

Narrative - GDP 3rd Amendment

This narrative accompanies a request for the Third Amendment to the St. Louis Parish and Commercial Park General Development Plan (GDP). The intent of this amendment is to enable thoughtful, community-serving redevelopment of the approximately 5.43-acre northern parcel located at 1212 96th St (Games Parcel). Fieldhouse Partners, LLC is proposing an indoor and outdoor recreational facility designed to meet identified community needs and to align with both the adopted and emerging land-use vision for the Highway 96th/Dillon Road corridor.

K2 Civil Consultants is submitting this GDP amendment application on behalf of Fieldhouse Partners, LLC

HISTORY

The St. Louis Parish and Commercial Park GDP, adopted in 2004, established custom development standards for approximately 51.4 acres across multiple property owners. Although the underlying zoning is PCZD, the GDP introduced additional use limitations, site design standards, and infrastructure requirements intended to guide coordinated development of the area.

Two subsequent amendments were pursued as ownership changes and development challenges arose:

2017 (First GDP Amendment): Updated permitted uses following Ascent Community Church's acquisition of the central parcel and its preliminary plat/PUD efforts. The project ultimately did not advance due to site development constraints.

2021 (Second GDP Amendment): Provided further relief to development limitations and enabled construction of significant roadway and utility infrastructure that now serves the entire GDP area.

These improvements have laid the foundation for development of the remaining parcels, including the northern Games parcel

OVERVIEW

Fieldhouse Partners, LLC is seeking a Third Amendment to the GDP with two focused changes for Zone 2B of the Games parcel:

Restore Indoor and Outdoor Recreational/Fitness Facilities to a "Use by Right," consistent with the original GDP and First Amendment. These uses were originally intended for this area but were changed to "Use by Special Review" in the Second Amendment. This amendment re-establishes the original planned use of the parcel for recreational facilities.

These modifications promote efficient land utilization consistent with the City's planning objectives. Retaining the current floor-area cap would not only lead to suboptimal use of the parcel, but it would also make development of an indoor sports facility highly unlikely. Because the existing FAR is divided between Zones 2A and 2B, the only way to maximize building size

under current rules would be to locate the building directly on the internal zone line—an awkward and inefficient placement that also introduces building height challenges from Zone 2A and creates parking lot layout and flow issues. This inefficiency effectively deters any developer from delivering an indoor sports facility on this parcel. Increasing the allowable building area to 80,000 square feet in Zone 2B allows the site to be planned holistically and intentionally, ensuring full use of the parcel, alignment with zoning intent, and delivery of a recreational amenity that meaningfully benefits the community.

Importantly, no changes are proposed to the standards within the front Zone 2A area, including building setbacks, height limits, or floor-area allowances. The amendment maintains the overall character and development pattern anticipated in the adopted 2013 Comprehensive Plan for this corridor.

The City's ongoing Comprehensive Plan update is expected to support increased building intensity and employment-generating uses within this area. The requested amendments are consistent with both the existing guiding documents and the direction expressed through the draft Comprehensive Plan.

INTENT AND COMMUNITY BENEFIT

The amendment is intended to facilitate development of a community-serving recreational asset that:

- Provides year-round indoor field access for youth and adult sports, addressing a shortage in the region.
- Activates an underutilized parcel with a use that contributes to community health and wellness.
- Supports economic vitality through visitor activity and programmatic events.
- Efficiently utilizes existing roadway and utility infrastructure previously built to support full build-out of the GDP.
- Maintains compatibility with adjacent uses and the corridor character
- The facility will reinforce Louisville's goals for expanding recreational opportunities, supporting families, and strengthening the local economy as outlined in the 2013 Comprehensive Plan.

CONCLUSION

Approval of this Third Amendment will unlock development that aligns with City policies, leverages existing infrastructure, and provides a meaningful community benefit. The proposed changes are limited in scope, consistent with the City's long-term planning direction, and necessary to deliver a recreational facility that serves Louisville and the broader region.

We appreciate the City's review and look forward to continuing to work collaboratively through the development process.

K2 Civil Consultants, Inc.
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