

SUBTEXT ACQUISITIONS, LLC (PLN-MAR-25-00022)

118 MONTMULLIN STREET,
121-123 PRALL STREET
545-549, AND 553 S. LIMESTONE (A PORTION OF EACH)

Rezone the properties for a form-based mixed-use development with a form-based project.

Applicant

Subtext Acquisitions, LLC,
3000 Locust Street
St. Louis, MO 63103
Attorney: Nick.Nicholson@skofirm.com

Owners

Warehouses KY LLC
73 Lantern Way
Nicholasville, KY 40356

Anna Phillips & Gordon Bentley
553 S. Limestone
Lexington, KY 40506.

Application Information

Acreage:

0.51 net (0.61 gross) acres

Current Zoning:

Single Family Residential (R-1E) and Planned Neighborhood Residential (R-3)

Proposed Zoning:

Neighborhood Business (B-1) zone

Place-type/Development Type

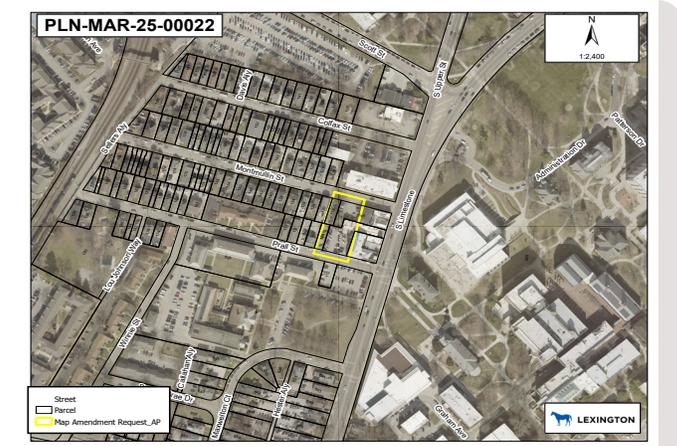
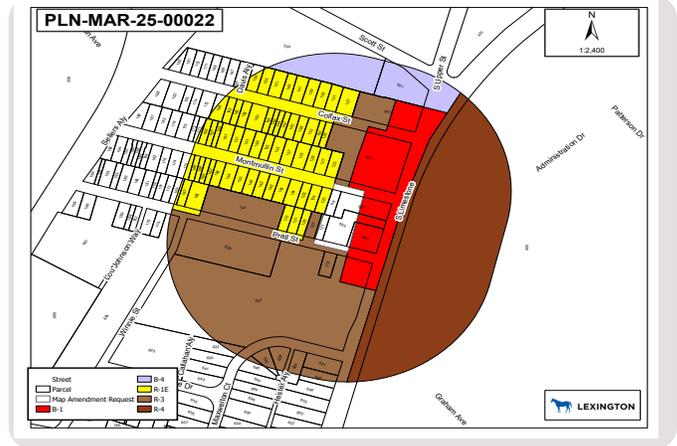
Corridor

High Density Non-Residential/ Mixed-Use

For more information about the Corridor Place-Type see Imagine Lexington pages 328-337. For more information on the High Density Non-Residential/ Mixed-Use Development Type see page 271.

Description:

The applicant is seeking to rezone the site in order to establish a form-based mixed-use development. The proposal is for a eight-story structure, consisting of 170 residential units, totaling 491 beds. This results in a residential density of approximately 170 units per net acre for the overall project. 215 parking spaces are proposed to be provided within an integrated parking structure. Retail uses are propose on the first floor of the structure.



Public Engagement

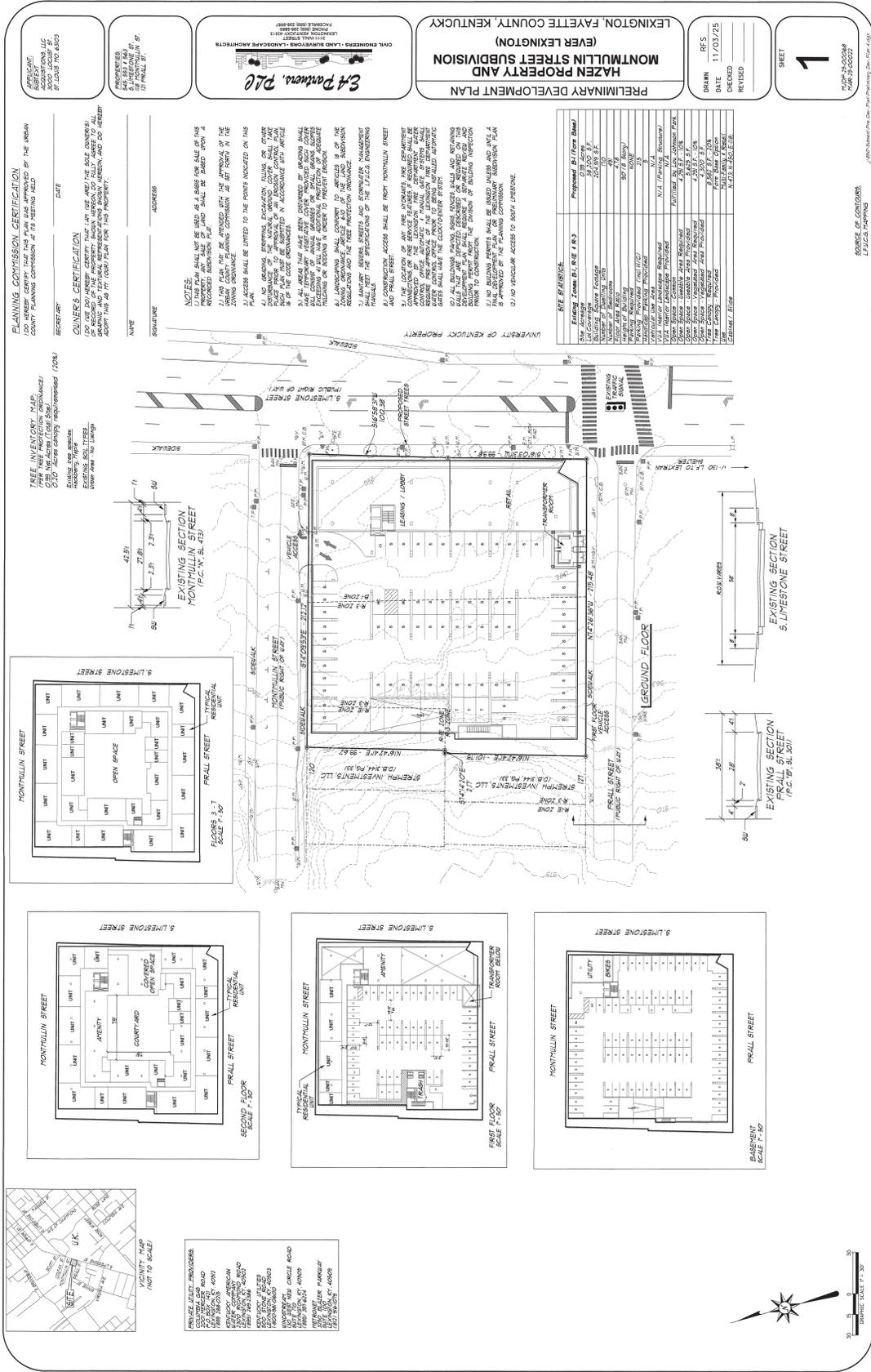
- The applicant attended a local neighborhood event where the proposal was discussed with stakeholders.

Status

- Public Engagement
- Pre-Application Meeting
- Application Review
- Planning Staff Review
- Technical Review Committee
- Zoning/Subdivision Committee Meetings
- Planning Commission Hearing
- Urban County Council Meeting

DISCLAIMER: Plans are subject to change. Visit the Accela Citizen Portal (lexingtonky.gov/plans) or contact Planning for the latest information.

Preliminary Development Plan



PLANNING COMMISSION CERTIFICATION
 I DO HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING HELD

SECRETARY _____ DATE _____
 OWNER'S CERTIFICATION
 I, AS A MEMBER OF THE AGREENT, HAVE REVIEWED THIS DEVELOPMENT PLAN AND I HEREBY CERTIFY THAT I AM AWARE OF THE PROVISIONS OF THE URBAN COUNTY ZONING ORDINANCE AND I HEREBY CERTIFY THAT I AM IN FULL COMPLIANCE WITH THE PROVISIONS OF THE URBAN COUNTY ZONING ORDINANCE.

NAME _____ ADDRESS _____
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NOTES:
 1. THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY UNLESS IT IS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AS SET FORTH IN THE ZONING ORDINANCE.
 2. THIS PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.
 3. ACCESS SHALL BE LIMITED TO THE PORTS INDICATED ON THIS PLAN.
 4. NO GRASSY OPENING, EXCAVATION, PILING OR OTHER DISTURBANCE TO THE SURFACE SHALL BE PERMITTED ON ANY PORTS OF ACCESS TO THE PROPERTY UNLESS THE DISTURBANCE IS NECESSARY TO CONSTRUCT OR MAINTAIN THE PORTS OF ACCESS AS SET FORTH IN THIS PLAN.
 5. ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. ALL GRADING SHALL BE IN ACCORDANCE WITH THE URBAN COUNTY ZONING ORDINANCE AND THE TREE PROTECTION ORDINANCE.
 6. LANDSCAPING SHALL CONFORM TO ARTICLES 8 OF THE URBAN COUNTY ZONING ORDINANCE AND THE TREE PROTECTION ORDINANCE.
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 WWW.EAPARTNERS.COM

HAZEN PROPERTY AND
 MONTMULLIN STREET SUBDIVISION
 LEXINGTON, FAYETTE COUNTY, KENTUCKY

PRELIMINARY DEVELOPMENT PLAN
 DRAWN: RFS
 DATE: 11/03/25
 CHECKED: _____
 REVISED: _____

SHEET
 1
 SOURCE OF CONTIGUOUS
 LAYOUTS: HAZEN

TABLE 1: SITE STATISTICS
 Existing Zoning: S1, RAE 1 & 3
 Proposed: S1 (From Bldg)
 Total Area: 0.97 Acres
 Building Footprint: 204,533 S.F.
 Total Building Area: 204,533 S.F.
 Number of Units: 100
 Number of Residential Units: 100
 Number of Commercial Units: 0
 Number of Office Units: 0
 Number of Retail Units: 0
 Number of Industrial Units: 0
 Number of Warehouse Units: 0
 Number of Storage Units: 0
 Number of Other Units: 0
 Number of Units per Acre: 103.1
 Number of Units per Parcel: 100
 Number of Units per Lot: 100
 Number of Units per Block: 100
 Number of Units per Subdivision: 100
 Number of Units per Project: 100
 Number of Units per Phase: 100
 Number of Units per Tract: 100
 Number of Units per Parcel: 100
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 Number of Units per Project: 100
 Number of Units per Phase: 100
 Number of Units per Tract: 100

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