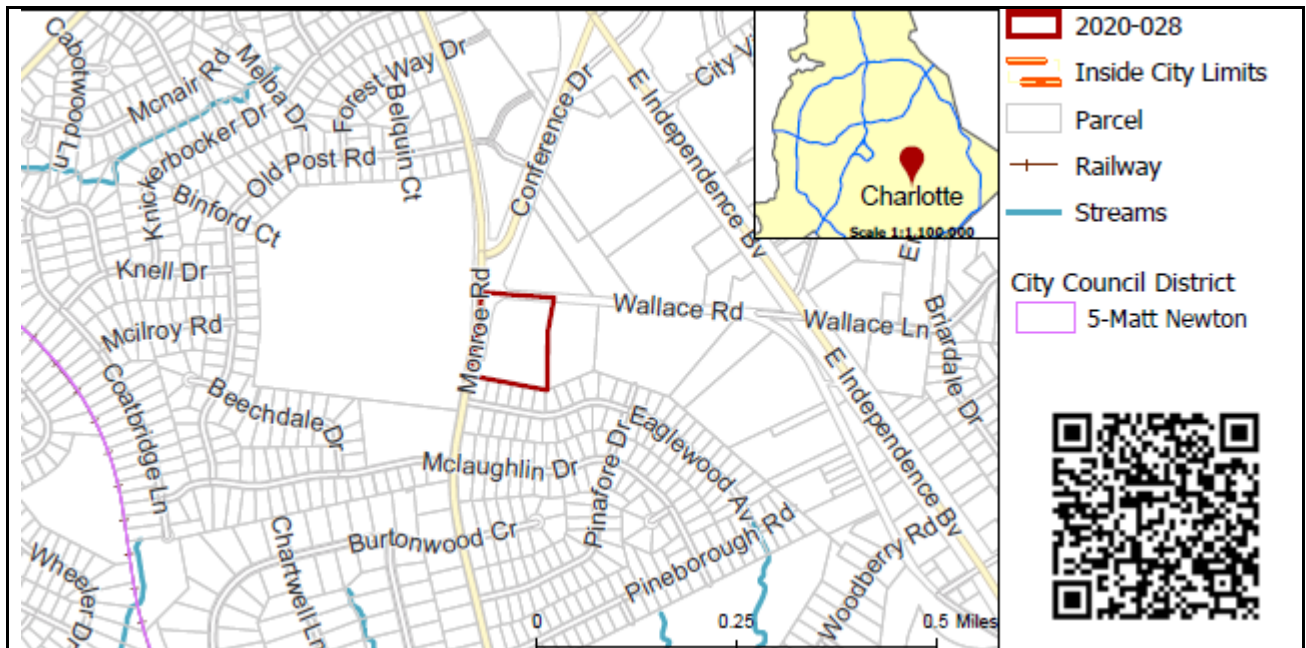


**REQUEST**

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.



**SUMMARY OF PETITION**

The petition proposes to allow uses permitted in the institutional zoning district.

**PROPERTY OWNER**

BEN SALEM PRESBYTERIAN CHURCH

**PETITIONER**

Nyesha Weaver

**AGENT/REPRESENTATIVE**

NA

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition **inconsistent** with the *Independence Boulevard Area Plan* recommendation for residential development at 12 units per acre

Rationale for Recommendation

- 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.

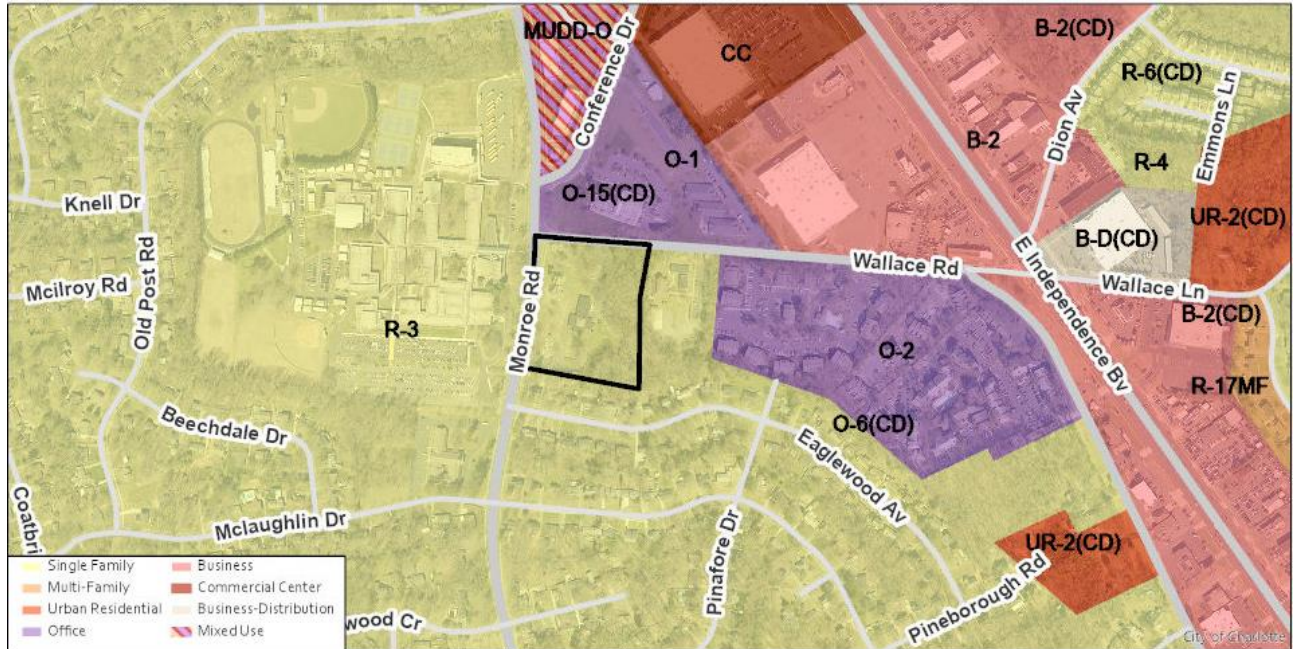
## PLANNING STAFF REVIEW

- **Proposed Request Details**

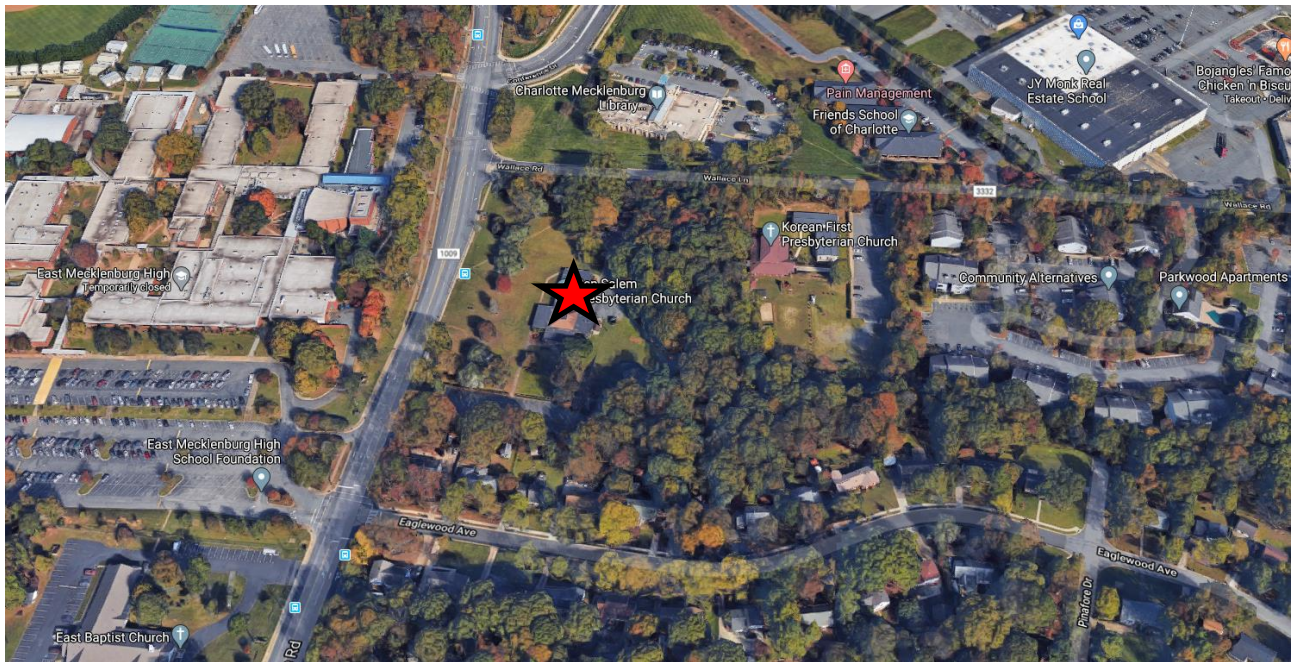
This is a conventional rezoning petition with no associated site plan.

- The proposal would allow all uses permitted in the institution zoning district, which includes uses such as churches, daycares, schools, libraries and similar uses.

- **Existing Zoning and Land Use**



The site is surrounded primarily with institutional uses including a school, library and church. These uses are in a variety of zoning district.



The site, denoted by the red star, is developed with a church. There are a number of institutional uses in the area with single family and multi-family uses to the south and east.





The site is developed with a church (Ben Salem Presbyterian)



North of the site across Wallace Lane is a Charlotte Library branch.



East of the site is a church.



South of the site along Eaglewood Avenue are single family homes.





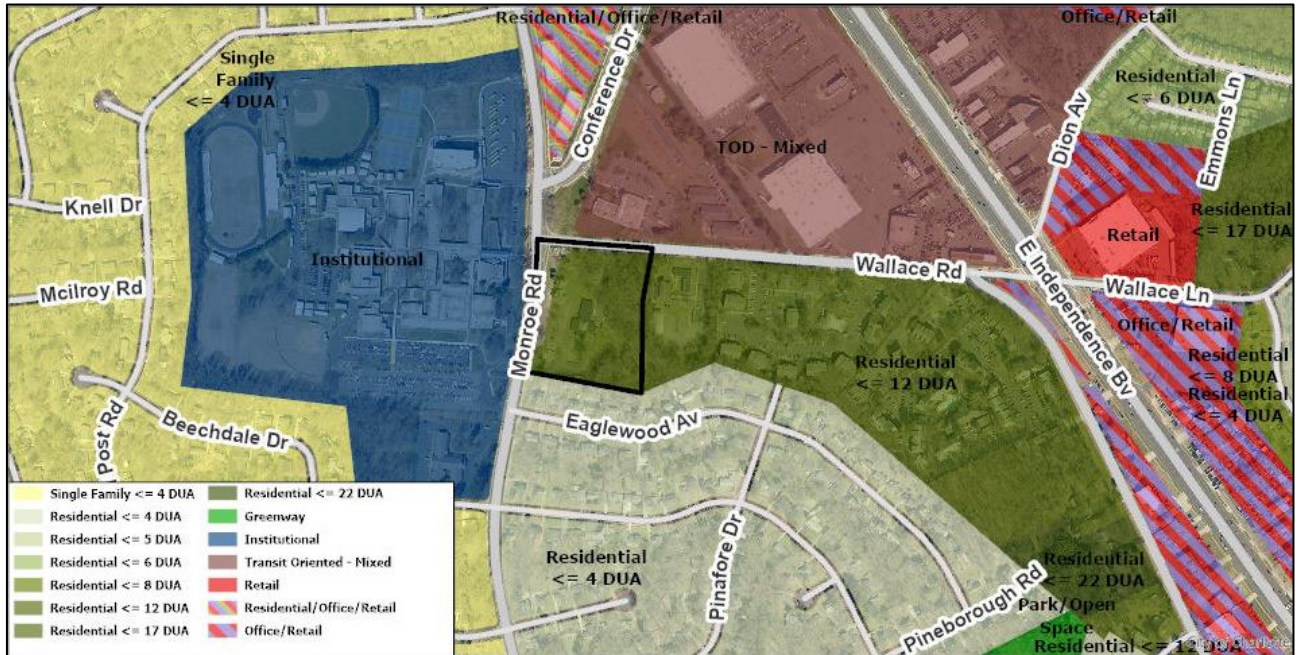
West of the site across Monroe Road is East Mecklenburg High School.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-067	4.24 acres east of the site at Wallace Lane to BD(CD) for storage use.	Approved
2018-056	9.3 acres east of the site on Wallace Lane to UR-2(CD) for up to 119 townhome units	Approved
2019-074	3.96 acres southeast of the site on Wallace Road to UR-2(CD) for up to 88 multi-family units	Approved
2019-180	5.2 acres southeast of the site on Wallace Road to UR-2(CD) for up to 114 multi-family units	Pending

- **Public Plans and Policies**



- The *Independence Boulevard Area Plan* (2011) recommends residential at 12 DUA for this site.
- **TRANSPORTATION SUMMARY**
  - The site is located on Monroe Road (major thoroughfare, State maintained) and Wallace Road (minor thoroughfare, city maintained) and is outside of Route 4. The site is within the limits of the Eastside Strategy Plan Study Area and the Independence Blvd Area Plan. In reference to the Vision Zero Action Plan, Monroe Road is classified within Charlotte's High Injury Network. The site is located on a major thoroughfare road. CDOT will work with the petitioner during the permitting to install the required streetscape along the street frontages and other required City ordinances.
- **Active Projects:**
  - South Ped/Bike Blvd-Independence Area: This project will create a multi-modal facility south of and roughly paralleling Independence Boulevard from the Briar Creek Greenway to Mason Wallace Park
  - South Pedestrian and Bike Boulevard: Create a shared-use path south of and roughly paralleling Independence Boulevard from the Briar Creek Greenway to Mason Wallace Park.
  - Wallace Road Extension: This project proposes 2 Lane Divided (Median or Center Turn Lane) with Bike Facilities and Sidewalks
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 70 trips per day (based on existing religious institution).
    - Entitlement: 195 trips per day (based on 16 single family units in R-3).
  - Proposed Zoning: Conventional rezoning - Too many uses to determine.

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 20-inch water distribution main located along Monroe Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Wallace Road. No outstanding issues.

- **Engineering and Property Management:**
    - **Arborist:** No comments submitted.
    - **Erosion Control:** No outstanding issues.
    - **Land Development:** No outstanding issues.
    - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
    - **Urban Forestry:** 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.
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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** John Kinley (704) 336-8311