

# City Council



# ZONING CASES

*April 27, 2026*



**Owner:** Clarke Anthony Williams

**Applicant:** Kevin Cole

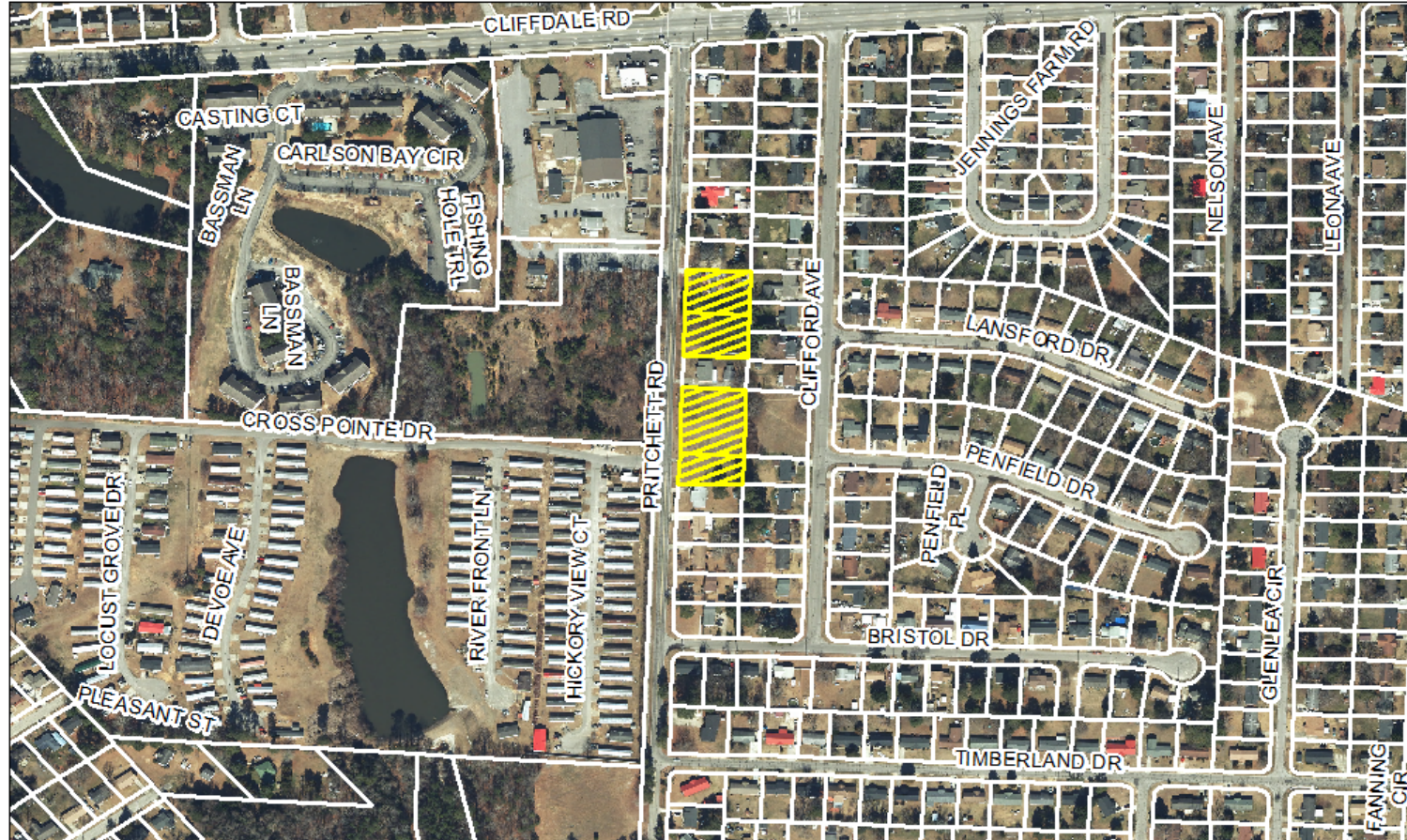
**Request:** Rezoning from Single Family 10 (SF-10) to Mixed Residential 5 (MR-5)

**Locations:** 533, 537, 545, and 607 Pritchett Road

**Acreage:** +/- 1.76 acres (collective)

**District:** 7 – Brenda McNair

**REID #:** 0407252339000, 0407252226000, 0407252027000, and 040724281800 (Respective)




**Aerial**

Case #: P26-06

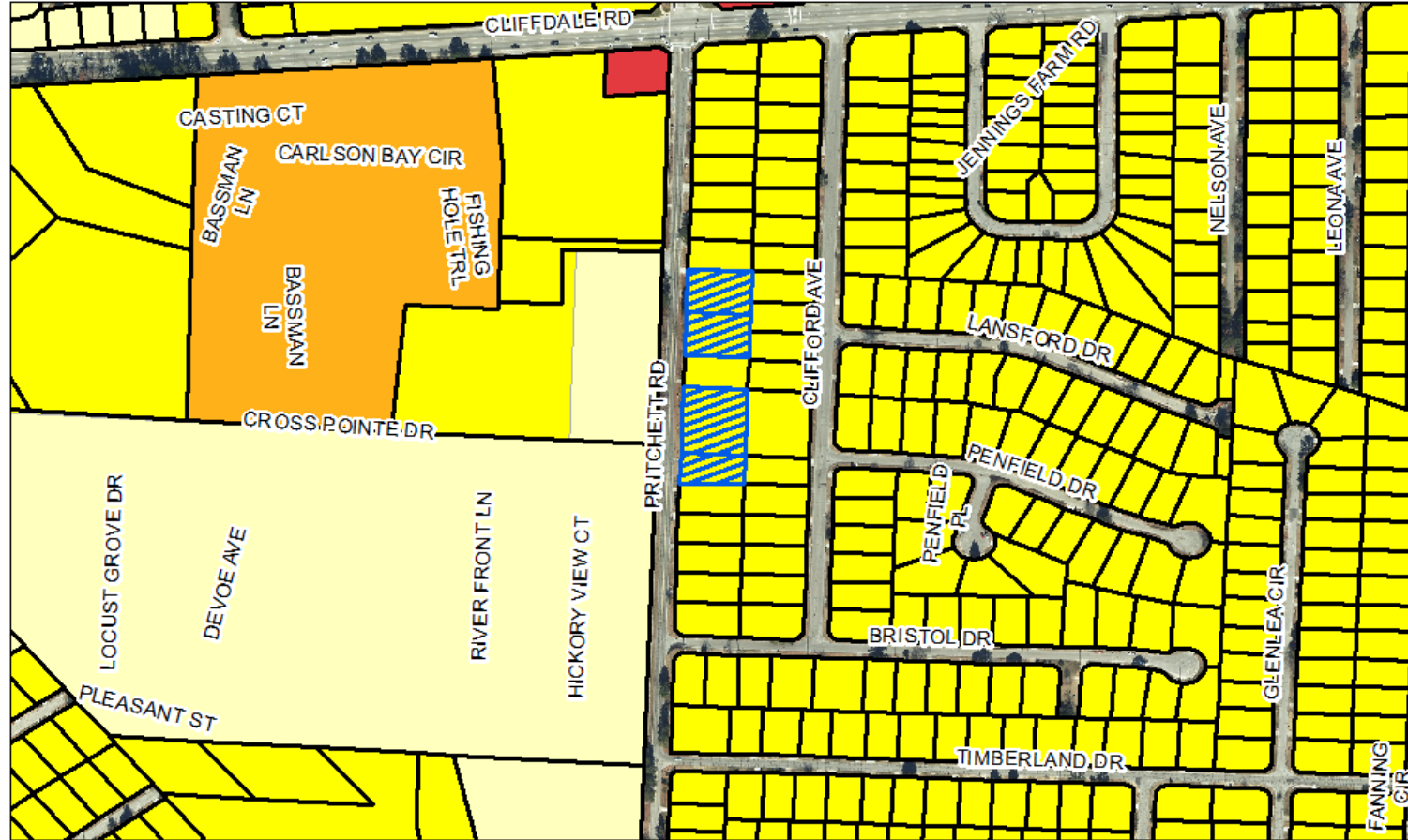
REQUEST: Rezone SF-10 to MR-5

LOCATIONS: 533 Pritchett Rd (0407252339000)  
 537 Pritchett Rd (0407252226000)  
 545 Pritchett Rd (0407252027000)  
 607 Pritchett Rd (0407242818000)

 P26-06 Aerial



Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.



**Current Zoning Map**  
Case #: P26-06

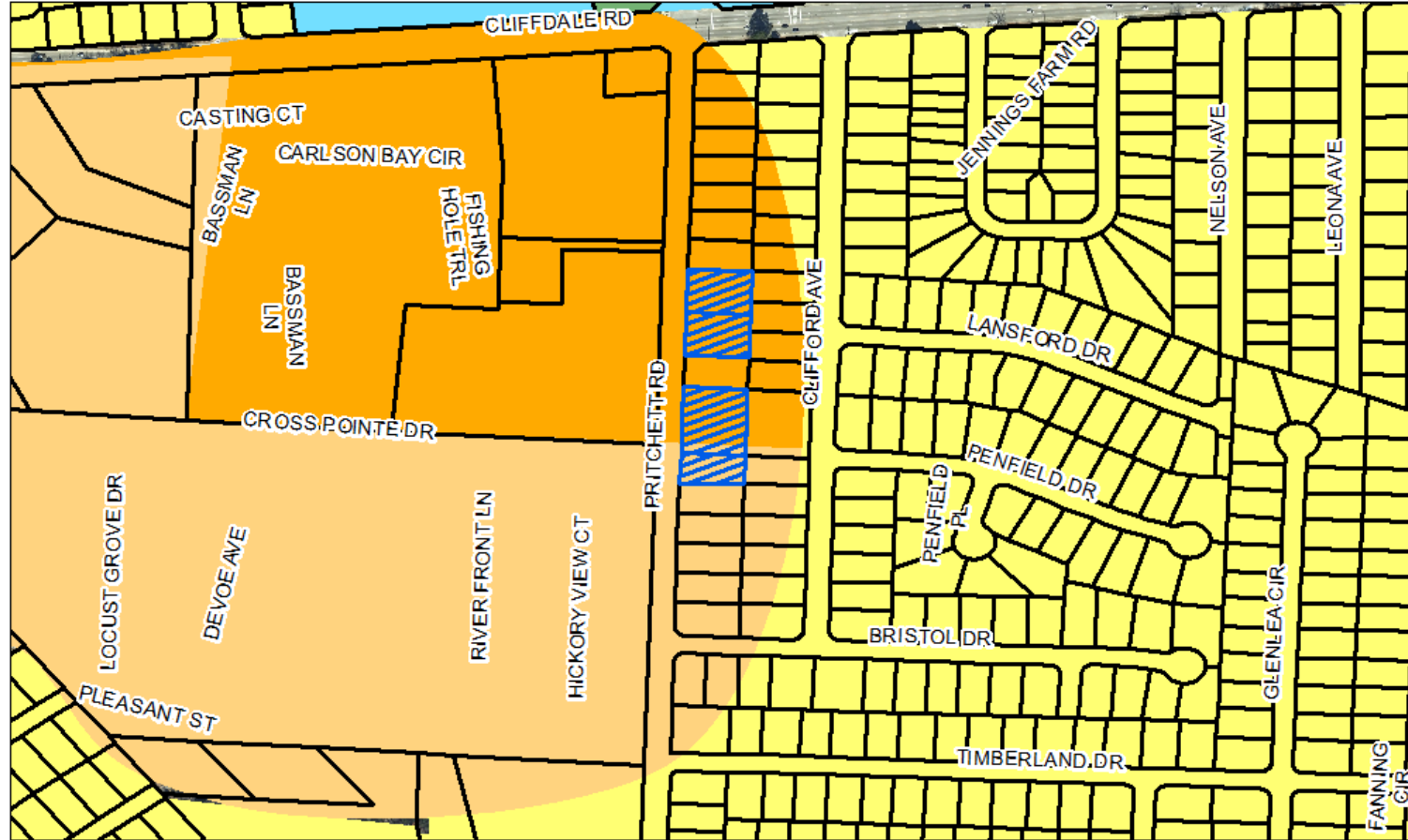
REQUEST: Rezone SF-10 to MR-5

LOCATIONS: 533 Pritchett Rd (0407252339000)  
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607 Pritchett Rd (0407242818000)

-  P26-06
-  MR-5 - Mixed Residential 5
-  NC - Neighborhood Commercial
-  SF-6 - Single-Family Residential 6
-  SF-10 - Single-Family Residential 10

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### Future Land Use

Case #: P26-06

REQUEST: Rezone SF-10 to MR-5

LOCATIONS: 533 Pritchett Rd (0407252339000)  
 537 Pritchett Rd (0407252226000)  
 545 Pritchett Rd (0407252027000)  
 607 Pritchett Rd (0407242818000)

-  P26-06
-  PARKOS - PARK / OPEN SPACE
-  LDR - LOW DENSITY
-  MDR - MEDIUM DENSITY
-  HDR - HIGH DENSITY RESIDENTIAL
-  OI - OFFICE / INSTITUTIONAL

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533 and 537 Pritchett Rd



545 and 607 Pritchett Rd





## Summary of Standards

### SF-10 (Current)

- Lower-intensity residential
- Maximum Height = 30'
- Maximum Coverage = 35%
- SF Detached (10000 / unit)
- SF Attached (9000 / unit)
- Two-to-Four Family (7500 / unit)

### MR-5 (Request)

- Moderate to high intensity residential
- Maximum Height = 75'
- Maximum Coverage = 55%
- SF Detached (5000 for 1<sup>st</sup> then 4000 / unit)
- SF Attached (4000 / unit)
- Two-to-Four Family (4000 / unit)
- Multi Family (15000 + 1000n)

## Theoretical Maximum

### 533-537 Combined (0.85 Acres aka 37,026 sf)

- SF-10 = 4 units (4.71 du/ac)
- MR-5 = 22 units (25.88 du/ac)
- MR-5 (TH) = 9 units (10.59 du/ac)

### 545-607 Combined (0.91 Acres aka 39,639.6 sf)

- SF-10 = 5 units (5.43 du/ac)
- MR-5 = 24 units (26.09 du/ac)
- MR-5 (TH) = 9 units (9.87 du/ac)



## Core Concerns

- Presence of 541 Pritchett Rd
  - Between 537 and 545 Pritchett Rd
  - Single-floor, single-family, home with detached garage
- Traffic flow and volume

## Considerations

- Section 30-5K of the UDO outlines transition standards
  - Height and massing regulations before increased setback requirements apply
  - Outlines buffer types and applications
  - Outlines where parking cannot be
  - Requires light shielding to prevent any light trespass
  - Operational standards to use and time of day
- Fifth of a mile from a minor arterial (Cliffdale)
- West side of Pritchett Road is a mobile home park, undeveloped land, and a convenience store

- The Professional Planning Staff recommends that the Zoning Commission move to recommend **APPROVAL** of the proposed map amendment from Single Family 10 (SF-10) to Mixed Residential 5 (MR-5) for the approximately 1.76 acres located at 545, 607, 533, and 537 Pritchett Road.
- The proposed zoning map amendment is consistent with the Future Land Use Plan which designates the subject properties for high density residential. Mixed Residential 5 (MR-5) aligns accurately to this designation by allowing for a range of uses from detached single-family to townhomes to low-rise multifamily.
- The range of potential MR-5 uses, when accounting for dimensional limitations and UDO requirements, is suitable to the overall area context which includes a range of residential types, uses, and is located near neighborhood-oriented services that would benefit from increased density.

## **1. Approval (Recommended Action):**

Recommend approval of the zoning map amendment from Single Family 10 (SF-10) to Mixed Residential 5 (MR-5) for the subject parcels – find the request consistent with the Future Land Use Plan and reasonable to the local context as demonstrated by the attached consistency and reasonability statement.

## **2. Approval but to a More Restrictive District:**

Recommend approval of the zoning map amendment from Single Family 10 (SF-10) to a more restrictive zoning district – one more consistent with the Future Land Use Plan and reasonable to the local context with an amended consistency statement.

## **3. Denial of Map Amendment:**

Recommends denial of the proposed map amendment – find that the request is inconsistent with the Future Land Use Plan and unreasonable to the local context.

## **4. Table the Case:**

The commission could table the case and allow the applicant to reapply to MR-5 with conditions – requiring enforceable commitments to address land use and/or transitional concerns.

