

**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"), subject to the following condition:

The following language shall be added to General Note No. 6 of Amendment No. 2: Unless otherwise waived or modified by the City Council through the PUD Development Plan process.

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, ~~Interim~~ 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, ~~Interim~~ City Clerk

APPROVED AS TO FORM:

Kelly PC, City Attorney

Kathleen M. Kelly

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF BOULDER

I, Genny Kline, City Clerk for Louisville, Colorado, do solemnly swear and affirm that
on February 5, 2026, I published in full a true and correct copy of:

Ordinance No. 1912 Series 2026, 2nd Reading

on the City of Louisville's website:

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

Witness my hand and seal this 5th day of February 2026.

G. Kline

Genny Kline
City Clerk



AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF BOULDER

I, Genny Kline, City Clerk for Louisville, Colorado, do solemnly swear and affirm that
on January 21, 2026, I published in full a true and correct copy of:

Ordinance No. 1912, Series 2026 – 1st Reading

on the City of Louisville's website:

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

Witness my hand and seal this 21st day of January 2026.

G. Kline

Genny Kline
City Clerk

