

Rec'd by _____

Date: _____

RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: **PLN-MAR-24-00014: SUBTEXT ACQUISITIONS, LLC** – a petition for a zone map amendment from a Single Family Residential (R-1E) zone, a Planned Neighborhood Residential (R-3) zone and a Neighborhood Business (B-1) zone to a Corridor Node (CN) Zone, for 2.13 net (2.80 gross) acres for properties located at 545-549, 553, 563 S. Limestone; 121-123, 127, 129, 131, 133 Prall Street; 118, 120, 124, 128, 134, 138, 140, 142, 146, 150, and 154 Montmullin Street. (Council District 3)

Having considered the above matter on **October 24, 2024**, at a Public Hearing, and having voted **6-3** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **DISAPPROVAL** of this matter for the following reasons:

1. The requested Corridor Node (CN) zone does not agree with the 2045 Comprehensive Plan's Theme A, Goal 2, Objective B because it does not respect the context and design of the area's surrounding development project.
2. The requested Corridor Node (CN) zone does not protect existing housing affordability for all and expand low and middle income housing across the city, and specifically in the surrounding neighborhood.
3. The requested Corridor Node (CN) zone increases density far past the major corridor negatively impacting density within the existing residential neighborhood. (Theme A, Goal 1, Objective B).

ATTEST: This 8th day of November, 2024.


Secretary, Jim Duncan

by Traci Wade

LARRY FORESTER
CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by January 22, 2025

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Nick Nicholson, applicant's attorney.**

OBJECTORS

- Bruce Simpson, attorney representing Pralltown Neighborhood Association
- Betty Boyd, President of the Pralltown Neighborhood Association
- Teresa Forbes-Lopez, 174 Colfax St
- Dylan Mears, 545 S Limestone

OBJECTIONS

- Opposed the zone change due to gentrification and wanted to preserve Pralltown.
- Stated that she was against this development and opined that no one would want this development in their backyards.
- Stated she was upset about this zone change and felt that the University of Kentucky should build the housing they need.
- Stated they were against this proposal because it would

- Dana Wilber, 939 Jarius Drive
 - Rolanda Woolfork, Lexington Historical Black Neighborhood Association
 - April Taylor, 709 Bellaire Ave,
 - Dr. Austin Zinkle
 - Rabbi Amir Al Khaiat, 152 Woodland Ave
 - Reva Russell English, 1107 N Limestone
 - Tania Whitfield, 671 E Sixth St
 - Walt Gaffield, 2001 Bamboo Drive
 - Amy Clark, 628 Kastle Road
 - Duval Headley
 - Larry Price, 133 Montmullin St
 - Mary Finn
 - Richard Moloney, former councilmember
 - Timothy Mitchell, 1087 Oakwood Drive
 - Jacques Wigginton, 442 Elm St
 - Margaret Ann Harris, Colfax Street
- not be affordable for the potential tenants and would increase the property taxes and rents for those that live close to the development.
 - Opposed this development because she wants to preserve Pralltown because of its historical significance to the African American community.
 - Stated she was opposed to the gentrification of Pralltown.
 - Stated her opposition by accusing, without any evidence, city officials of corruption and stating this was another example of gentrification.
 - Stated his opposition to this development and his deep concern for the erosion of Pralltown.
 - Stated their strong opposition to the development because it does not represent Kentucky values.
 - Stated her opposition to this proposal and asked the Planning Commission to not let an unpleasant present become our entire history.
 - Stated that she opposed development.
 - Stated his opposition because these units would not be affordable and had concerns about the CN zone.
 - Stated her opposition because the proposed development does not provide varied housing choice and is not in agreement with the Comprehensive Plan.
 - Stated he had concerns about the due diligence of this project and questioned who represented the citizens of Lexington in this process.
 - Stated he did not mind progress, but the price for this is at the expense of Pralltown.
 - Stated her opposition because she thought that this development would destroy the neighborhood and noted her family's ties to Pralltown going back 140 years.
 - Stated his opposition because it does not fit with the context of the neighborhood and took issue with the \$1.5 million dollar donation.
 - Asked the Planning Commission to reject this proposal because the people of Pralltown would not be able to afford the affordable housing.
 - Stated his opposition.
 - Stated her opposition because she has seen projects displace families and is afraid of that result here.

VOTES WERE AS FOLLOWS:

AYES:	(6)	Barksdale, Forester, Pohl, Owens, Wilson, and Worth
NAYS:	(3)	Michler, Owens, and Nicol
ABSENT:	(2)	J. Davis and Z. Davis
ABSTAINED:	(0)	
DISQUALIFIED:	(0)	

Motion for **DISAPPROVAL** of **PLN-MAR-24-00014** carried.

Enclosures:

- Application
- Justification
- Legal Description
- Plat
- Development Snapshot
- Staff Reports
- Applicable excerpts of minutes of above meeting

