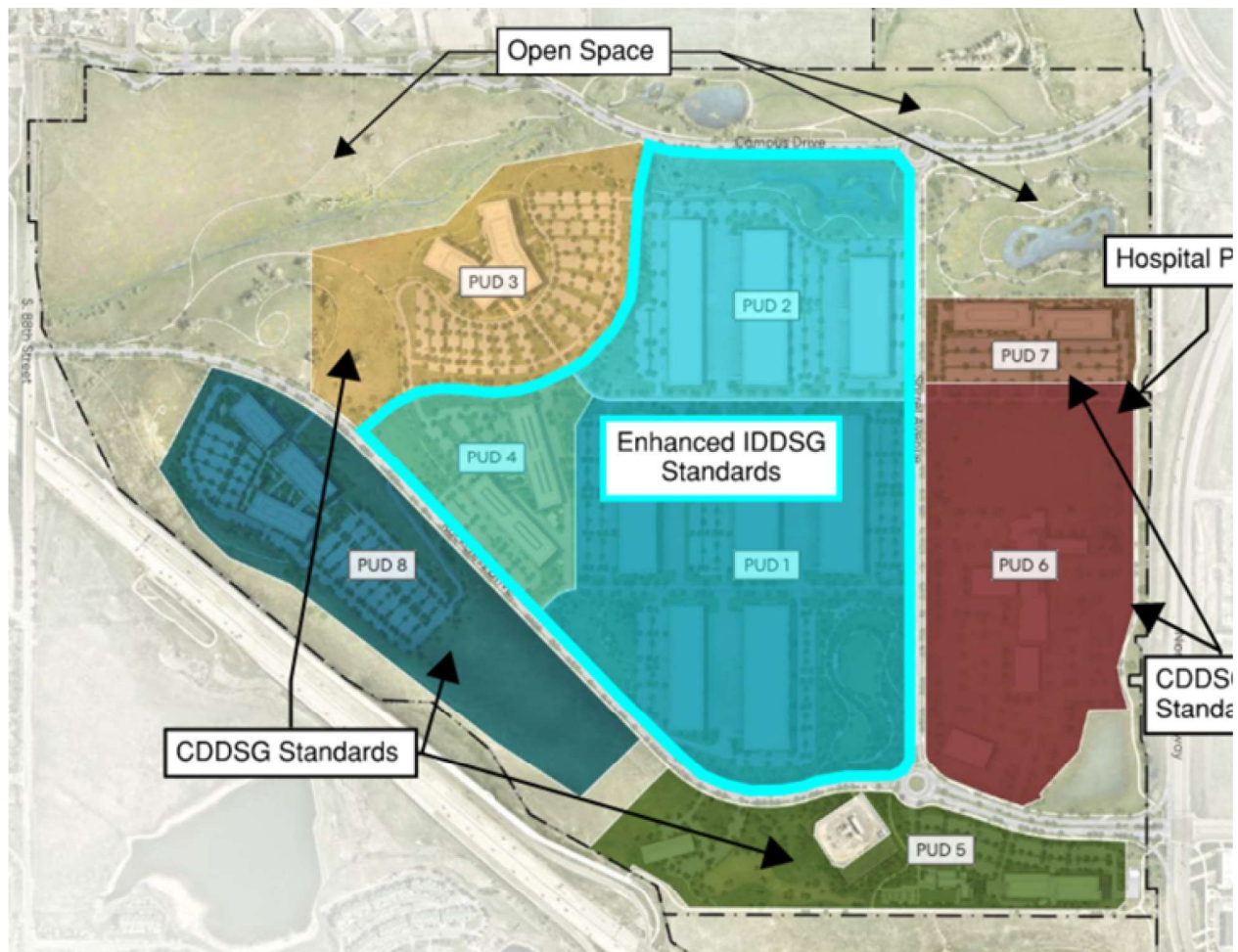
The IDDSG by contrast, apply to industrially zoned districts and include a combination of mandatory design standards and general guidelines. While compliance with the mandatory standards is required, the guidelines offer flexibility to support the functional needs of industrial users. The IDDSG are intentionally 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.



Conceptual Build-Out with Enhanced IDDSG Area Highlighted

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

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.

Council Work Plan:

This item is not on the 2025 City Council Workplan

Fiscal Impact:

Not Applicable

Alternatives:

The following alternatives are available for consideration:

- Approve the ordinance on first reading and schedule a public hearing for second reading.
- Deny the ordinance.

Recommendation:

Planning Commission Recommendation

The Planning Commission held a public hearing on December 11, 2025 to review the proposed GDP amendment and voted unanimously to recommend approval with the following condition:

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

The comments referred to in the condition more specifically included the following:

- Clarify that the amendment applies only to Lots 1, 2, 3, and 5 of Block 1, Redtail Ridge Filing No. 1.
- Specify that the Industrial Development Design Standards and Guidelines (IDDSG) apply only to Lots 1, 2, 3, and 5 of Block 1, Redtail Ridge Filing No. 1.
- Incorporate the enhanced design standards (Attachment 5) into the GDP document, and specify that they apply only to Lots 1, 2, 3, and 5 of Block 1, Redtail Ridge Filing No. 1.

Video of that meeting is available [here](#).

Staff Recommendation

Staff recommend approval of Ordinance No. 1912, Series 2025, recommending to the City Council approval ConocoPhillips Campus General Development Plan, 2nd Amendment First Reading and set the public hearing for February 3, 2026.

Attachments:

1. Ordinance No. 1912, Series 2026
2. Planning Commission Resolution No. 20, Series 2025
3. Application Materials
4. ConocoPhillips Campus General Development Plan, 2nd Amendment (subject document)
5. Enhanced Design Standards
6. ConocoPhillips Campus General Development Plan, 1st Amendment
7. ConocoPhillips Campus General Development Plan
8. 2026 01 06 ConocoPhillips GDP 08
9. Presentation

**ORDINANCE NO. 1912
SERIES 2026**

**AN ORDINANCE APPROVING THE CONOCOPHILLIPS CAMPUS GENERAL
DEVELOPMENT PLAN, 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 ConocoPhillips Campus General Development Plan 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 General Development Plan was approved; and

WHEREAS, in 2025, the City Council approved the ConocoPhillips Campus General Development Plan, Amendment No. 1, for Lot 1, Block 2, Redtail Ridge Filing No. 1 subdivision, identified as the “Hospital Parcel,” which increased the total permitted development area, clarified allowed commercial uses, and established building height and massing standards; and

WHEREAS, the City has received an application to amend the ConocoPhillips Campus General Development Plan, Amendment No. 1, as it pertains to Lots 1, 2, 3, and 5 of Block 1, Redtail Ridge Filing No. 1 subdivision, 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 (“Amendment No. 2”); and

WHEREAS, after a duly noticed public hearing held December 11, 2025, at which evidence and testimony were entered into the record, including the Louisville Planning Commission Staff Report dated December 11, 2025, the Louisville Planning Commission has forwarded a recommendation to the City Council to conditionally 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.

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. 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 20th day of January 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

PUBLIC HEARING AND SECOND READING WILL BE THE 3rd DAY OF FEBRUARY 2026, AT 6:00 P.M. AT LOUISVILLE CITY HALL, 749 MAIN STREET, LOUISVILLE, CO 80027.

PASSED AND ADOPTED ON SECOND AND FINAL READING, this ____ day of _____, 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

APPROVED AS TO FORM:
Kelly PC, City Attorney

Kathleen M. Kelly

**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) _____

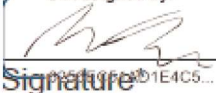
Address: _____

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:


Signature

Marshall Wheel

Print Name

11/20/2025

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 2

WARE MAL COMB
ARCHITECT
PLANNING
ENGINEERING
2003 Broadway, Suite 800
Denver, CO 80202
P: 720.462.1200

GENERAL NOTES:

- UNLESS OTHERWISE NOTED, 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.
- THE CAMPUS SECURITY BOUNDARY WILL NOT EXTEND OUTSIDE THE SITE BOUNDARY.
- TRAFFIC CIRCULATION PATTERNS DEPICTED WITHIN AND ACROSS LOT REPRESENT INTERNAL, PRIVATE DRIVES AND ARE CONCEPTUAL ONLY AND SUBJECT TO MODIFICATION.
- EXISTING FREE STANDING CARES FACILITIES WITHIN LOT 1 SHALL CONSTITUTE A PERMISSIBLE NON-CONFORMING USE.
- PUBLIC LAND DEDICATION OF AT LEAST 10% WILL COMPLY WITH SECTION 16.16.010 OF THE LOUISVILLE MUNICIPAL CODE.
- LOTS 1, 2, 3 AND 5 OF BLOCK 1 OF REDTAL RIDGE PLANS NO.1 SHALL CONFORM TO AND BE CONSISTENT WITH THE LOUISVILLE MUNICIPAL CODE, THE INDUSTRIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES, AND THE ENHANCED STANDARDS CONTAINED HEREIN.

SITE INFORMATION

GROSS DEVELOPABLE AREA (PUD BOUNDARY)	387.719 ACRES (MAXIMUM: 15 F.A.R.) ¹
ZONING:	PLANNED COMMUNITY ZONED DISTRICT (PCDZ) - COMMERCIAL WITH PUD-C OVERLAY
PLANNED ACCESS:	NORTHWEST PARKWAY, CAMPUS DRIVE, SOUTH 88TH 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 SWAP FROM HEALTH PARK 1.

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, DEVELOPMENT, MANUFACTURING, FABRICATION, PROCESSING, OR ASSEMBLY OF SCIENTIFIC OR TECHNICAL PRODUCTS, OR OTHER PRODUCTS	-	1.25 / 1,000 S.F.
BUILDING MOUNTED CARES 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, SERVICE TRUCKS, TRANSPORTATION CENTERS AND SERVICES, WAREHOUSES AND STORAGE FACILITIES	STORAGE OF MATERIALS IN SUPPORT OF THE CAMPUS RESEARCH AND DEVELOPMENT FACILITY. HELIPAD SPECIAL REVIEW USES. HOSPITAL, MEDICAL OFFICE BUILDINGS. TO ALLOW THE EXISTING SANITARY LEFT STATION, POTENTIAL SUBSURFACE GEO EXCHANGE FIELD, SOLAR PANELS, BUILDING MOUNTED WIND POWERED ELECTRICAL GENERATION FACILITIES, AND CENTRAL MECHANICAL, ELECTRICAL, AND PLUMBING FACILITY	1 / 1,000 S.F.
PRIVATE UTILITY USES	-	-
OTHER USES AS ESTABLISHED BY THE CITY COUNCIL, AS LONG AS THEY ARE SPECIFICALLY COMPATIBLE FOR COMMERCIAL AND OFFICE PLANNING AREAS	-	-

YARD AND BULK REQUIREMENTS

- 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 R.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, BLOCK 1 BUILDING HEIGHTS ARE EXPECTED TO RANGE FROM THREE TO FIVE OCCUPABLE STORIES, RANGING IN HEIGHT FROM 50' TO 30'. UNOCCUPIED MECHANICAL SCREENING UP TO 20' TO 25' 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-STOREY STRUCTURES CENTRALLY WITHIN THE SITE. REFER TO THE GRADING FOR PARCEL HEIGHT ZONES.

BUILDING HEIGHT ZONING:

THREE STORY ZONE:
45' 0" MAXIMUM BUILDING HEIGHT
60' 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

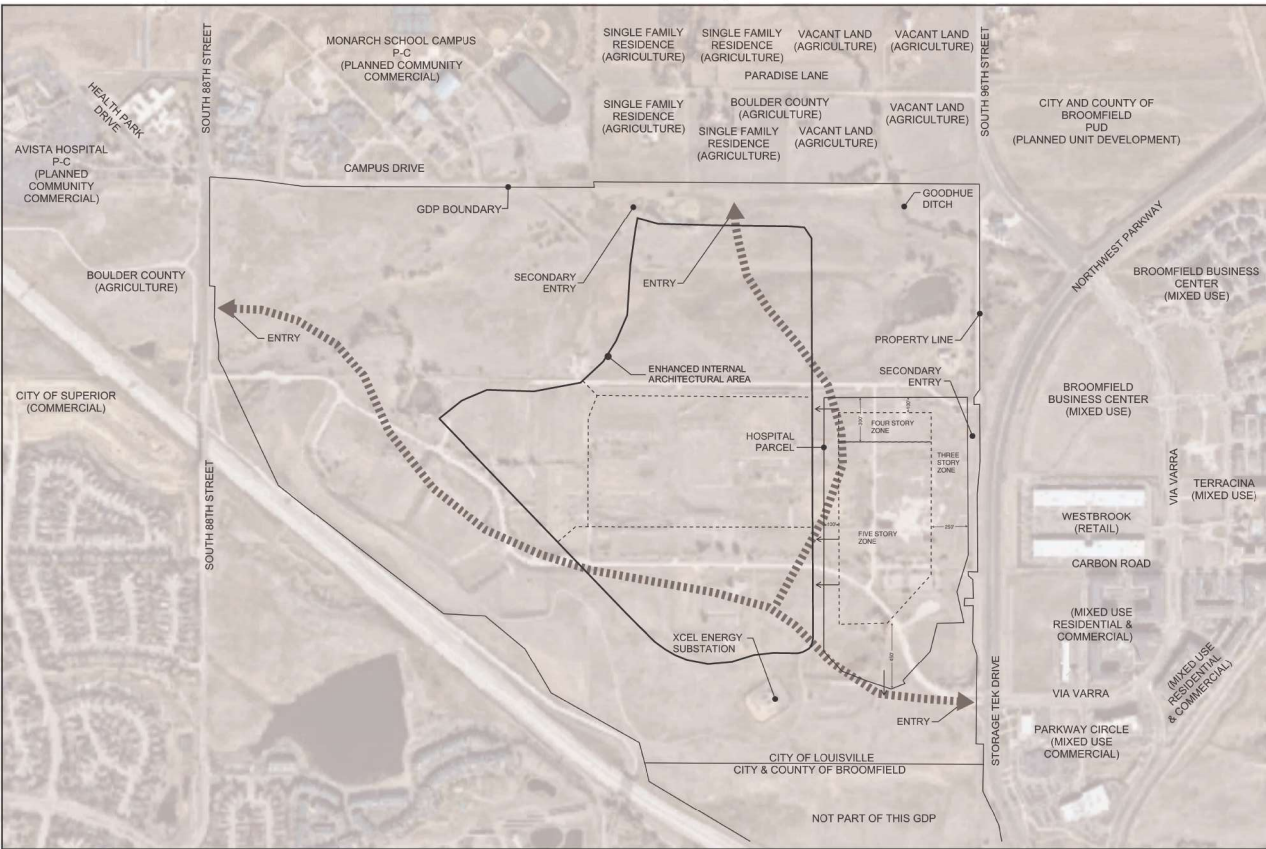
FIVE STORY ZONE:
80' 0" MAXIMUM BUILDING HEIGHT
100' 0" MAXIMUM HEIGHT
100' 0" MECHANICAL PENTHOUSE HEIGHT

700' ACCESS AND ELEVATOR OVERLAP IS EXCLUDED FROM THE BUILDING HEIGHT

BUILDING MASSING DESIGN PARAMETERS:
FOR BUILDING FACILES EXCEEDING 100 FEET IN LENGTH AND MORE THAN 45 FEET IN HEIGHT, A RELIEF IN THE BUILDING MASSING IS REQUIRED TO REDUCE VISUAL MONOTONY AND ENHANCE ARCHITECTURAL INTEREST.
A MAXIMUM HEIGHT 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 VERTICAL ARTICULATION AND DESIGN OF THE FACILE.

THE FOOTPRINT OF EACH FLOOR ABOVE 45 FEET SHALL NOT EXCEED 50% OF THE FOOTPRINT OF THE BUILDING AT OR BELOW 45 FEET.
ANY ROOF INCLUDING (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.
EXCEPT FOR A DEFINING 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 FOOTPRINT VARIATION FROM THE EXISTING PRIMARY FACILE PLANE MUST STILL BE PROVIDED TO ENSURE VISUAL ARTICULATION.

DEFINING ARCHITECTURAL ELEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO:
VERTICAL CIRCULATION TOWERS (E.G., STAIR OR ELEVATOR CORES)
ENTRANCE PAVILIONS OR LOBBIES
ARCHITECTURAL OVERHANGS OR ROOF OVERHANGS
ROOFTOP OR ROOF PLATEAU, FACADE FEATURES
CORNER ELEMENTS OR TURRETS
CORNER VOLUMES OR LIGHT WELLS
DISTINCTIVE ROOF FORMS



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:
PORTERKARE ADVENTIST HEALTH SYSTEM
A COLORADO NONPROFIT CORPORATION

BY: SIGNATURE

TITLE

NOTARY NAME AND SIGNATURE

MY COMMISSION EXPIRES

CONOCOPHILLIPS CAMPUS
2270 SO 88TH STREET
LOUISVILLE, CO

GENERAL DEVELOPMENT PLAN

SHEET NUMBER:

1 OF 2

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 2 OF 2

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.

FOR ELEVATIONS THAT FACE A PUBLIC OR PRIVATE 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 OR PRIVATE 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' 3" 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 OR PRIVATE STREET. 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.

WARE MALCOMB

ARCHITECTURE CIVIL ENGINEERING
PLANNING ENGINEERING
LANDSCAPE ARCHITECTURE

3015 Broadway, Suite 402
Denver, CO 80202
P: 720.462.1200

SCALE: REDUCED DATE:

GDP AMENDMENT 05/07/2025

CONOCOPHILLIPS CAMPUS
2270 SO 88TH STREET
LOUISVILLE, CO

GENERAL
DEVELOPMENT
PLAN

DESIGNED: TMM

CHECK: LMS

DRAWN: JPL

SHEET NUMBER:

2 OF 2

ConocoPhillips Campus GDP, 2nd Amendment – Design Standards

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 or private 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 or private 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.

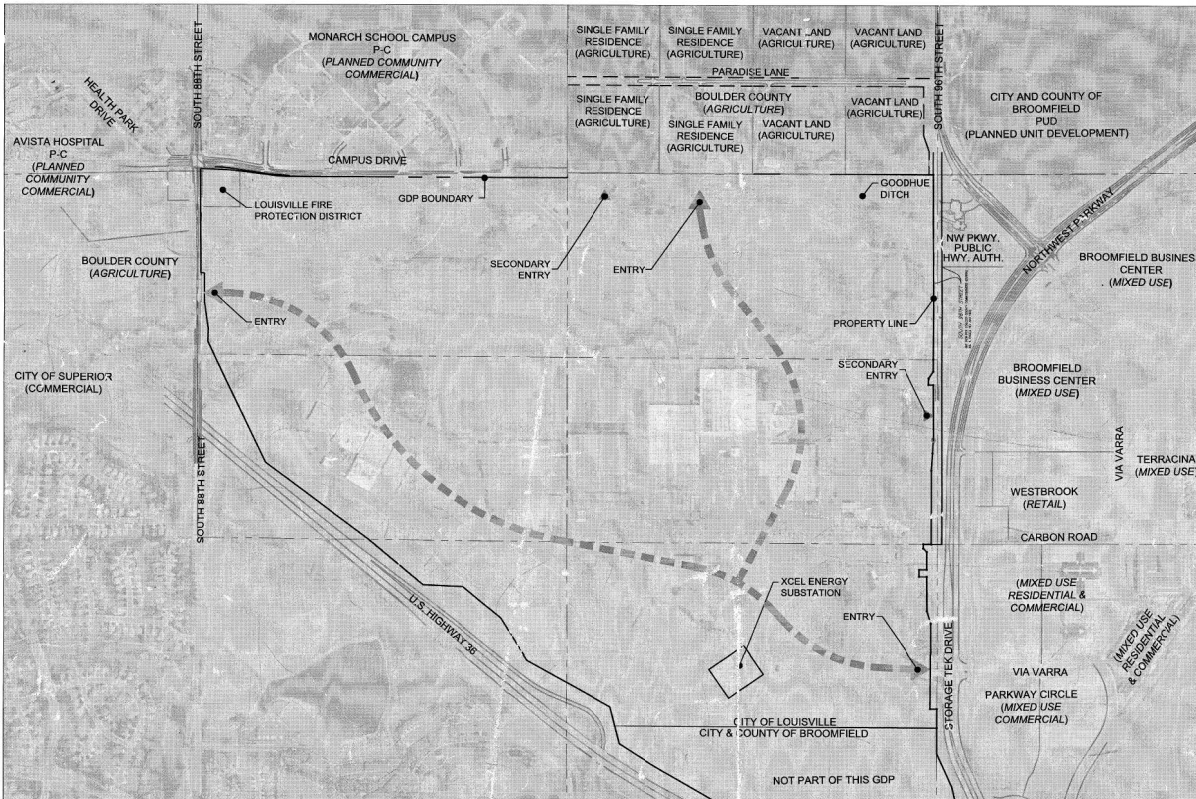
Material or Texture Variation

- At least two primary materials and one accent material shall be incorporated on façades visible from a public or private street. 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.

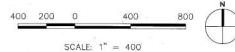
CONOCOPHILLIPS CAMPUS

GENERAL DEVELOPMENT PLAN

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



GENERAL DEVELOPMENT PLAN



CERTIFICATIONS/SIGNATURE BLOCKS

CITY COUNCIL CERTIFICATION:

APPROVED THIS 14 DAY OF FEBRUARY, 2011, BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

ORDINANCE NO. 1549, SERIES 2210

MAYOR SIGNATURE: *Steve Carter*

CITY CLERK SIGNATURE: *Christa Carter*



PLANNING COMMISSION CERTIFICATION

APPROVED THIS 15 DAY OF FEBRUARY, 2011, BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. 9, SERIES 2210

CLERK AND RECORDER CERTIFICATE - COUNTY OF BOULDER, STATE OF COLORADO:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:00 P.M. ON THIS 15 DAY OF FEBRUARY, 2011, AND IS RECORDED IN PLAN FILE NO. 11, PAGE 11, AND IS RECORDED IN PLAN FILE NO. 11, PAGE 11.

FILE NO. 11, PAGE 11

RECESSION: 3060711

CLERK AND RECORDER: *Christa Carter*

LOUISVILLE FIRE PROTECTION DISTRICT SIGNATURE BLOCK:

WITNESS OUR HANDS AND SEALS THIS 15 DAY OF FEBRUARY, 2011.

BY: *John H. Salas*

BY: *Mark R. Headley*

BY: *Carolyn Radwin*

BY: *Carolyn Radwin*

BY: *Carolyn Radwin*

BY: *Carolyn Radwin*

OWNERSHIP SIGNATURE BLOCK:

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

THIS 15 DAY OF MAY, 2011.

OWNER: CONOCOPHILLIPS COMPANY

A COLORADO CORPORATION

BY: *Mark R. Headley*

BY: *Carolyn Radwin*

BY: *Carolyn Radwin*

BY: *Carolyn Radwin*

BY: *Carolyn Radwin*

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 OF THE SITE BOUNDARY.
3. TRAFFIC CIRCULATION PATTERNS DEPICTED WITHIN AND ACROSS LOT A REPRESENT INTERNAL PRIVATE DRIVES AND ARE CONCEPTUAL ONLY AND SUBJECT TO MODIFICATION.
4. EXISTING FREE STANDING CMRS FACILITIES WITHIN LOT A SHALL CONSTITUTE A PERMISSIBLE NON-CONFORMING USE.
5. PUBLIC LAND DEDICATION OF AT LEAST 12% WILL COMPLY WITH SECTION 18.16.060.B OF THE LOUISVILLE MUNICIPAL CODE.

SITE INFORMATION

GROSS DEVELOPABLE ARE A (PUD BOUNDARY):	391.719 ACRES (MAXIMUM 5.18 F.A.R.)
PROPOSED DEVELOPABLE ARE A (PUD BOUNDARY):	391.719 ACRES (MAXIMUM 5.18 F.A.R.)
ZONING:	PLANNED COMMUNITY ZONED DISTRICT (PCDZ) - COMMERCIAL WITH PUD-C OVERLAY
PLANNED ACCESS:	NORTHWEST PARKWAY, CAMPUS DRIVE, SOUTH 88TH STREET

PERMITTED USES

PERMITTED USE	COMMENTS / REMARKS	PARKING REQUIREMENTS
PROFESSIONAL, BUSINESS AND ADMINISTRATIVE OFFICES	-	1/1,000 S.F.
EDUCATIONAL AND TRAINING FACILITIES	MEETING ROOMS AND SOCIAL SPACE FOR EMPLOYEES AND VISITORS	1.5/1,000 S.F.
PRIVATE SHORT TERM LODGING FOR CONOCOPHILLIPS EMPLOYEES AND GUESTS	OVERNIGHT ACCOMMODATIONS FOR EMPLOYEES/VISITORS	3.5 / 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 CHILD CARE CENTER	PRIVATE CHILD CARE FOR EMPLOYEES	1.5 SPACES PER TEACHER PLUS ONE SPACE PER ADMINISTRATIVE EMPLOYEE
RESEARCH OFFICE AND CORPORATE USES AND FACILITIES FOR THE RESEARCH, DEVELOPMENT, MANUFACTURING, FABRICATION, PROCESSING, OR ASSEMBLY OF MECHANICAL OR ELECTRICAL PRODUCTS, OR OTHER PRODUCTS	-	1.25 / 1,000 S.F.
BUILDING MOUNTED CMRS 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 CONTRACTOR EQUIPMENT YARDS, TRANSPORTATION CENTERS AND SERVICES, WAREHOUSES, AND STORAGE FACILITIES	STORAGE OF MATERIALS IN SUPPORT OF THE CAMPUS RESEARCH AND DEVELOPMENT FACILITY, HELPAD (SPECIAL REVIEW USE)	1/1,000 S.F.
PRIVATE UTILITY USES	TO ALLOW THE EXISTING SANITARY LIFT STATION, POTENTIAL SURFACE EXCHANGING FIELD, 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. MAXIMUM BUILDING HEIGHTS PROPOSED ON THE PUD DEVELOPMENT PLAN EXCEED LIMITATIONS SET FORTH IN THE COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES (CGSD). BUILDING HEIGHTS ARE SUBJECT TO VARIATION FROM 10' TO 15' IN SOME AREAS, TO BE OR BY IN OTHER AREAS. PROPOSED MAXIMUM BUILDING HEIGHTS IN EXCESS OF CGSD REQUIREMENTS REQUIRE CITY COUNCIL APPROVAL, EITHER BY SEPARATE VESTING AGREEMENT OR THROUGH THE PUD DEVELOPMENT PLAN REVIEW PROCESS, AND ARE NOT APPROVED BY THE GDP.

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

STREET R.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 S.Q. FEET)

STREET R.O.W. LINE:

ARTERIAL STREET: 50 FT.

COLLECTOR STREET: 40 FT.

INTERNAL/PRIVATE DRIVE: 10 FT.

MINIMUM PARKING SETBACKS (FROM ALL FRONTIER PROPERTY LINES OR RIGHTS-OF-WAYS)

PROPERTY LINES ADJACENT TO U.S. 36:

ARTERIAL STREET R.O.W.: 40 FT.

COLLECTOR STREET R.O.W.: 20 FT.

INTERNAL/COMMON PROPERTY BOUNDARY: 10 FT.



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DENVER, CO 80202 USA
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F: +1 303 832 1713

PLANNER / LANDSCAPE ARCHITECT

CIVIL ENGINEER

CONSULTANTS OF COLORADO, INC.

CIVIL ENGINEERING LANDSCAPE ARCHITECTURE

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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 2009 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 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 DEPicted WITHIN AND ACROSS LOT 1 REPRESENT INTERNAL PRIVATE DRIVES AND ARE CONCEPTUAL ONLY AND SUBJECT TO MODIFICATION.
4. EXISTING FREE STANDING JAMES FACILITIES WITHIN LOT 1 SHALL CONSTITUTE A PERMISSIBLE NON-CONFORMING USE.
5. PUBLIC LAND DEDICATION OF AT LEAST 12% WILL COMPLY WITH SECTION 15.16.090.B OF THE LOUISVILLE MUNICIPAL CODE.

SITE INFORMATION

GROSS DEVELOPABLE AREA (PUD BOUNDARY)	391.719 ACRES (MINIMUM 0.15 F.A.R.) ¹
ZONING:	PLANNED COMMUNITY ZONED DISTRICT (PCDZ) - COMMERCIAL WITH PUD-COVERLAY
PLANNED ACCESS:	NORTHWEST PARKWAY, CAMPUS DRIVE, SOUTH 88TH 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 SWAP FROM HEALTH PARK 1.

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 FOR ADMINISTRATIVE EMPLOYEE
RESEARCH/OFFICE AND CORPORATE USES AND FACILITIES FOR THE RESEARCH, DEVELOPMENT, MANUFACTURING, FABRICATION PROCESSING, OR ASSEMBLY OF SCIENTIFIC OR TECHNICAL PRODUCTS, OR OTHER PRODUCTS	-	1.25 / 1,000 S.F.
BUILDING MOUNTED CAMS 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 SHOWROOMS, TRANSPORTATION CENTERS AND SERVICES, WAREHOUSES AND STORAGE FACILITIES	STORAGE OF MATERIALS IN SUPPORT OF THE CAMPUS RESEARCH AND DEVELOPMENT FACILITY. (SEE SPECIAL REVIEW USES, 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 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 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 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	40 FT.
COLLECTOR STREET	30 FT.
INTERNAL PRIVATE DRIVE	10 FT.

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

PROPERTY LINES 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 150 FEET. UNOCCUPIED MECHANICAL, ELEVATORS 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 NEAR PROPERTY BOUNDARIES CONCENTRATING THE 4-5 STORY STRUCTURES CENTRALLY WITHIN THE SITE. REFER TO THE DRAWING FOR PARCEL HEIGHT ZONES.

BUILDING HEIGHT ZONING:

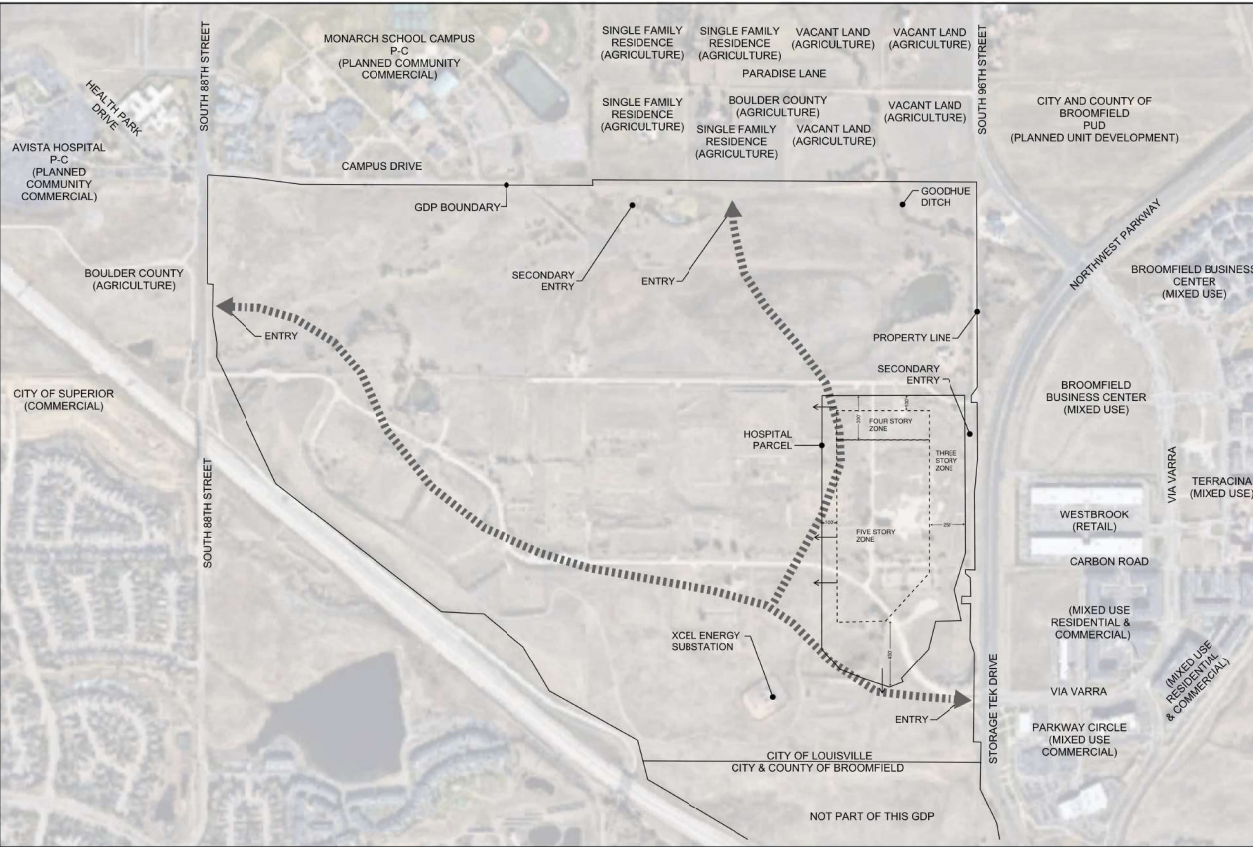
THREE STORY ZONE:
45' MAXIMUM BUILDING HEIGHT
50' MAXIMUM HEIGHT
60' MAXIMUM HEIGHT
80' MAXIMUM HEIGHT

FOUR STORY ZONE:
60' MAXIMUM BUILDING HEIGHT
65' MAXIMUM HEIGHT
80' MAXIMUM HEIGHT
100' MAXIMUM HEIGHT

FIVE STORY ZONE:
80' MAXIMUM BUILDING HEIGHT
85' MAXIMUM HEIGHT
100' MAXIMUM HEIGHT
120' MAXIMUM HEIGHT

100' ACCESS AND ELEVATOR OVERHANG IS EXCLUDED FROM THE BUILDING HEIGHT

BUILDING MASSING DESIGN PARAMETERS:
FOR BUILDING FACILITIES EXCEEDING 90 FEET IN LENGTH AND MORE THAN 45 FEET IN HEIGHT, A RELIEF IN THE BUILDING MASSING IS REQUIRED TO REDUCE VISUAL MONOTONY AND ENHANCE ARCHITECTURAL INTEREST.
A MAXIMUM HEIGHT 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. PROJECTED IT CONTRIBUTES TO THE VISUAL ARTICULATION AND DESIGN OF THE FACADE.
THE FOOTPRINT OF EACH STORY ABOVE 45 FEET SHALL NOT EXCEED 50% OF THE FOOTPRINT OF THE BUILDING AT OR BELOW 45 FEET.
ANY ROOF TOP ENCLOSURES (E.G., MECHANICAL, PENTHOUSE) MUST BE SET BACK A MINIMUM OF 15 FEET FROM THE EDGE OF THE BUILDING MASS, UNLESS IT IS ARCHITECTURALLY INTEGRATED WITH THE BUILDING MASS.
EXCEPTION: A DEFINING ARCHITECTURAL ELEMENT OR DISTINCT BUILDING FORM WITH A TOTAL WIDTH OF LESS THAN 16 FEET IS EXEMPT FROM THE ABOVE SETBACK AND RELIEF REQUIREMENTS. A MINIMUM 200' SETBACK FROM THE ADJACENT PRIMARY FACED PLANE MUST STILL BE PROVIDED TO ENSURE VISUAL ARTICULATION.
DURING ARCHITECTURAL ELEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO:
VERTICAL CIRCULATION TOWERS (E.G., STAIR OR ELEVATOR CORES)
SANITARY PAVILION OR LOBBIES
ARCHITECTURAL VENTILATORS OR ROOF OVERHANGS
ROOF TOP OR ROOF PAVILION FACADE FEATURES
CORNER ELEMENTS OR TURRETS
ATTACHMENT OR LIGHT WELLS
DISTINCTIVE ROOF FORMS



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, WITHNESS OUR HANDS AND SEALS
THIS DAY OF _____, 20____

OWNER:
PORTERADVENTIST HEALTH SYSTEM
A COLORADO NONPROFIT CORPORATION

BY: SIGNATURE _____ TITLE _____

NOTARY NAME AND SIGNATURE

MY COMMISSION EXPIRES _____

SMITHGROUP

1675 LOGAN ST.
SUITE 500
DENVER, COLORADO 80202
303.852.3272
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
PLN: TEAM
SHEET NUMBER:

1 OF 1

City Council

January 20, 2026

First reading and set public hearing for February 3, 2026

ConocoPhillips Campus General Development Plan, 2nd Amendment

Approval of Ordinance No. 20, Series 2026, approving the ConocoPhillips Campus General Development Plan, 2nd Amendment to allow the application of enhanced Industrial Development Design Standards and Guidelines on Lots 1, 2, 3, and 5 of Block 1, Redtail Ridge Filing No. 1.

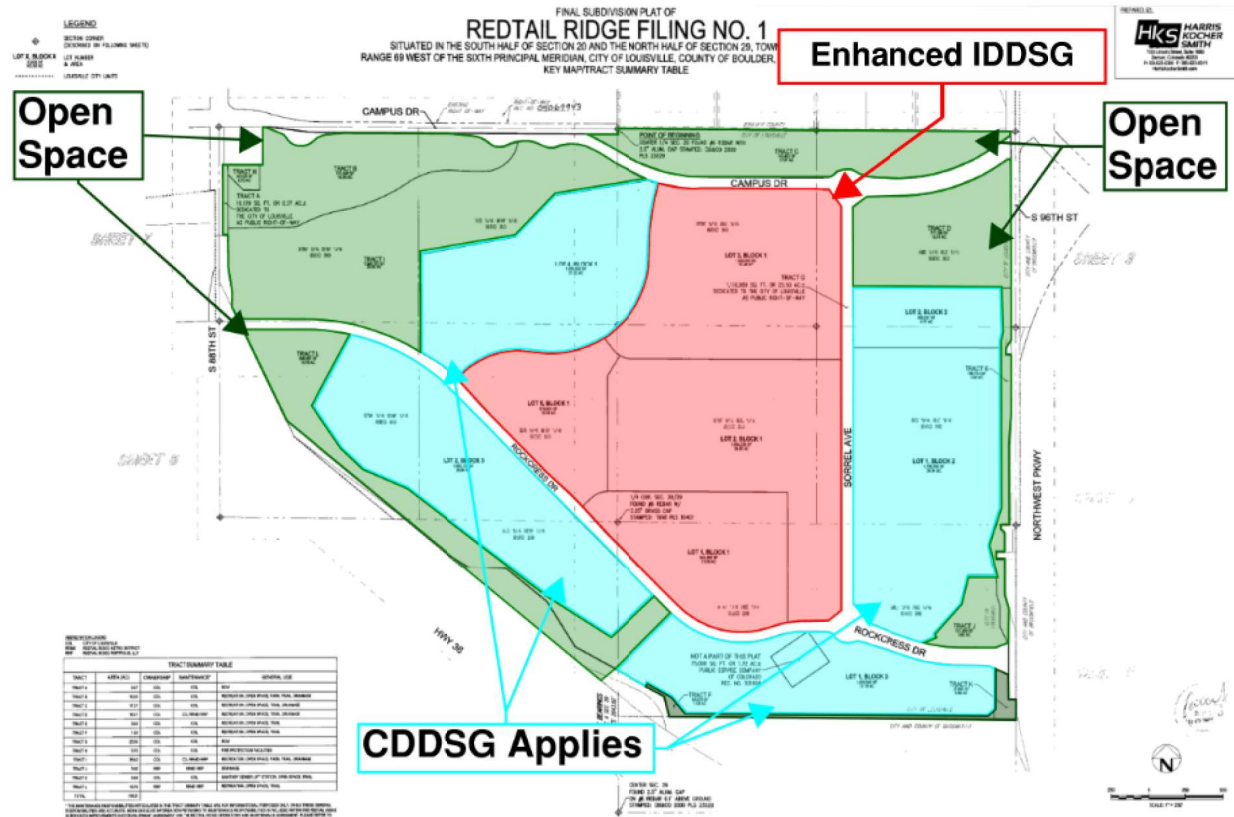
Presented by Matt Post, Senior Planner

Summary: ConocoPhillips GDP, 2nd Amendment

- Applicant requests approval of the ConocoPhillips Campus General Development Plan (GDP) 2nd Amendment to:
 - Allow the application of the Industrial Development Design Standards and Guidelines (IDDSG) in place of the Commercial Development Design Standards and Guidelines (CDDSG)
 - Adopt enhanced architectural design standards to create a hybrid commercial–industrial design on the affected parcels.

Summary: ConocoPhillips GDP, 2nd Amendment

- Existing zoning is Planned Community – Commercial (PCZD-C)
- Currently subject to the ConocoPhillips General Development Plan, 1st Amendment.
- The affected area includes 4 parcels at 111.5 acres in size
- Perimeter parcels, including the parcel owned by PorterCare Adventist Health, will remain subject to commercial design standards

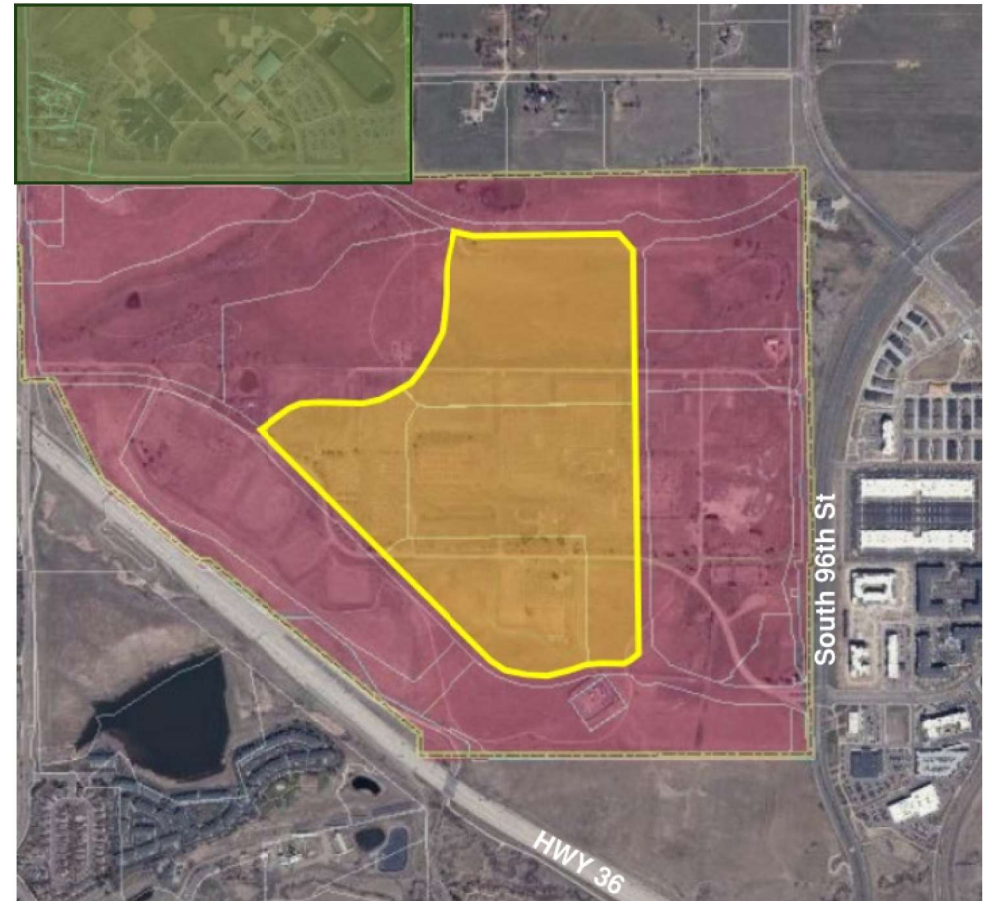


Background: ConocoPhillips GDP, 2nd Amendment

- **1978:** StorageTek campus annexed; 1.6M sq ft built.
- **2008:** ConocoPhillips acquires site, demolishes campus, annexes 80 more acres; requests PCZD-C zoning.
- **2010:** City approves GDP, Zoning Agreement, Preliminary Plat & PUD.
 - 2.5M sq ft development cap
 - 12% minimum public land dedication
 - CDDSG required for all development
- **2021:** Redtail Ridge GDP approved; overturned by referendum in April 2022.
- **2024:** Final Plat approved consistent with the 2010 GDP.
- **2025:** 1st GDP Amendment approved for the AdventHealth hospital campus.
- **2025:** Concept Plan presented to the City Council to consider IDDSG

Background: ConocoPhillips GDP, 2nd Amendment

- **October 2025:** Applicant presented a Concept Plan application to the City Council to consider applying IDDSG to interior Redtail Ridge parcels in place of CDDSG.
- Supported a hybrid design approach offering added flexibility while preserving key design expectations.



Proposal: ConocoPhillips GDP, 2nd Amendment

- Perimeter parcels and the AdventHealth hospital site remain under CDDSG, ensuring the project's public-facing edges continue to reflect commercial design expectations.
- The GDP permits light industrial and research uses, including R&D, fabrication, warehousing, and technical manufacturing, uses that are not well aligned with commercial-oriented design standards.
- Applying IDDSG, supplemented with enhanced architectural standards, provides the flexibility needed for these user types while elevating design quality beyond typical industrial development.
- This hybrid approach supports operational needs, improves internal campus cohesion, and maintains compatibility with the broader Redtail Ridge vision
- The amendment applies only to interior parcels (Lots 1, 2, 3, and 5, Block 1) within Redtail Ridge.

Proposal: ConocoPhillips GDP, 2nd Amendment

- Transparency requirements ensure buildings present active, visually open frontage:
 - At least 50% transparency between 2–10 feet on street-facing elevations.
 - For buildings over 18 feet tall, an additional 18% transparency between 12–30 feet to emulate a second-floor expression.
- Enhanced entrance features strengthen building identity and pedestrian orientation:
 - Entrances must be oriented toward public or private streets.
 - Corner entries must wrap a minimum of 15 feet; short-side street frontages require added height, glazing, and a projecting architectural feature.
 - Larger façades require multiple entry features, each incorporating an accent material that differentiates the entry from the main façade.
- Material and texture standards introduce visual interest and architectural variety:
 - Street-facing façades must include at least two primary materials and one accent material.
 - No single material or color may occupy more than 75% of a façade.
 - Accent materials are used to emphasize entries, corners, and architectural divisions



Analysis: ConocoPhillips GDP, 2nd Amendment

- Planned Community Zone District (PCZD) Context:
 - Subject property will remain within the PCZD regardless of GDP amendment.
 - Amendments follow the same process and requirements as the original GDP approval
- Purpose of the PCZD (LMC Sec. 17.72.010)
 - Encourage, preserve, and improve the health, safety, and general welfare of the community through contemporary land planning principles and coordinated community design.
 - Recognize the economic and cultural advantages of an integrated, planned community development that provides areas for various housing types, retail, service activities, recreation, schools, public facilities, and other land uses.

Analysis: ConocoPhillips GDP, 2nd Amendment

- The 2010 GDP allows light industrial and research uses, making IDDSG a more appropriate design framework than commercial standards.
- Enhanced standards incorporated into the GDP elevate architectural quality while supporting the functional needs of R&D, fabrication, warehousing, and similar uses.
- The amendment applies only to centrally located parcels; perimeter parcels remain under CDDSG, preserving commercial character along major roadways.
- This internal application maintains compatibility with surrounding development and aligns with the intent and applicability provisions of LMC Sec. 17.72.010 and 17.72.030.

Recommendation: North Louisville GDP Amendment

The Planning Commission recommended approval with conditions on
December 11, 2025

Staff recommend approval of Ordinance No. 20, Series 2026, approving the ConocoPhillips Campus General Development Plan, 2nd Amendment to allow the application of enhanced Industrial Development Design Standards and Guidelines on Lots 1, 2, 3, and 5 of Block 1, Redtail Ridge Filing No. 1.

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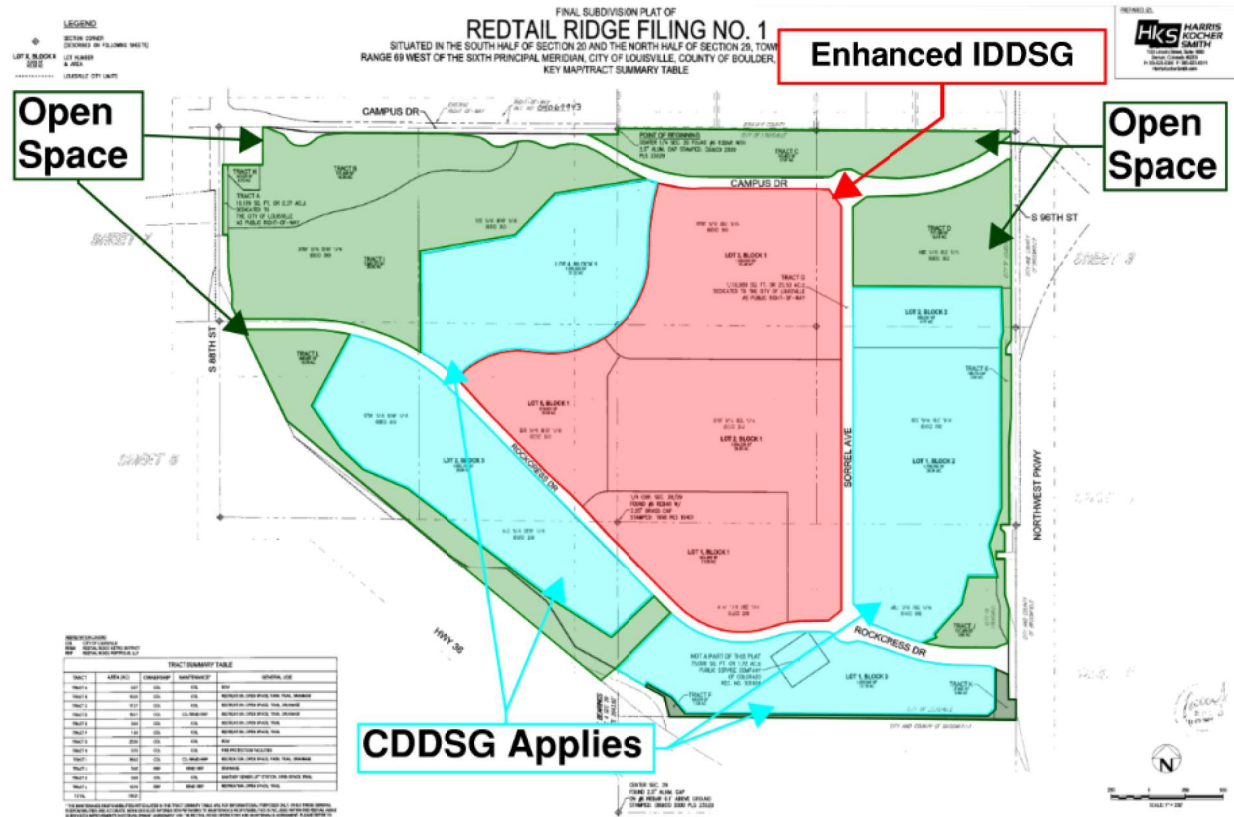
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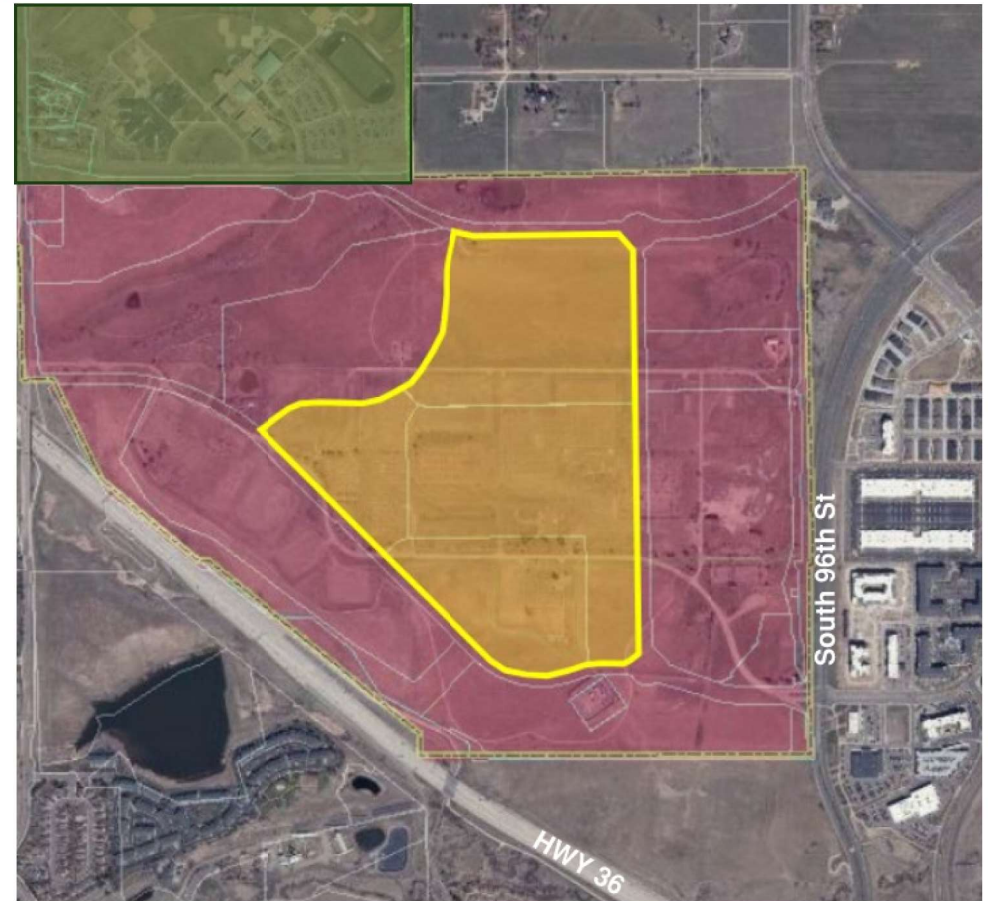


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