

Action - Mr. Forester made a motion, seconded by Mr. Wilson, and carried 9-0 (Penn and Nicol absent), to approve PLN-MJDP-25-00065: SAMUEL H BRYAN, TRACT 8 (CARNES PROPERTY), with the revised conditions presented by staff.

2. SUBTEXT ACQUISITIONS, LLC MAP AMENDMENT and HAZEN PROPERTY, MONTMULLIN STREET SUBDIVISION (EVER LEXINGTON) DEVELOPMENT PLAN

- a. **PLN-MAR-25-00022: SUBTEXT ACQUISITIONS, LLC** (2/1/26)* – a petition for a zone map amendment 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 S. Limestone.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2045 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

Note: The petitioner is proposing the Neighborhood Business zone to establish a high-density mixed-use building. The proposed development consists of an eight-story, 90-foot-tall mixed-use structure, with an integrated 215 space parking structure. The applicant is proposing a total of 170 residential units, with 491 bedrooms, and a density of 171 dwelling units per net acre. The request includes 1,000 square feet of first floor retail space, located along the S. Limestone frontage.

The Zoning Committee Recommended: Approval.

The Staff Recommends: Approval for the following reasons:

1. The requested Neighborhood Business (B-1) zone with a Form-Based Neighborhood Business Project is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposal addresses a need for housing, and emphasizes the proposed increase in residential density along a major corridor (Theme A Goal #1.b & #1.d; Theme E, Goal #1.d). S. Limestone and Nicholasville Road are high-volume roadways that connect downtown to major employment and community activity areas.
 - b. The proposed development will be well connected, especially because it is located adjacent to future transit improvements and will improve the pedestrian facilities along Prall Street, Montmullin Street, and S. Limestone (Theme A, Goal #3.b).
 - c. The density and intensity of the proposed development will strengthen demand for transit along the corridor (Theme D, Goal #1.b).
2. The requested Neighborhood Business (B-1) zone with a Form-Based Neighborhood Business Project is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The activation of the first floor with retail, landscaping, and amenity spaces creates a people first/ pedestrian friendly design that will create inviting streetscapes. (Design Policy #1, #5, and #6).
 - b. The request responds to the context of the corridor, providing additional density and intensity (Design Policy #4; Density Policy #1 and #2).
 - c. By locating the parking internally, within parking structures, the proposed development enhances walkability and bikeability (Design Policy #7).
 - d. The request will provide additional housing options for this area, which is predominately characterized by student housing in single family structures (Design Policy #8).
 - e. The proposed amenities and open space areas will provide neighborhood-focused open spaces with the interior courtyard and neighborhood-focused retail on the first floor, facing S. Limestone (Design Policy #9 and #12).

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

3. The justification and corollary development plan are in agreement with the policies and development criteria of the 2045 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Land Use, as the request significantly increases the residential density on-site (A-DN-2-1; E-ST8-1), provides for pedestrian-oriented first floor commercial uses along the S. Limestone frontage (A-DN3-1), and helps encourage the success of transit by increasing the residential base near a proposed transit node (E-GR10-1; D-CO3-1).
 - b. The proposed rezoning meets the criteria for Transportation, Connectivity, and Walkability as the request provides connectivity to the adjacent transit stop (A-DS1-2) improves the sidewalk connections along Montmullin and Prall Streets, provides for street trees and commercial uses to create a pedestrian friendly streetscape A-DS5-2), and is transit-oriented (AEQ5-2).
 - c. These proposed rezoning meets the criteria for Environmental Sustainability and Resiliency development criteria, as the site does not impact any environmentally sensitive areas (B-PR2-1), does not remove any significant trees (B-PR7-1), and provides for the addition of street trees along all three street frontages (D-SP10-1).
 - d. The proposal addresses the criteria for Site Design, provides activated first-floor uses and to create an activated streetscape (A-DS5-4), locates the parking within internal parking structures (A-DS7-1), and provides sidewalk connections to the surrounding neighborhood (C-LI8-1).
 - e. The proposed rezoning meets the criteria for Building Form, as it creates a high-density mixed-use development that is in line with the intensification of our corridors called for within the 2045 Imagine Lexington Comprehensive Plan and Imagine Nicholasville Road Corridor Study (A-DS4-2), and creates active first-floor uses along S. Limestone (D-PL2-1; A-DS5-3).
4. This recommendation is made subject to approval and certification of PLN-MJDP-25-00068: HAZEN PROPERTY, MONTMULLIN STREET SUBDIVISION (EVER LEXINGTON), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

Staff Presentation – Mr. Young oriented the Commission on the zone change from a Planned Neighborhood Residential (R-3) zone and a Single Family Residential (R-1E) zone to a Neighborhood Business (B-1) zone. Mr. Young showcased aerial photographs that explained the surrounding areas and landmarks. He presented photos of the current property and the businesses that occupy it.

Mr. Young also presented a floor plan illustration that depicts the location of the parking garage entrances and the proposed widened sidewalk and courtyard areas.

Mr. Young reiterated the Staff and Zoning Committee's recommendation of approval of this project, noting that the first-floor retail will create inviting streetscapes for students and members of the Pralltown community, while addressing the need for student housing in the area. He also stated that this project will encourage students to walk and bike to class, rather than driving.

Commission Questions – Mr. Michler asked if there was any investigation into the existing structures on the property and their historic significance. Mr. Young said not that he was aware of.

Mr. Wilson asked for clarification regarding the height of the building. Mr. Young answered that the proposed structure would be 90 feet tall.

- b. **PLN-MJDP-25-00068: HAZEN PROPERTY, MONTMULLIN STREET SUBDIVISION (EVER LEXINGTON)** (2/1/26)* – located at 545, 553, & 563 S. LIMESTONE, 121 PRALL STREET, & 118 MONTMULLIN STREET, LEXINGTON, KY

Note: The purpose of this plan is to depict a multi-story mixed use building in support of the requested zone change from a Single Family Residential (R-1E) zone and Planned Neighborhood Residential (R-3) zone to a Neighborhood Business (B-1) zone.

Requirements Not Met:

1. Provide Open Space exhibit and include open space requirements in the site statistics as a percentage. (ZO Art 20-3) (Open Space)

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

3. Correct Note #4, changing "Article" to "Chapter". (Engineering)
4. Denote purpose of plan. (Planning)
5. Include north arrow on vicinity map. (Planning)
6. Dimension all driveway, walkways, and parking areas. (ZO Art. 21-6(a)(5)) (Planning & Traffic)
7. Depict location of cross-sections on plan face. (ZO Art. 21-6(a)(6)) (Planning)
8. Submit Tree Inventory map as a separate document. (ZO Art. 26-4(b)) (Urban Forester)
9. Depict pedestrian entrances. (ZO Art. 16-6(a)(3)(ii)) (Planning & Traffic)
10. Addition of proposed cross-section for S. Limestone to depict how the proposed street trees will work with the building facade and sidewalk space. (Traffic)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See all comments provided by the Division of Engineering.
2. Address sanitary sewer capacity. (ZO Art. 5-2(h)) (Engineering)
3. Explain stormwater management plan. (Engineering)

Plan Questions or Concerns:

1. Provide dumpster enclosure and pad specifications that comply with the DSG at the time of final development plan. (Waste)
2. Where is the ramp located in the first floor? (Traffic)
3. Where is dumpster location and how will it be emptied? (Waste and Traffic)
4. Discuss Placebuilder criteria.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Provided the Urban County Council approves the zone change to B-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree inventory map.
5. Open Space Planner's approval of open space areas.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Correct all noted deficiencies listed as "requirements not met" herein

Staff Presentation – Mr. Chaney oriented the Commission to the proposed development plan depicting a nine story multi-family structure including a basement parking structure. He shared with the Commission where the entrances are both to the building and the parking garage. He told the Commission staff that the Staff was recommending approval at this time.

Applicant Representation – Attorney Nick Nicholson and Ryan Bumb, Subtext Development, were present to represent the application. Mr. Nicholson stated that he would not be giving a presentation but would defer to the Subtext Development team so that they could showcase their revised plan. Mr. Nicholson entered the written agreement between the developer and the Pralltown Neighborhood Association into the record.

Ryan Bumb, Development Manager, emphasized that he has worked extensively with the neighborhood to get this project done. He stated that he attended the Pralltown neighborhood day celebration and it was eye-opening to see how much the neighborhood meant to the community. His goal was to address the preservation of the Pralltown neighborhood while contributing to the lack of available housing in Lexington, especially on campus. Mr. Bumb shared renderings of the proposed building.

Commission Questions – Ms. Worth thanked Subtext and the neighborhood for finding a resolution to this development. She recalled in the previous development presentation there being mention of affordable housing within this project and asked if that was still an option. Mr. Bumb responded by saying that they have pursued other benefits at this time. There are no further questions at this time.

Neighborhood Representation – Attorney Bruce Simpson stated that he was prepared to reject the proposal again if it came back similar to what was proposed a year ago, but because of the agreements reached with Subtext, the application now complies with the 2045 Comprehensive Plan. Mr. Simpson echoed that Subtext had spent many hours reaching out to Pralltown and successfully addressed concerns of gentrification and the preservation of historically African American communities. He also declared that Subtext had agreed to donate \$3 million dollars towards the Pralltown Neighborhood Fund.

Commission Questions – Mr. Wilson expressed his satisfaction on the emphasis on community engagement and developing trust within the community. Jim Duncan, Director of the Division of Planning, confirmed that there is staff that work with every community in Lexington to increase dialogue and relationships.

Citizen Comments – Walt Gaffield, President of the Fayette County Neighborhood Council, stated that he fully supports this approval and congratulated everyone involved.

Austin Zinkle stated that he was encouraged to see the fight and desire from the Pralltown neighborhood to keep their community whole.

Duvall Headley expressed his concerns with the development and his desire to see how the building could be repurposed if it were to come obsolete in the future. He distributed a handout to the Planning Commission.

Jacques Wigginton stated that he was satisfied to see that advancement, agreement, and compromise had been made regarding this project.

Amy Clark, 628 Castle Road, noted the leadership of the Pralltown Neighborhood was essential in getting this project done correctly. She also thanked Bruce Simpson and the Commission.

Teresa Forbes-Lopez, Pralltown resident, praised the ability of the developers to place an emphasis on neighborhood compatibility. She stated that she thought it was important to find a balanced outcome of neighborhood growth and neighborhood protection that suits public interest.

Rolanda Woolfork, President of the Historic Black Neighborhood Association, expressed the importance of culture and how they felt listened to and respected by the Subtext development team.

Action - Mr. Forester made a motion, seconded by Mr. Wilson, and carried 9-0 (Penn and Nicol absent), to approve PLN-MAR-25-00022: SUBTEXT ACQUISITIONS, LLC for the reasons given by staff.

Action - Mr. Forester made a motion, seconded by Mr. Wilson, and carried 9-0 (Penn and Nicol absent), to approve PLN-MJDP-25-00068: HAZEN PROPERTY, MONTMULLIN STREET SUBDIVISION (EVER LEXINGTON) for reasons given by staff.

VI. COMMISSION ITEMS

Mr. Duncan thanked the Commission for finding a way to be at this meeting despite the harsh winter weather. He reminded everyone that committee meetings will be held on Thursday, February 5th at 8:30 am (Subdivision) and 1:30pm (Zoning) in the Phoenix Building.

VII. ADJOURNMENT - The meeting was adjourned at 5:00 p.m.