

ORDINANCE NO. _____ - 2026

AN ORDINANCE CHANGING THE ZONE FROM A SINGLE FAMILY RESIDENTIAL (R-1E) ZONE AND PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE TO A NEIGHBORHOOD BUSINESS (B-1) ZONE, FOR 0.51 NET (0.61 GROSS) ACRES FOR PROPERTY LOCATED AT 118 MONTMULLIN STREET, 121 & 123 PRALL STREET, AND A PORTION OF 545-549 AND 553 SOUTH LIMESTONE STREET. (SUBTEXT ACQUISITIONS, LLC; COUNCIL DISTRICT 3).

WHEREAS, at a Public Hearing held on January 29, 2026, a petition for a zoning ordinance map amendment for property located at 118 Montmullin Street, 121 & 123 Prall Street, and a portion of 545-549 and 553 South Limestone Street, from a Single Family Residential (R-1E) Zone and Planned Neighborhood Residential (R-3) zone to a Neighborhood Business (B-1) zone, for 0.51 net (0.61 gross) acre, was presented to the Urban County Planning Commission; said Commission recommending approval of the zone change by a vote of 9-0; and

WHEREAS, the Urban County Council agrees with the recommendation of the Planning Commission; and

WHEREAS, the recommendation form of the Planning Commission is attached hereto and incorporated herein by reference; and

WHEREAS, Subtext Acquisitions, LLC and the Pralltown Neighborhood Association, Inc. have cooperatively worked together over the last year to address concerns relating to the development of the property and have entered into a voluntary private agreement to address those development concerns, to which the Urban County Government is not a party.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

Section 1 – That the Zoning Ordinance of the Lexington-Fayette Urban County Government be amended to show a change in zone for property located at 118 Montmullin Street, 121 & 123 Prall Street, and a portion of 545-549 and 553 South Limestone Street, from a Single Family Residential (R-1E) Zone and Planned Neighborhood Residential (R-3) zone to a Neighborhood Business (B-1) zone, for 0.51 net (0.61 gross) acre, being more fully described in Exhibit “A” which is attached hereto and incorporated herein by reference.

Section 2 – That the Lexington-Fayette Urban County Planning Commission is

directed to show the amendment on the official zone map atlas and to make reference to the number of this Ordinance.

Section 3 – The Urban County Council acknowledges that the applicant has voluntarily reached a private agreement with the impacted neighborhood association entity, which agreement is summarized by correspondence dated January 29, 2026 and attached hereto for reference; while the Lexington-Fayette Urban County Government is not a party to this agreement, and while the zone map amendment is not conditioned upon said private agreement, the parties thereto have agreed that satisfactory compliance with certain of its terms shall be made prior to the government issuing a building or construction permit for the subject property and the government is willing to withhold such permits until such time as it has been adequately apprised that the terms of the agreement have been fulfilled.

Section 4 - That this Ordinance shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL:

MAYOR

ATTEST:

CLERK OF URBAN COUNTY COUNCIL

PUBLISHED: