

Date: August 17, 2026

To: Louisville Planning Commission and City Council

From: Community Development Department

Re: General Development Plan Amendment – Centennial Valley Housing
(Case No. ZON-0003-2026)

Purpose of the Request

The City of Louisville, in partnership with the property owner, is the applicant for a City-initiated amendment to the Centennial Valley General Development Plan (GDP) affecting approximately 73 acres across multiple properties within the Centennial Valley GDP area. The subject properties are under common ownership and are currently limited to commercial uses. The requested amendment would allow residential uses and establish the maximum residential densities and building heights shown in the proposed GDP amendment.

The request is intended to address zoning only - specifically, the allowed land uses and scale of potential future development - and does not approve a specific site plan or development proposal.

Background and Policy Context

The amendment is intended to align these properties with the recently adopted Comprehensive Plan and Housing Plan, which support expanding opportunities for residential development, increasing the diversity of housing choices, and advancing the City's affordable housing goals. Consistent with City Council's 2026 Work Plan direction, the City is acting as applicant for this land use action to help remove zoning barriers and support appropriate residential development opportunities.

Scope of Approval and Future Review

Approval of the GDP amendment would establish the land use and development framework for the subject areas but would not authorize construction or approve a particular project. Individual development proposals would require subsequent applications, which may include PUD, subdivision, and other applicable reviews.

Those future reviews will provide the opportunity to evaluate site-specific matters such as infrastructure and utility capacity, access and circulation, building and site design, neighborhood compatibility, environmental conditions, and other applicable development standards. Conceptual residential development scenarios included with the application are provided for informational purposes only.

Conclusion

The proposed GDP amendment is a policy-driven zoning action intended to implement adopted City housing and land use goals by allowing residential development where only commercial uses are currently permitted. Any future development within the amendment area will remain subject to separate, site-specific review and approval.

Respectfully submitted,

Community Development Department

City of Louisville

Rob Zuccaro

Community Development Director