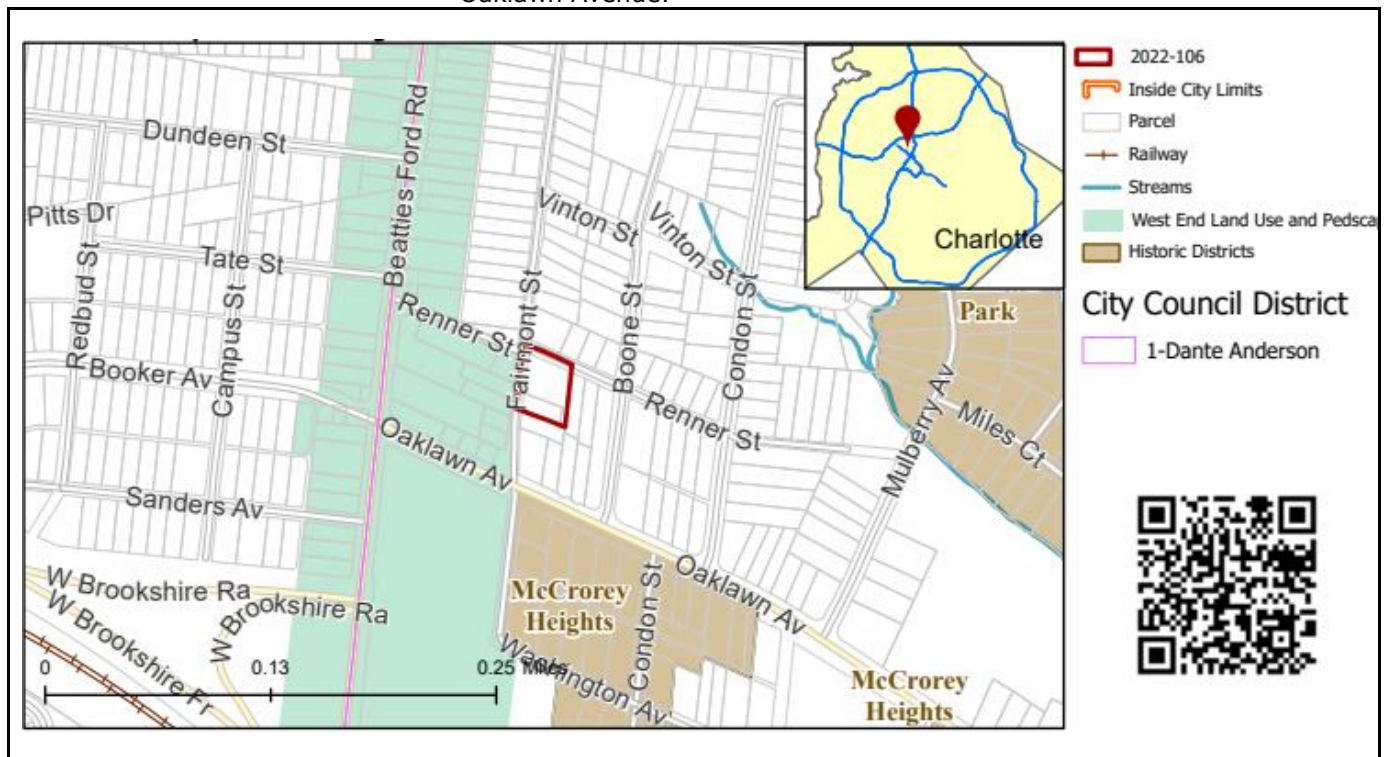


**REQUEST**

Current Zoning: R-5 (single family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 0.50 acres located at the southeast intersection of Renner Street and Fairmont Street, east of Beatties Ford Road, and north of Oaklawn Avenue.



**SUMMARY OF PETITION**

The petition proposes residential uses containing a maximum of 6 single family attached (duplex style) dwelling units on 3 lots OR 4 single family dwelling units on 4 lots.

**PROPERTY OWNER**

Robert Drakeford

**PETITIONER**

Drakeford Communities

**AGENT/REPRESENTATIVE**

Robert Drakeford, Drakeford Communities

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 4

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- This petition proposes access to a variety of housing options in the area.
- The building types proposed are an appropriate and compatible form within the Neighborhood 1 place type.
- The petition serves as an appropriate infill project and as a transition between the Neighborhood Activity Center Place Type and the adjacent neighborhood.

- The petition proposes streetscape improvements to both Fairmont Street and Renner Street by way of 8-foot planting strip and 8-foot sidewalks.
- The proposed site would be well served by the existing transit access located ¼ mile from the site.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

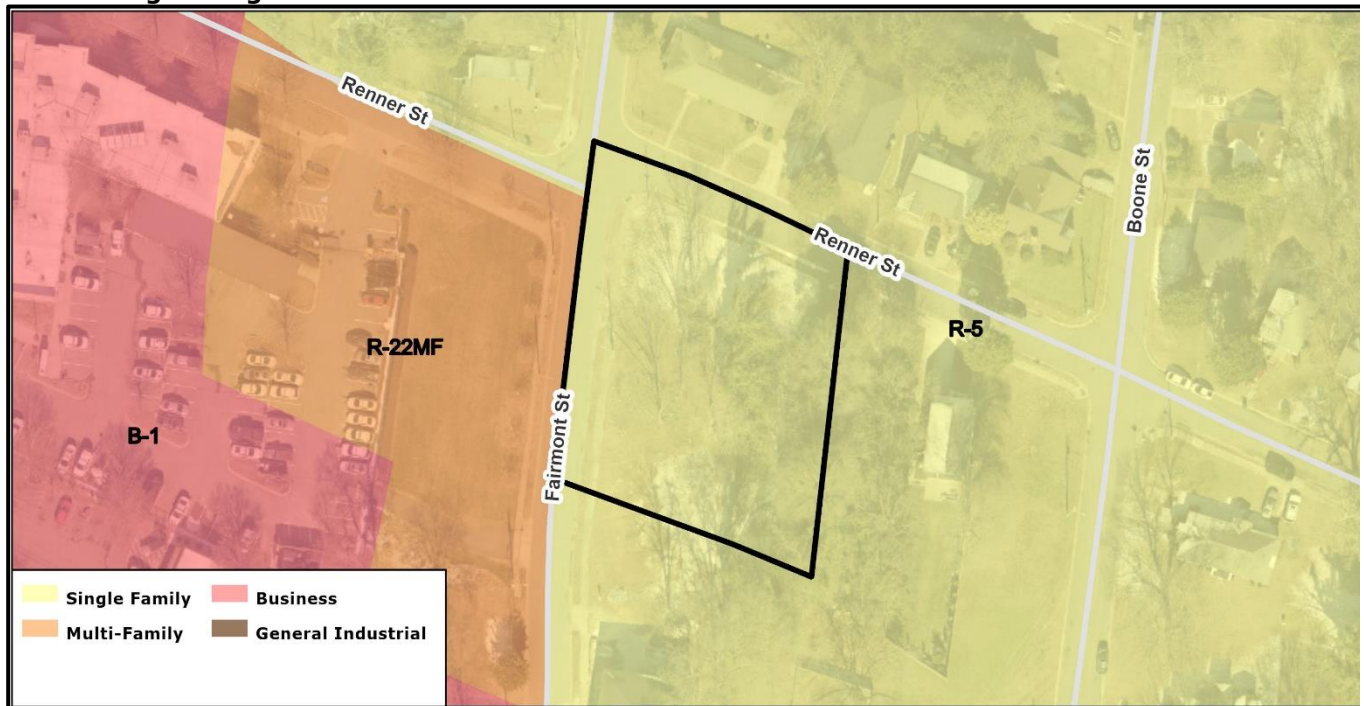
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows a maximum of 6 single family attached dwelling units or 4 single family dwelling units.
- Provides an 8-foot planting strip and an 8-foot sidewalk along both Renner Street and Fairmont Street.
- Dedicates all necessary rights-of-way in fee simple conveyance to the City of Charlotte.
- Provides architectural standards including building materials.

### • Existing Zoning



- Surrounding land uses include single family homes, multifamily homes, retail, CMPD police station, and a water treatment plant.

Existing Zoning	Translated Zoning	Recommended Place Type
R-5 (single family residential)	N1-C (neighborhood 1-C)	N1 (neighborhood 1)





The subject property is denoted with a red star.



The property to the north of the site along Renner Street is developed with a duplex.





The property to the south along Fairmont Street is developed with a duplex.



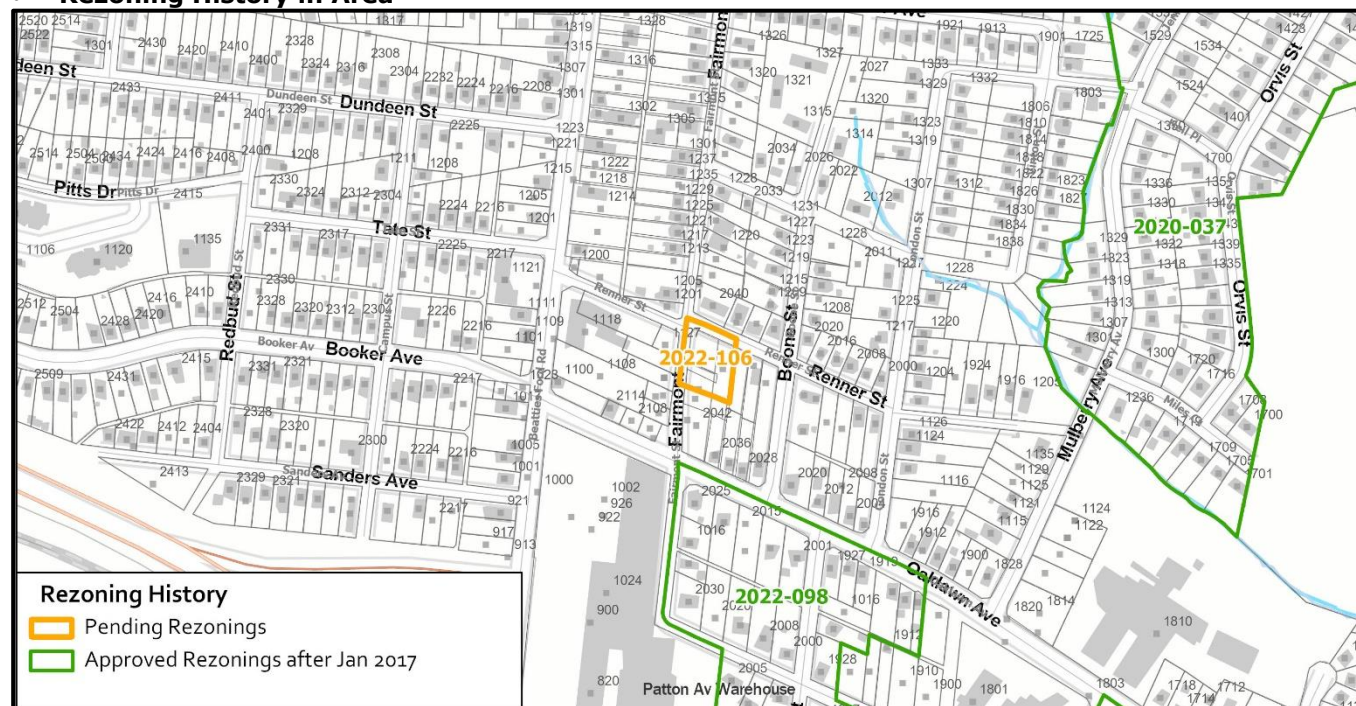
The property to the west along Beatties Ford Road is the CMPD police station.





The property to the east along Renner Street is a single-family home.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-037	Rezoned 49.3 acres to establish a local historic district for the Oaklawn Park neighborhood.	Approved
2022-098	Rezoned 71 acres to establish a local historic district for McCrorey Heights neighborhood.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The petition is located on the east side of Fairmont Street, a City-maintained local street south of Renner Street, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. CDOT has coordinated with the petitioner to provide Right of way for the realignment of the intersection of Fairmount Street and Renner Street along with an 8-foot planting strip and 8-foot sidewalk. All outstanding CDOT comments have been addressed.
- **Active Projects:**
  - Charlotte Equity Fellowship
    - The Charlotte Equity Fellowship provides funding and resources to grassroots organizers as they address issues of economic immobility and build infrastructure for organizing within their communities.
- **Transportation Considerations**
  - ~~See Outstanding Issues, Notes 1-3.~~ Addressed
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: 20 trips per day (based on 2 single family dwelling units).
  - Proposed Zoning: 35 or 50 trips per day (based on 4 single family detached dwelling units or 6 multifamily dwelling units).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.



- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 1 student, while development allowed with the proposed zoning may produce 1 student. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is zero.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Bruns Avenue Elementary remains at 59%.
    - Ranson Middle remains at 106%.
    - West Charlotte High remains at 98%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located in Renner Street and an existing 6-inch water distribution main located in Fairmont Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main within Renner Street and an existing 8-inch gravity sewer main in Fairmont Street. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

#### OUTSTANDING ISSUES

##### Transportation

1. ~~Revise site plan and conditional note(s) by showing sidewalk on the site plan and add a conditional note committing to this improvement.~~ Addressed
2. ~~A site plan note specifying that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued as needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.~~ Addressed
3. ~~Remove language from conditional note 4 under transportation notes.~~ Addressed

#### REQUESTED TECHNICAL REVISIONS

##### Site and Building Design

4. ~~Clarify that buildings must be on their own individual lots in the site plan notes.~~ Addressed

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225