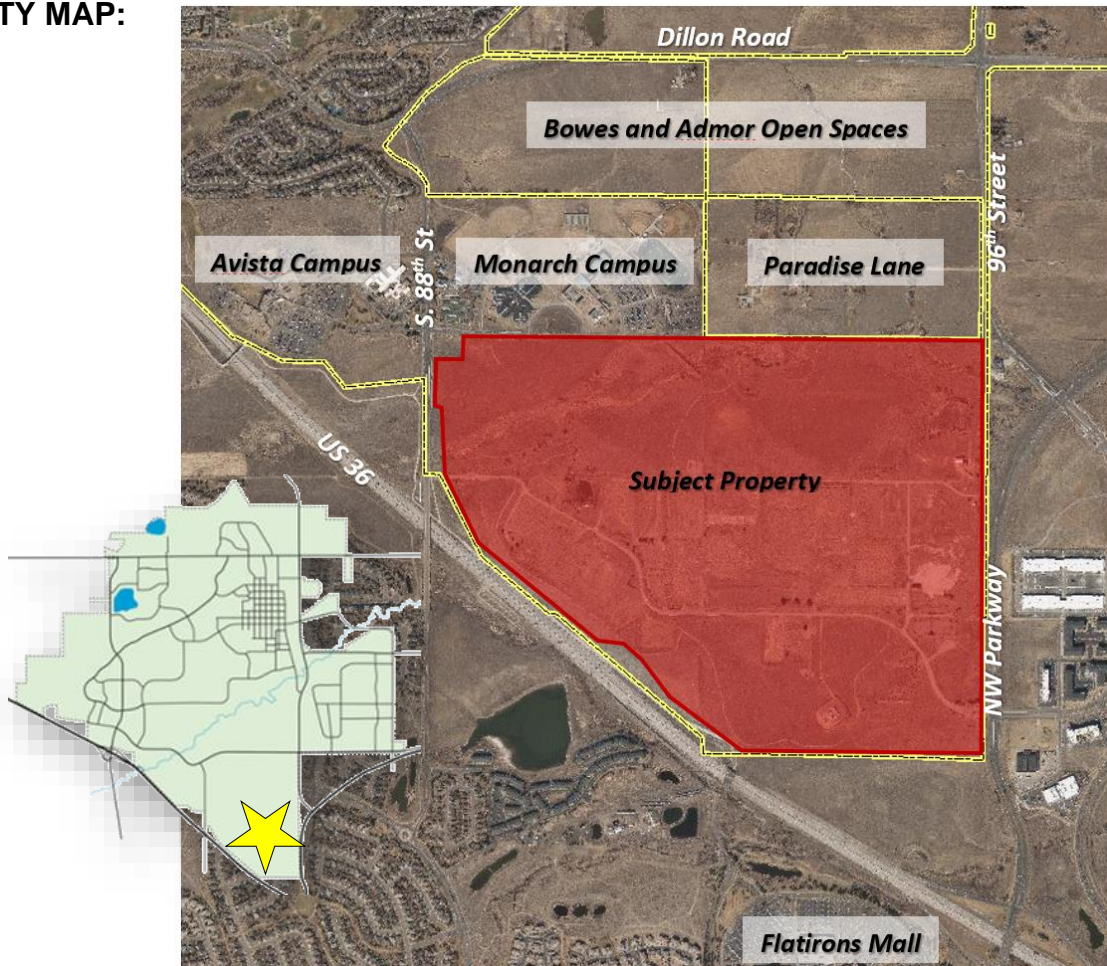


SUBJECT: ORDINANCE 1811, SERIES 2021 - AN ORDINANCE APPROVING THE FIRST AMENDMENT TO CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT PLAN (REDTAIL RIDGE MASTER PLAN) – 2ND READING, PUBLIC HEARING (advertised Daily Camera 7/18/21) *continued from 7/27/21, 8/3/21, 8/17/2021, and 8/31/2021* **SUPPLEMENTAL INFORMATION**

DATE: SEPTEMBER 21, 2021

PRESENTED BY: ROB ZUCCARO, AICP, PLANNING AND BUILDING SAFETY DIRECTOR

VICINITY MAP:



SUBJECT: ORDINANCE NO. 1811, SERIES 2021, REDTAIL RIDGE GDP

DATE: SEPTEMBER 21, 2021

PAGE 2 OF 2

SUMMARY:

Attached is a revised Ordinance No. 1811, Series 2021 for consideration that incorporates conditions resulting from Council's discussion and direction at the August 31, 2021 meeting. The conditions include some staff edits to direct specific amendments to the GDP documents or to add clarification but are intended to meet the general intent of the original conditions discussed by Council. An exception of note is Condition No. 13, which addresses Council's direction for the developer to fund a proportional share of the cost for off-site transportation improvements. Staff's recommended condition is that the cost of all near-term transportation improvements, including on-site and off-site improvements identified in the traffic study, be the responsibility of the developer without a cost share. The reason for staff's recommendation is that the near-term improvements are fully necessitated by the impact of this development and needed to ensure adequate levels of service resulting from the development. The City's long-range plans do not include any of the noted improvements and the City would likely not invest in any of the near-term roadway expansions without the demand created from this development.

If Council desires to conditionally approve the request, Council may adopt the Ordinance as drafted or with further edits to the conditions.

The following are direct links to the staff memos from the previous three meetings:

- Link to [July 27, 2021 City Council Packet](#)
- Link to [August 3, 2021 City Council Packet](#)
- Link to [August 17, 2021 City Council Packet](#)
- Link to [August 31, 2021 City Council Packet](#)

In addition, packet addendums for these meeting dates can be accessed from this [LINK](#).

ATTACHMENTS:

1. Revised Ordinance No. 1811, Series 2021

ORDINANCE NO. 1811
SERIES 2021

**AN ORDINANCE APPROVING THE FIRST AMENDMENT TO CONOCOPHILLIPS
CAMPUS GENERAL DEVELOPMENT PLAN (REDTAIL RIDGE MASTER PLAN)**

WHEREAS, on April 6, 2010, by Ordinance 1569, Series 2010 (Reception No. 03284515), the City rezoned the property known as the ConocoPhillips Campus property to Planned Community Zone District – Commercial (PCZD-C), approved the ConocoPhillips Campus General Development Plan (Reception No. 3088779) and on April 20, 2010 executed the ConocoPhillips Colorado Campus General Development Plan Planned Community Zone District Zoning Agreement (Reception No. 03284516); and

WHEREAS, the applicant and property owner, Brue Baukol Capital Partners, has submitted to the City a proposal for amendments to the ConocoPhillips Campus General Development Plan (GDP) and ConocoPhillips Colorado Campus General Development Plan Planned Community Zone District Zoning Agreement; and

WHEREAS, the proposed 1st Amendment to the ConocoPhillips Campus General Development Plan (Redtail Ridge Master Plan) includes changes to the development plan related to parcel layout, design requirements, the transportation network, public land dedications, and a mixed commercial and office development with up to 3,000,000 gross square feet of building area; and

WHEREAS, the Planning Commission held a public hearing concerning the request on May 13, 2021, May 20, 2021, and June 10, 2021, where evidence and testimony were entered into the record, and after consideration of the evidence and testimony presented and based on the criteria for amending a general development plan in Chapter 17.72 of the Louisville Municipal Code, the Planning Commission approved Resolution No. 6, Series 2021 recommending to the City Council conditional approval of the proposed 1st Amendment to the ConocoPhillips Campus General Development (Redtail Ridge Master Plan); and

WHEREAS, the City Council has held a public hearing on July 27, 2021, August 3, 2021, August 17, 2021 and August 31, 2021 for the proposed GDP amendment and has provided notice of the public hearing as provided by law; and

WHEREAS, no protests were received by the City pursuant to C.R.S. §31-23-305.

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

Section 1. The City Council of the City of Louisville hereby approves the 1st Amendment to the ConocoPhillips Campus General Development (Redtail Ridge Master Plan) with the following conditions:

1. The applicant shall amend the Development Acreage Table on the GDP to reflect an additional 11.6 acres of Open Space in Parcel C and 8.4 acres of Open Space in

- Parcel A in the locations shown in the applicant presentation included in the August 31, 2021 City Council meeting packet, and add a footnote to the Development Acreage table stating that an additional 9.3 acres of open space adjacent to other Open Space dedication area shall be provided, for a total of 93 acres of gross public land dedication area to be finalized with the first final subdivision plat for the development.
2. The applicant shall amend the Development Program table on the GDP to reflect Developable Area consistent with the adjustments to the final Open Space public dedication requirements and reflect a Total Allowable Development (GSF) of 3,000,000 sq. ft.
 3. The applicant shall amend the Permitted Uses table on the GDP to remove Gasoline Service Stations from the use list.
 4. The applicant shall apply for rezoning to the Open Space zone district for the areas designated as Open Space on the GDP and first final subdivision plat. Such rezoning application shall be made concurrent with the first final subdivision plat for the development.
 5. The applicant shall remove the areas noted as Common Open Space on the GDP, add a boundary line on the GDP in general alignment with Disc Drive between the western and eastern boundaries of the GDP labeled as *Former Disc Drive Alignment*, and replace Development Program note No. 2 on the GDP with the following:
If clustering is to occur in consideration of additional building height, preference is for development to cluster south of the former Disc Drive alignment. The City Council may approve building heights above three stories that result from clustering in consideration of preservation of additional undeveloped land adjacent to areas of publically dedicated open space. Any such undeveloped land shall include a deed restriction or similar agreement approved by the City to ensure the undeveloped land is maintained in in a natural state in perpetuity. The City Council, in its sole and absolute discretion, may approve limited improvements within the undeveloped areas through the PUD review process, such as detention and water quality ponds, trails, signage, trash and recycling receptacles, benches and split rail wood fencing limited to four feet in height.
 6. The applicant shall delete Section 3.3 of the Amended and Restated Planned Community Zone District Zoning Agreement, Redtail Ridge Master Plan, concerning Building Height and renumber subsequent sections of the agreement accordingly.
 7. The applicant shall revise the Sustainability Commitment Plan to note that all commercial development above 10,000 sq. ft. shall meet the LEED Silver rating.
 8. The applicant shall revise the Sustainability Commitment Plan to include a Commitment to provide 3 megawatts of solar capacity on site at a minimum rate of one watt of solar PV for every one square foot of gross building area.
 9. The applicant shall revise the Sustainability Commitment Plan to include a Commitment that all building types include all-electric HVAC and domestic water heating systems, with exceptions for use of natural gas to provide back-up emergency electrical generation power and for manufacturing and industrial processing when best available technology does not provide practical or feasible electric appliance options.

10. The applicant shall add a note to the GDP stating that future development shall provide Level 3 Direct Current (DC) Fast Vehicle Charging stations to meet demand of anticipated occupants.
11. The applicant shall add a note to the GDP stating that all construction traffic must enter and exit from intersections with Northwest Parkway.
12. The applicant shall add a note to the GDP stating that at the time of PUD an applicant may request a density bonus of up to 10% for development within any lot if the City Council determines that the proposed development qualifies as a Net Zero facility without the use of purchased renewable energy credits (RECs) and the additional density does not result in undesirable impacts that cannot be mitigated through the development plan.
13. The applicant shall add a note to the GDP stating that the subdivision improvement agreement for the first final plat for the development shall specify that the applicant is responsible for the cost of construction of all transportation improvements associated with the project described in the March 23, 2021 Redtail Ridge Traffic and Mobility Study, except that a proportional share of cost shall be provided for the widening of S. 96th Street that starts ½ mile north of Dillon Road and extends to Highway 42 if the City determines such improvements are warranted, and a proportional share of any costs required by the City and County of Broomfield or the Northwest Parkway Authority related to long-term improvements of Northwest Parkway and the Northwest Parkway/US 36 Interchange.

Section 2. The 1st Amendment to the ConocoPhillips Campus General Development (Redtail Ridge Master Plan) shall be recorded in the Offices of the Boulder County Clerk and Recorder.

INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED PUBLISHED THIS 13TH DAY OF JULY, 2021.

Ashley Stolzmann, Mayor

ATTEST:

Meredyth Muth, City Clerk

APPROVED AS TO FORM:

Kelly PC
City Attorney

**PASSED AND ADOPTED ON SECOND AND FINAL READING, THIS 21ST DAY OF
SEPTEMBER, 2021.**

Ashley Stolzmann, Mayor

ATTEST:

Meredyth Muth, City Clerk