



Zoning Committee

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**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: INST (institutional)

**LOCATION**

Approximately 5.33 acres located at the intersection of Monroe Road on the western side of the property and Wallace Road on the north side of the property.  
(Council District 5 - Newton)

**PETITIONER**

Nyesha Weaver

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *Independence Boulevard Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential development at 12 units per acre.

([However, we find](#)) this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The site is currently being used as a religious institution, which is allowed under the current zoning.
- Area plans do not typically specify locations for future institutional uses.
- Uses permitted in the institutional district are consistent with the surrounding land use context of institutional uses and compatible with residential uses in the area.

The approval of this petition will revise the adopted future land use as specified by the *Independence Boulevard Area Plan*, from residential at up to 12 DUA to Institutional for the site.

Motion/Second: Kelly / Nwasike  
Yeas: Gussman, Ham, Kelly, Nwasike, Spencer, Watkins, and Wiggins  
Nays: None  
Absent: None  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

John Kinley (704) 336-8311