

Date: May 27, 2026

To: Louisville Planning Commission and City Council

From: Community Development Department

Re: General Development Plan Amendment – Centennial Valley Affordable Housing

Purpose of the Request

The City of Louisville is the applicant, on behalf of the property owner, for a General Development Plan (GDP) amendment affecting the properties commonly known as 365 Centennial Parkway and 0 Dyer Road, legally described as Lot A (including Outlot A), Centennial Valley Business Park Filing No. 8. The proposed amendment would allow multifamily residential use on the subject property and establish residential density and building height standards necessary to support permanently affordable housing.

This application is a City-initiated land use action intended to implement adopted affordable housing policies and priorities of the City of Louisville.

Background and Policy Context

The City is acting as applicant because advancing affordable housing is an adopted City priority and specific implementation objective of multiple City policy documents. The City Council's 2026 Work Plan identifies city-initiated rezonings and land use actions that support affordable housing goals as a priority action item. The proposed amendment also directly implements the Louisville Housing Plan, which calls for regulatory and land use actions that expand the supply and diversity of affordable housing opportunities within the community.

In addition, the amendment advances the recently adopted Comprehensive Plan, which identifies affordable housing as a top community priority and supports mixed-use and residential development patterns in appropriate locations. The proposed GDP amendment is therefore a direct implementation measure advancing adopted City policies related to housing affordability, housing diversity, transportation access, and sustainable land use patterns.

The subject property is particularly appropriate for affordable multifamily residential development due to its proximity to regional transit, employment centers, commercial services, schools, childcare, and bicycle and pedestrian infrastructure. The applicant materials note the site is located near the US 36 and McCaslin regional transit corridor and within walking distance of commercial services and

multimodal transportation connections. These site characteristics align with the City's adopted goals of locating housing opportunities in areas with access to transportation, services, and employment.

Affordable Housing Commitment

The amendment is intended to facilitate development of a 100% permanently affordable multifamily residential community serving low- and moderate-income households. The applicant materials contemplate approximately 100 affordable housing units on the subject property. The development team has committed that all residential units developed on the property will remain permanently affordable through applicable affordability restrictions and agreements.

The City acknowledges that the amendment request includes consideration of residential density and building height standards necessary to support affordable multifamily housing on the site. Those standards will continue to be evaluated through the public review process, including public hearings before the Planning Commission and City Council.

Conclusion

The proposed GDP amendment advances adopted City Council direction and implements the City's Comprehensive Plan and Housing Plan objectives related to permanently affordable housing, housing diversity, and transit-supportive residential development. The amendment represents an intentional and policy-driven effort to address identified community housing needs through implementation of the City's adopted plans and priorities.

Respectfully submitted,

Community Development Department
City of Louisville

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Community Development Director