

SUBTEXT ACQUISITIONS, LLC (PLN-MAR-25-00022)

118 MONTMULLIN STREET,
121-123 PRALL STREET
545-549, AND 553 S. LIMESTONE (A PORTION OF EACH)

Rezone the properties for a form-based mixed-use development with a form-based project.

Applicant

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

Owners

Warehouses KY LLC
73 Lantern Way
Nicholasville, KY 40356

Anna Phillips & Gordon Bentley
553 S. Limestone
Lexington, KY 40506.

Application Information

Acreage:

0.51 net (0.61 gross) acres

Current Zoning:

Single Family Residential (R-1E) and Planned Neighborhood Residential (R-3)

Proposed Zoning:

Neighborhood Business (B-1) zone

Place-type/Development Type

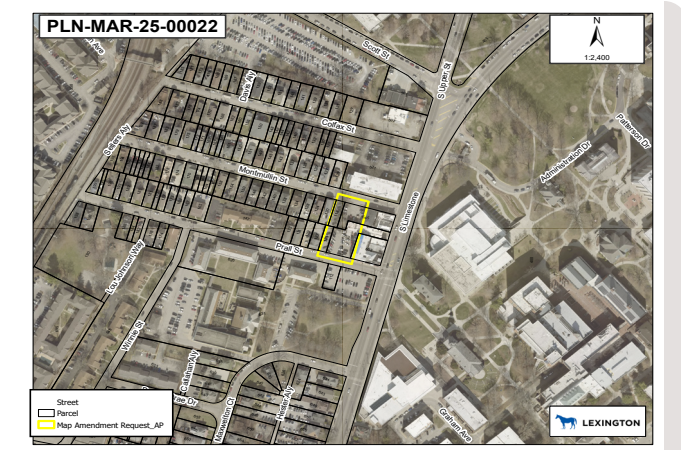
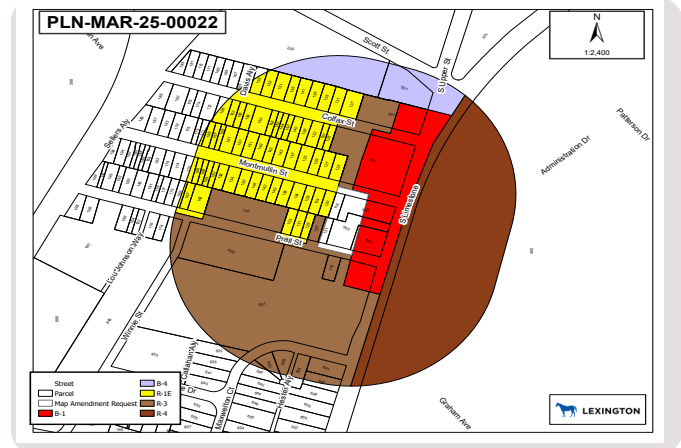
Corridor

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 site in order to establish a form-based mixed-use development. The proposal is for a eight-story structure, consisting of 170 residential units, totaling 491 beds. This results in a residential density of approximately 170 units per net acre for the overall project. 215 parking spaces are proposed to be provided within an integrated parking structure. Retail uses are propose on the first floor of the structure.



Public Engagement

- The applicant attended a local neighborhood event where the proposal was discussed with stakeholders.

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.

