

**RESOLUTION NO. 06
SERIES 2026**

**A RESOLUTION RECOMMENDING APPROVAL WITH CONDITIONS OF A FINAL
PLANNED UNIT DEVELOPMENT TO ALLOW A 371,600 SQUARE-FOOT
HOSPITAL, A 62,000 SQUARE-FOOT MEDICAL OFFICE BUILDING, AND A
SPECIAL REVIEW USE TO ALLOW A HELICOPTER PAD ON 39.9 ACRES AT 900
ROCKCRESS DRIVE.**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a final planned unit development to allow construction of a 371,600 square-foot hospital and 62,000 square medical office building on 39.9 acres at 900 Rockcross Drive; and

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a special review use to allow a helicopter pad (“helipad”) to support hospital operations at 900 Rockcross Drive; and

WHEREAS, the Community Development Director has conditionally approved an administrative GDP Amendment, subject to City Council approval, to allow an alternate method of measuring building height; and

WHEREAS, City staff has reviewed the submitted materials and finds that, subject to the two requested waivers and seven (7) conditions, the application complies with the ConocoPhillips Campus General Development Plan and its amendments, the Commercial Development Design Standards and Guidelines, and Chapter 17 of the Louisville Municipal Code; and

WHEREAS, the City has reviewed the submitted materials and finds that the application satisfies the requirements, commitments, and obligations of the Redtail Ridge Subdivision Improvements and Development Agreement (2024); and

WHEREAS, the Planning Commission considered the application at a duly noticed public hearing on May 14, 2026, where evidence and testimony were entered into the record, including the Louisville Planning Commission Staff Report dated May 14, 2026 the Planning Commission voted unanimously in favor of recommending approval with conditions; and

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF
THE CITY OF LOUISVILLE, COLORADO:**

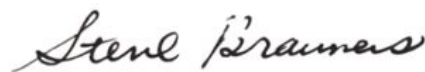
Section 1. The Planning Commission of the City of Louisville, Colorado does hereby recommend approval of the application, with waivers, for a final planned unit development to allow construction of a 371,600 square-foot hospital and 62,000 square medical office building on 39.9 acres at 900 Rockcross Drive subject to the following conditions:

Prior to City Council approval of the Final PUD and SRU, the applicant shall:

- A. Forward the ConocoPhillips Campus GDP, 3rd Amendment to City Council for formal acceptance on the consent agenda.
- B. Prior to City Council approval, the applicant shall provide a detailed planting schedule for all shrubs and perennials located internal to the site. The planting schedule shall include species, size, quantity, spacing, and installation standards, and shall be incorporated into the landscape plan set, subject to review and approval by Planning.
- C. Prior to City Council approval, the applicant shall confirm that the water main, running adjacent to the main entrance of the hospital building, will be privately owned and maintained, subject to review and approval by the City Engineer.
- D. Prior to City Council approval, the applicant shall provide draft legal descriptions and exhibits for all easement vacation requests, proposed on-site and off-site easements. Final executed and recorded off-site easements shall be provided prior to City Council approval.
- E. Prior to City Council approval, the applicant shall submit engineer's cost estimates for all required public improvements, subject to review and acceptance by the City.
- F. Prior to City Council approval, the applicant shall revise the drainage report to utilize the 100-year storm event precipitation value of 2.50 inches for point precipitation. All runoff calculations shall be updated accordingly and shall demonstrate compliance with applicable City drainage criteria, subject to review and approval by the City Engineer.
- G. Prior to City Council approval, the applicant shall display updated site triangle exhibits at the primary access point on Rockcress Drive.

Section 2. The Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a special review use to allow a helicopter pad ("helipad") to support hospital operations at 900 Rockcress Drive:

PASSED AND ADOPTED this 14th day of May, 2026.



Steve Brauneis, Chair
Planning Commission

ATTEST:



Cullen Choi, Secretary
Planning Commission