

ITEM: Centennial Valley General Development Plan Amendment to Require Future Public Park Areas

STAFF: Jeff Hirt, Planning Manager
Rob Zucarro, Community Development Director

REQUEST: Approval of Resolution 1, Series 2026 Recommending to the Planning Commission and City Council Approval of a Centennial Valley General Development Plan Amendment to Establish Public Park Areas

SUMMARY:

The City, in coordination with Koelbel and Company, is proposing a General Development Plan (GDP) amendment that includes areas for future public parks in Centennial Valley. The amendment would also allow future residential development on several mostly vacant properties, with the parks to be developed as that development occurs. At this stage, PPLAB is being asked to review and make a recommendation on the park-related components of the GDP amendment, including the proposed locations, minimum sizes, and general expectations for the future parks. More detailed park plans would return to PPLAB for review as part of future development applications.

This item is a public hearing and requires a vote of recommendation from PPLAB.

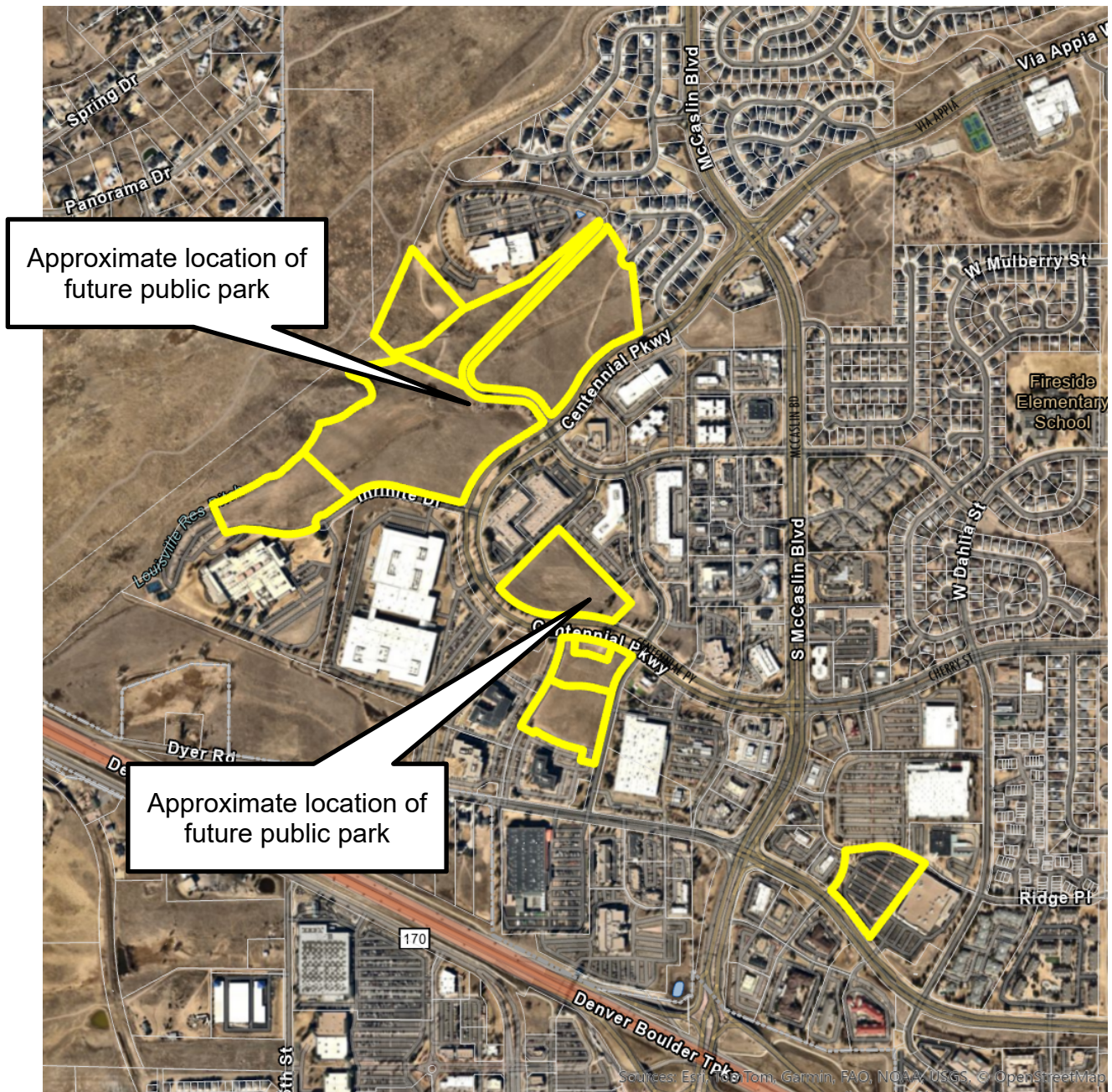
BACKGROUND:

The proposed GDP amendment applies to approximately 73 acres of mostly vacant property in Centennial Valley. The amendment would allow residential uses on these properties and establish general standards for future development, such as maximum residential density, building scale, and height.

A GDP establishes the zoning framework for future development. It does not approve a specific development plan or determine the locations of buildings, streets, parking, infrastructure, or the detailed design of parks.

Before development could occur, a future applicant would need additional City approvals, including a Planned Unit Development (PUD). That process would address these site-specific details and include additional public hearings.

Under Louisville Municipal Code Section 2.20.080, PPLAB reviews and makes recommendations to Planning Commission and City Council regarding public parkland associated with development proposals. PPLAB's review of this GDP amendment is limited to the park-related components. Any future PUD containing public parkland would return to PPLAB with more detailed plans for review and recommendation before proceeding to Planning Commission and City Council.



Map of General Development Plan Amendment Area
The areas in yellow include areas proposed to allow residential uses

PROPOSAL:

The GDP amendment in Attachment 1 identifies two areas for future publicly accessible parks intended to serve future residents and the broader community:

- Parcel F1: A park of at least ¼ acre.
- Parcel G3: A park of at least ½ acre.

The parks would be developed as residential development occurs on these parcels. The GDP also establishes general expectations for park amenities, including play areas, shade, and features that can serve a variety of users, including families.

The exact park locations, designs, ownership, maintenance, and other details are not being determined through this GDP amendment. Those details would be addressed through future development applications and reviewed by PPLAB at that time.

Attachment 2 includes conceptual development plans showing possible locations for the parks. These plans are illustrative only and are not part of the GDP approval.

ANALYSIS:

Staff's analysis is limited to the public park components of the proposed GDP amendment.

Consistent with Louisville Municipal Code Section 2.20.080, PPLAB's review is focused on the park-related components of the application, including the location and development of future parks, associated park infrastructure and improvements, and consistency with the City Code, Comprehensive Plan, and other adopted policies. The analysis below addresses these factors at the level of detail appropriate for a GDP amendment.

Consistency with the Comprehensive Plan

The proposed parks are consistent with the Comprehensive Plan, which identifies future park opportunities in this area and includes policies supporting public spaces, family-friendly housing, and convenient access to parks and community spaces. Relevant policies include:

- LU 9.4 – Centennial Valley Opportunity Area: Incorporate inviting public spaces, including small parks, into new development to create gathering places for residents and visitors.
- LU 3.2: Support family-friendly housing, including nearby parks and schools and safe access to transportation.
- CP 4.2: Continue evaluating opportunities for an equitable distribution of parks, trails, and community spaces across Louisville.

Proposed Park Size and Function

The GDP would require two future parks of at least $\frac{1}{4}$ acre and $\frac{1}{2}$ acre. These sizes are comparable to some of Louisville's existing smaller parks. For example, Sunflower Park is approximately 0.5 acre and includes a small play area, while Washington Park is approximately 0.3 acre and primarily provides open play space.

At this stage, the GDP establishes minimum park sizes and general expectations for amenities rather than detailed designs. The specific layout and amenities for each park would be evaluated with the surrounding development through future PUD review.

Parkland Dedication

No additional public land dedication is required for these properties. Previous development approvals in Centennial Valley provided open space exceeding the applicable minimum dedication requirements.

The proposed parks therefore go beyond the minimum land dedication requirement and are being included to implement Comprehensive Plan policies and provide park and recreation opportunities within the area as residential development occurs.

STAFF RECOMMENDATION:

Staff recommends that PPLAB recommend approval of the public park components of the proposed Centennial Valley GDP amendment, finding that they are consistent with adopted City policies.

ATTACHMENTS:

1. Proposed Centennial Valley General Development Plan (GDP) Amendment
2. PPLAB Resolution No 1, Series 2026
3. Application Materials