

Planning Commission

Staff Report

June 15, 2023



Case No:	23-EXTENSION-0006
Project Name:	Covington by the Park Extension of Expiration
Location:	4501 Taylorsville Lake Road, 15400 Taylorsville Road, 4200, 4201 & 4111 Yellow Brick Road
Owner(s):	Long Run Creek Property Dev
Applicant:	Long Run Creek Property Dev
Jurisdiction:	Louisville Metro
Council District:	20 – Stuart Benson
Case Manager:	Dante St. Germain, AICP, Planner II

REQUEST

- Extension of expiration date

CASE SUMMARY/BACKGROUND

The applicant is requesting a 2 year extension of expiration date for the current subdivision plan. This is the second extension of expiration date that is being requested. The original Major Preliminary Subdivision Plan was approved on September 27, 2018, and had an expiration date of September 27, 2020. The case was appealed to circuit court, and the court upheld the Planning Commission action on May 9, 2019. This reset the two-year expiration date to May 10, 2021.

A first extension of expiration date was approved by staff on March 24, 2021, extending the expiration date to May 10, 2023. The applicant filed a request for a second extension on April 17, 2023. The new expiration date, if approved, would be May 10, 2025.

The applicant has requested the extension of expiration due to the current lack of sanitary sewers in the area.

21-EXTENSION-0002 – First extension of expiration date, expires May 10, 2023
17SUBDIV1022 – Major Preliminary Subdivision Plan

This case was heard by the Development Review Committee on May 24, 2023. The DRC action was not unanimous, and the case was therefore continued to the Planning Commission. DRC members requested that the applicant submit a new downstream facilities capacity request with MSD, and provide an updated traffic study.

STAFF FINDING

Staff finds that the proposal provides good cause as to why the tasks could not reasonably be completed within the allotted time.

TECHNICAL REVIEW

All comments have been addressed.

INTERESTED PARTY COMMENTS

Attorney Steve Porter requested more information regarding when the case would be heard, and spoke in opposition at DRC. Staff also received two comments in opposition to the extension.

REQUIRED ACTIONS:

- **APPROVE or DENY the Extension of Expiration date (new expiration date: May 10, 2025)**

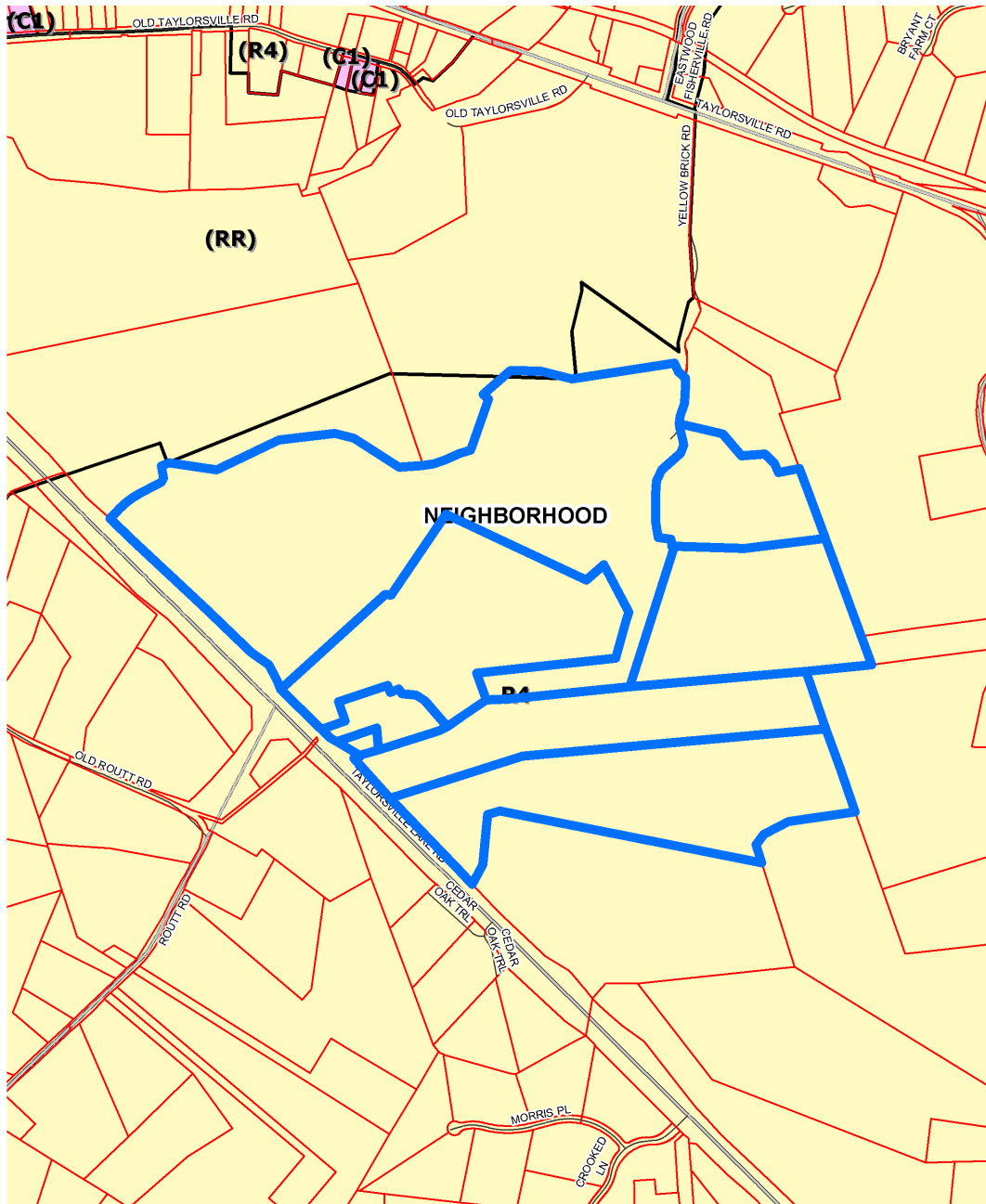
NOTIFICATION

Date	Purpose of Notice	Recipients
05/11/2023	Hearing before DRC	1 st tier property owners & current residents Persons who spoke at the Planning Commission hearing Registered Neighborhood Groups in Council District 20

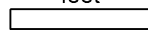
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



Covington by the Park
feet



925
Map Created: 5/12/2023



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2. Aerial Photograph



Covington by the Park

feet



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Map Created: 5/12/2023



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