

7602 River Road  
Prospect, KY 40059  
August 28, 2023

Mr. Dante St. Germain  
Case Manager  
Division of Planning & Design Services  
444 South Fifth Street  
3<sup>rd</sup> Floor  
Louisville  
KY 40202

Dear Mr. St. Germain:

Subject: Case Number: 23-ZONE-0075  
Subject Property: 7603 River Road, Prospect, KY  
Case Manager: Dante St. Germain  
Review of zoning from R-4 to C-1



This letter is in regard to a change-of-zoning hearing held Thursday, August 24, 2023 at 514 W Liberty Street, Louisville KY 40202. Since I received notification only a week prior to this hearing, I was unable to attend nor had access to the virtual technology to review this case.

I understand there is an interest in changing the subject property zoning from R-4 Residential to C-1 Commercial at 7603 River Road, Prospect, Ky. I am the residential property owner at 7602 River Road, Prospect KY, located approximately 100 feet across from the subject property. There are also several James Taylor residential and church properties located across River Road. As such, I have several concerns in considering this change in zoning:

1. Having reviewed the broad definition of C-1 zoning, neighborhood commercial businesses considered in this category might be one that is inconsistent with properties that surround this area. If zoned C-1, then I would want to believe the zoning authorities would have jurisdiction in approving a business that is commensurate with the quiet and serene neighborhood of James Taylor. For example, a "gas station" would be inappropriate yet is listed as a possible business in the C-1 classification.

2. If this property were to be made accessible at the intersection of River Road and Bass Road (Ave), this would create a four-way cross-traffic intersection. The intersection and highways of River Road and Bass Road (Ave) already receive considerable traffic from the commuting workforce, Prospect Point Shopping Center customers, Hays-Kennedy Park enthusiasts, JCPS School Bus parents/children, Rivers Edge Nursing and Rehabilitation Center, emergency vehicles, Harrods Creek Baptist Church members,

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La Petite Academy day care center families/employees and bicycle/motorcycle enthusiasts, not to mention the large number of residential homeowners of James Taylor and Beechland Beach.

If this residential property were to be rezoned to C-1 and then improperly commercialized, this will further congest the roads and endanger lives on River Road and Bass Road (Ave).

3. The property lot is narrowly rectangular, surrounded by established trees and greenery among neighboring ATT (7601 River Road) and the La Petite Academy (9505 US Highway 42). If commercialized, there is a potential for inappropriate signage, oversized parking area, noisy activity and unsightly building decorum that would be inappropriate for the existing residents in the area and those that travel historic River Road.

4. I realize this R-4 zoned property may be difficult to establish a home site. However, rezoning the property to a C-1 status without regard to the type and quality of an approved business would be, in my opinion, irresponsible. I trust that the zoning authorities will take this into consideration.

I prefer the zoning of this property to remain R-4. However, if in the minority, then I urge the zoning authorities to delineate proper guidelines regarding an appropriate business, signage, parking lot lighting, and other factors that affect our neighborhood.

Thank you for your consideration and time in this matter. If I can be of assistance, please do not hesitate to contact me.

Regards,

Ron J. Bell

  
7602 River Road

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502-741-1990



23- ZONE - 6075