

SUBTEXT ACQUISITIONS, LLC (PLN-MAR-24-00014)

Rezone the properties for a mixed-use development

545-563 S. LIMESTONE (ODD ONLY);
121-133 PRALL STREET (ODD ONLY);
118-154 MONTMULLIN STREET (EVEN ONLY);

Applicant

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

Owners

Stremph Investments, LLC
JL & JD Properties LLC
Anna Phillips & Gordon Bentley
Robert C. Hodges and Anthony A. McIntire
Warehouses KY LLC
Jeremy Rossetti & Priya Patel
Tim D. Chesney

See Planning Staff for owner information

Application Information

Acreage:

2.13 net (2.80 gross) acres

Current Zoning:

Single Family Residential (R-1E), Planned Neighborhood Residential (R-3), Neighborhood Business (B-1) zone

Proposed Zoning:

Corridor Node (CN) Zone

Place-type/Development Type

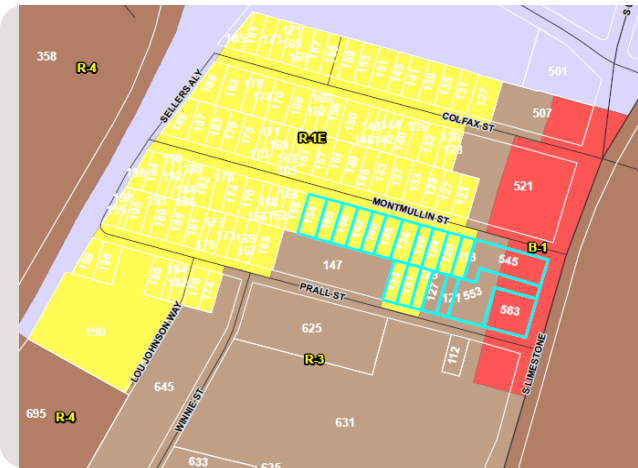
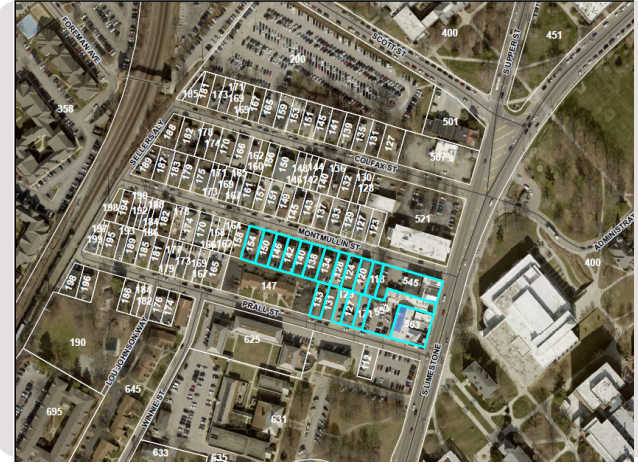
Corridor

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 subject properties in order to establish a mixed-use development. The applicant is proposing a 251 unit multi-family residential use, for a residential density of approximately 118 dwelling units per acre. The development also includes an integrated 450-space parking structure, and first floor commercial and amenity space.



Public Engagement

- The applicant conducted a virtual neighborhood meeting with nearby property owners on July 29th.

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

