

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS ____ DAY OF _____, 20____ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

CITY COUNCIL CERTIFICATE

APPROVED THIS ____ DAY OF _____, 20____ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

ORDINANCE NO. _____ SERIES _____

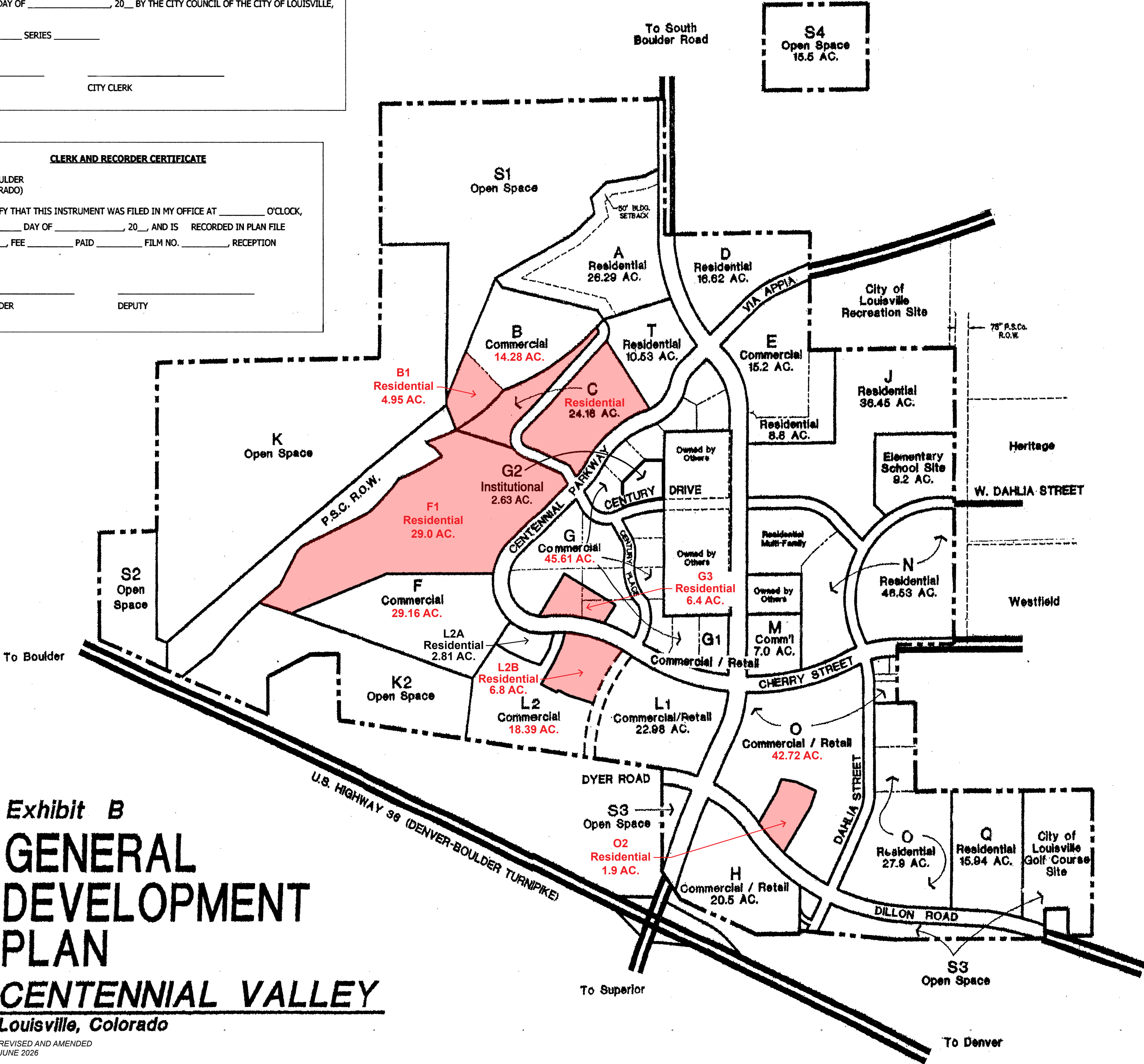
MAYOR _____ CITY CLERK _____

CLERK AND RECORDER CERTIFICATE

(COUNTY OF BOULDER
STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ____ O'CLOCK, ____ M., THIS ____ DAY OF _____, 20____, AND IS RECORDED IN PLAN FILE _____, FEE _____ PAID _____ FILM NO. _____, RECEPTION _____

CLERK & RECORDER _____ DEPUTY _____



DESIGNATED USES	PLANNING AREAS	ACREAGE	AVERAGE DENSITY	DWELLING UNITS	GROSS BUILDING AREA
RESIDENTIAL					
SINGLE FAMILY (ATTACHED & DETACHED)	A B1 C D E F1 J N Q R T	213.57	4.35	929	-
MULTI-FAMILY	F1 G3 L2B N O O2	52.39	23.13	1212	-
MULTI-FAMILY (AFFORDABLE)	L2A	2.81	37.00	104	-
TOTAL RESIDENTIAL		268.77	8.35	2245	N/A
NON-RESIDENTIAL					
RETAIL	H L M O G1	61.08	0.20	-	515,000 SF
RESEARCH / OFFICE	B C F G L	107.44	0.36	-	2,841,400 SF
INSTITUTIONAL	G2	2.63	0.41	-	47,000 SF
MIXED USE (EXCLUDING RESIDENTIAL)	O E H M	47.39	0.36	-	477,500 SF
TOTAL NON-RESIDENTIAL		218.54	0.31	N/A	3,880,900 SF
TOTAL DEVELOPMENT		487.31	N/A	2245	3,880,900 SF

OPEN SPACE	
OPEN SPACE PARCELS K, K2, S1-S5	295.01
ARTERIAL ROADS	90.46
TOTAL OPEN SPACE	385.47

SCHOOL SITE	9.22
TOTAL LAND	882.00 AC.

USE FOR EACH PARCEL ALLOWABLE UNDER DESIGNATED USES:

PARCEL L	CORPORATE USER / RETAIL / MIXED USE
PARCEL B C F G	RESEARCH / OFFICE / RETAIL
PARCEL G2	INSTITUTIONAL
PARCEL E	MIXED USE / COMMERCIAL
PARCEL M	RETAIL / OFFICE
PARCEL O	MIXED USE / RETAIL
PARCEL H	HOTEL / MIXED USE / RETAIL
PARCEL N O	TOWNHOUSE AND MULTI-FAMILY
PARCEL A D E J N Q R T	SINGLE FAMILY DETACHED
PARCEL K - K2	OPEN SPACE
PARCEL S1 - S5	OPEN SPACE
PARCEL L2A	AFFORDABLE MULTI-FAMILY (2) / CORPORATE USER / RETAIL / MIXED USE

USE FOR EACH AMENDED PARCEL ALLOWABLE UNDER DESIGNATED USES (1):

PARCEL B1	SINGLE-FAMILY DETACHED / SINGLE-FAMILY ATTACHED / RESEARCH / OFFICE / RETAIL
PARCEL C	SINGLE-FAMILY DETACHED / SINGLE-FAMILY ATTACHED / RESEARCH / OFFICE / RETAIL
PARCEL F1	SINGLE-FAMILY DETACHED / SINGLE-FAMILY ATTACHED, AND MULTI-FAMILY / RESEARCH / OFFICE / RETAIL
PARCEL G3	SINGLE-FAMILY DETACHED / MULTI-FAMILY / RESEARCH / OFFICE / RETAIL
PARCEL L2B	SINGLE-FAMILY ATTACHED / MULTI-FAMILY / CORPORATE USER / RETAIL / MIXED USE
PARCEL O2	SINGLE-FAMILY ATTACHED / MULTI-FAMILY / MIXED USE / RETAIL

- (1) COMMERCIAL AND OFFICE USES SHALL REMAIN PERMITTED AS STATED WITHIN SEC. 17.72.090 - COMMERCIAL AND OFFICE OF THE CITY OF LOUISVILLE'S MUNICIPAL CODE.
- (2) SPECIFIC DESCRIPTIONS OF PERMITTED LAND USES AND DENSITIES FOR EACH PARCEL IDENTIFIED ON THE GDP MAY BE FOUND IN THE CENTENNIAL VALLEY AMENDED AND RESTATED DEVELOPMENT AGREEMENT AS AMENDED.
- (3) SINGLE-FAMILY ATTACHED IS DEFINED AS TOWNHOMES AND PAIRED HOMES/DUPLEX.

NEW RESIDENTIAL PARCEL USE STANDARDS						
RESIDENTIAL PARCEL	USE TYPE	ACREAGE	MAX. DENSITY	MAX. UNITS	MAX. BUILDING HEIGHT/LEVELS	POCKET PARK PROPOSED
B1	SFD, SFA	5.00	6 DU/AC	30	35 FT / 2 STORIES	NO
C	SFD, SFA	24.18	6 DU/AC	145	35 FT / 2 STORIES	NO
F1	SFD, SFA, MF	29.00	10 DU/AC	290	40 FT / 3 STORIES	YES
G3	SFA, MF	6.38	30 DU/AC	191	45 FT / 3 STORIES	YES
L2A*	MF	2.81	37 DU/AC	104	45 FT / 4 STORIES	NO
L2B	SFA, MF	6.80	30 DU/AC	204	45 FT / 3 STORIES	NO
O2	SFA, MF	1.90	30 DU/AC	57	45 FT / 3 STORIES	NO

* NOTE: PARCEL L2A IS CURRENTLY UNDER REVIEW BY THE CITY OF LOUISVILLE. THE USE STANDARDS PROVIDED FOR PARCEL L2A ARE INCLUDED IN THIS GDP AMENDMENT FOR REFERENCE PURPOSES ONLY.

PARK STANDARDS

IF DEVELOPED FOR RESIDENTIAL USE, PARCEL F1 SHALL INCLUDE A POCKET PARK OF NOT LESS THAN ONE-FOURTH (0.25) ACRE. IF DEVELOPED FOR RESIDENTIAL USE, PARCEL G3 SHALL INCLUDE A POCKET PARK OF NOT LESS THAN ONE-HALF (0.5) ACRE. EACH REQUIRED PARK SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING AMENITIES:

- MULTI-PURPOSE PLAY LAWN AND/OR PLAY HILL
- SHADE STRUCTURE
- PLAYGROUND FEATURING A VARIETY OF ACTIVE PLAY ELEMENTS DESIGNED TO ACCOMMODATE CHILDREN OF MULTIPLE AGE GROUPS

THE INCLUSION OF A POCKET PARK IS ONLY REQUIRED FOR RESIDENTIAL USES WITHIN THE PARCELS REQUIRED IN THE TABLE ABOVE. THE FINAL SIZE, CONFIGURATION, LOCATION, AND DESIGN OF THE PARK AND ITS AMENITIES SHALL BE DETERMINED DURING FINAL DEVELOPMENT PLAN AND/OR SUBDIVISION REVIEW, PROVIDED THE MINIMUM AMENITIES IDENTIFIED HEREIN ARE INCORPORATED.

TRAIL NOTES

THE INCLUSION OF A TRAIL CONNECTION FROM CENTENNIAL PARKWAY TO THE DAVIDSON MESA OPEN SPACE SHALL BE REQUIRED WHEN PARCELS F1 AND C ARE DEVELOPED WITH RESIDENTIAL USES. TRAIL ALIGNMENT IS TO BE DETERMINED DURING FINAL DEVELOPMENT PLAN AND/OR SUBDIVISION REVIEW.



DATE: AUGUST 18, 2026

CLIENT: KOELBEL

PROJECT NO: 260026

AUTHOR: JF, SW

NOT TO SCALE.

