

JUSTIFICATION FOR ZONING FROM R-4 TO C-1  
GUSTAVO'S RESTAURANT  
8909 U.S. HIGHWAY 42  
PROSPECT, KENTUCKY 40059

Gustavo Reyes has been a businessman and employer in our community for many years. He has established a very loyal following for his restaurants. He started in LaGrange and has expanded his business outward over the past several years. The Gustavo's restaurants are well attended and appreciated in each of their locations.

Gustavo is planning to build his first free-standing restaurant on this Highway 42 property. Even though the surrounding properties are zoned R-4, the uses are not residential. They are used for a daycare, a fire station, a church and other businesses. At the original neighborhood meeting held in 2019, only two members of the local church attended, and they were excited about the project. The restaurant will blend in nicely with any type of neighborhood. Gustavo is seeking a C-1 zoning for his restaurant property.

This is a piece of vacant property with a narrow footprint off of Highway 42. We were able to work the restaurant layout into the narrow shape of the property. We had originally submitted for a change to the C-2 zoning to support the restaurant with an outdoor dining area. At the recommendation of the Metro Planning staff, we are submitting for the C-1 zoning to protect adjacent neighbors from other uses allowed in the C-2 category. Mr. Reyes will file separately for a Conditional Use permit to allow outdoor dining with alcohol sales. The remainder of the property will be developed into on-site parking and storm water detention.

Without the zoning change Gustavo could not build his restaurant on this piece of property. The other properties on the north side of U.S. Highway 42 are mostly used for non-residential businesses. We feel that the C-1 zoning is more appropriate for this location than the existing R-4 zoning. Strict compliance of the regulations will not allow him to build the restaurant. Building this restaurant will not be a detriment to the neighborhood but actually provide a nice place to eat and relax. There are plenty of people in this part of town that would utilize this service.

There will be plenty of green space accompanying this development to make the site very attractive. We feel that this new zoning C-1 is much more useful and beneficial to the neighborhood than the existing, vacant R-4 classification.

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JUL 31 2020

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20 - ZONE - 0071