



720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM

August 18, 2026

Rob Zuccaro
Community Development
City of Louisville
749 Main Street
Louisville, Colorado 80027

Re: Centennial Valley – GDP Amendment Cover Letter

Dear Rob Zuccaro,

We are pleased to submit this letter in conjunction with the associated documents requesting an amendment to the existing Centennial Valley General Development Plan (GDP). This cover letter will provide information for use by the City on the project application, proposed uses, and conformance with the City's Comprehensive Plan.

Overview:

The purpose of this General Development Plan (GDP) Amendment is to permit residential uses within select parcels of the Centennial Valley Development. As previously discussed with City Staff, residential uses align with the City's vision for this development as well as the Comprehensive Plan. The City's Comprehensive Plan's Future Land Use Framework designates a mixture of Residential Mixed (R-MX), Neighborhood Center (NC) and Integrated Development (FLEX) place types.

Although R-MX designates a density range of 8-18 dwelling units per acre, conceptual yield studies were prepared and presented to City Staff to help discuss the challenges of meeting that density range on Parcels B1, F1, and C due to topographic limitations.

Parcel B1 is designated Residential Mixed (R-MX) in the Comprehensive Plan Future Land Use Framework. The proposed GDP Amendment allows Single-Family Detached and Single-Family Attached residential development at a maximum density of 6 dwelling units per acre. Buildings may be up to 35 feet in height and two stories as measured in accordance with the approved GDP standards.

Parcel C is located within both the Residential Mixed (R-MX) and Neighborhood Center (NC) future land use designations. The proposed development allows a maximum density of 6 dwelling units per acre and permits both Single-Family Detached and Single-Family Attached residential products. Buildings are limited to 35 feet in height and two stories.

Parcel F1 is also designated Residential Mixed (R-MX) and Neighborhood Center (NC). This parcel permits Single-Family Detached, Single-Family Attached, and Multi-Family residential uses at a maximum density of 10 dwelling units per acre. Buildings may be up to 40 feet in height and three stories.

Single-Family Attached and Multi-Family uses are proposed for Parcels G3, L2B, and O2 with maximum densities of 30 dwelling units per acre. These parcels are within the FLEX land use place type and align closely with the 18-30 dwelling unit range designated in the Comprehensive Plan. Additionally, these parcels have a building height limit of 45 feet with 3 stories maximum.

Park Commitments:

This GDP amendment proposes two additional pocket parks. If developed for residential use, Parcel F1 shall include a pocket park with a minimum size of one-fourth (0.25) acre and Parcel G3 shall include a pocket park with a minimum size of one-half (0.5) acre. Each pocket park is required to provide a multi-purpose play lawn or play hill, a shade structure, and a playground. The final size, configuration, location, and design of the park and its amenities are to be determined during Final Development Plan and/or Subdivision Review.

Davidson Mesa Trail Connections:

The inclusion of a trail connection from Centennial Parkway to the Davidson Mesa open space is proposed when parcels F1 and C are developed with residential uses. The final trail alignment is to be determined during Final Development Plan and/or Subdivision Review.

Conclusion:

Thank you for your consideration and review of the attached General Development Plan Amendment for the Centennial Valley Development. Please direct all future correspondence to the applicant, Jeff Sheets (jsheets@koelbelco.com), Scott Chomiak (schomiak@koelbelco.com), or Jordan Fraser (jfraser@redland.com) at Redland. We look forward to collaborating with the City of Louisville.

Sincerely,



Jordan Fraser, PLA
Senior Planner
Redland Consulting Group