

# SUBTEXT ACQUISITIONS, LLC (PLN-MAR-25-00005)

## Rezone the properties for a mixed-use development

169- 185 E. MAXWELL ST (ODD ADDRESSES ONLY);  
245-277 LEXINGTON AVE (ODD ADDRESSES ONLY)

### Applicant

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

### Owners

HDC Holdings, LLC  
Leroy Barbara Ann Trustee  
Alice Real Estate Group, LLC  
Lexington Land Company, LLC  
CSA NY Incestments, KKC  
Holly Enterprises, LLC  
TJH Campus Properties, LLC  
Horse Capital Rentals, LLC  
Eden Companies Fund Class A, LLC  
PJK Group, LLC

### Application Information

#### Acreeage:

1.93 net (2.34 gross) acres

#### Current Zoning:

Medium Density Residential (R-4) and  
Professional Office (P-1) Zone

#### Proposed Zoning:

Downtown Frame Business (B-2A) Zone

#### Place-type/Development Type

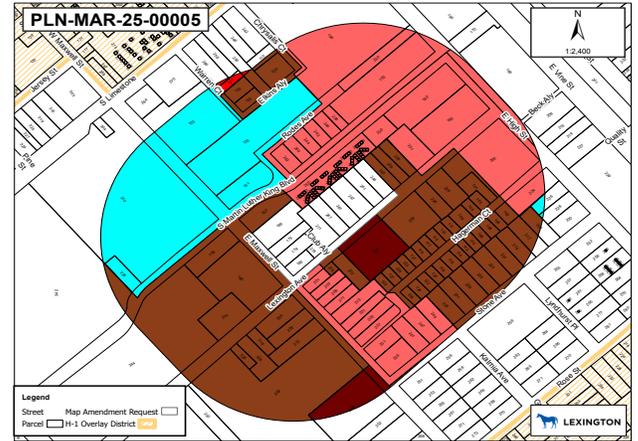
Downtown

High Density Non-Residential/ Mixed-Use

*For more information about the Downtown 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 subject properties in order to establish a mixed-use development. The applicant is proposing a 338 unit multi-family residential use, for a residential density of approximately 175 dwelling units per acre. The development also includes an integrated 367-space parking structure, and first floor commercial and amenity space.



### Public Engagement

- The applicant indicated that they have conducted a meeting with the surrounding neighborhood.

### 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](http://lexingtonky.gov/plans)) or contact Planning for the latest information.

