



City of Highland

Building and Zoning

Combined Planning & Zoning Board Agenda
City Hall – 1115 Broadway
February 2, 2022 7:00 P.M.

1. Call to Order
2. Roll Call
3. General Business:
Approval of the December 1, 2021 Regular Meeting Minutes
4. Public Comment Section
Persons who wish to address the Combined Planning and Zoning Board regarding items not on the agenda may do so at this time. Speakers shall be limited to five (5) minutes or a reasonable amount of time as determined by the City Attorney. Any presentation is for informational purposes only. No action will be taken.
5. Public Hearings and Items Listed on the Agenda
Persons wishing to address the Combined Planning and Zoning Board regarding items on the agenda may do so after the Chairperson opens the agenda item for public hearing or for public comment. Speakers shall be limited to five (5) minutes or a reasonable amount of time as determined by the City Attorney.
6. New Business
 - a) The City of Highland, on behalf of Gary Schultze Jr., is requesting to rezone the entirety of 1709 Lindenthal Avenue to R-1-D single-family residential to reconcile an issue of split-zoning. (PIN# 01-2-24-04-13-302-014)
 - b) The City of Highland, on behalf of Bonnie McGinley, is requesting to rezone two parcels to the south of Sportsman Road to Industrial. (PIN# 02-1-18-31-00-000-012, 02-1-18-31-00-000-010)
 - c) The City of Highland is requesting to make revisions to the Future Land Use Map completed in April 2017.
7. Calendar
 - a. March 2, 2022– Combined Planning and Zoning Board Meeting
 - b. Adjournment

Citizens may attend in person or monitor the meeting by phone. To monitor the meeting, call 618-882-4358 and use conference ID# 267091. To have a comment read into the meeting minutes, email your comment to highlandzoning@highlandil.gov or submit it through our Citizen Request portal on our website.

Anyone requiring ADA accommodations to attend this public meeting, please contact Breann Vazquez, ADA Coordinator, at 618-654-9891.



City of Highland Building and Zoning

Meeting Date: February 2, 2022

From: Breann Vazquez, Director of Community Development
Gretchen Arnold, Community Development Intern

Location: 1709 Lindenthal Avenue

Zoning Request: Rezoning

Description: Rezoning to R-1-D single-family residential to reconcile issue of split-zoning

Proposal Summary

The applicant is The City of Highland (1115 Broadway), on behalf of Gary Schultze Jr., (1709 Lindenthal Avenue). The applicant of this case is requesting the following rezoning:

- Rezone 1709 Lindenthal Avenue to R-1-D single-family residential to reconcile an issue of split-zoning (PIN # 01-2-24-04-13-302-014).

As the result of a lot combination, this lot consists of a split-zoning of C-2 and R-1-D. The rezoning is being requested in order to rezone the entire property as R-1-D single-family residential.

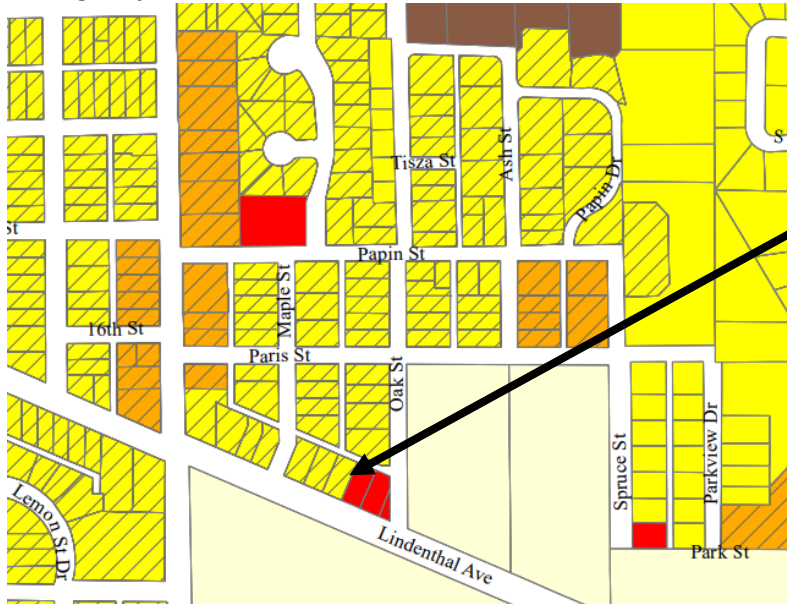
Comprehensive Plan Consideration

The Comprehensive Plan and Future Land Use Map are considered policy guides to current and future development. While they do not have the force of an ordinance, it is generally recommended that municipalities adhere to the findings, policies, principals, and recommendations in these documents. Changes and deviations are permissible, but they should be reasonably justified.

The subject property is denoted as “residential” on the Comprehensive Plan’s Future Land Use Map. The rezoning would adhere to the comprehensive plan.



Zoning Map



Legend

- | | |
|--|--|
| Corporate Boundary | R-3 - Multiple Family Residence 60 FT. Lot Width |
| R-1-A - Single Family Residence 150 FT. Lot Width | C-2 - Central Business District No Lot Width Requirement |
| R-1-B - Single Family Residence 100 FT. Lot Width | C-3 - Highway Business District None |
| R-1-C - Single Family Residence 70 FT. Lot Width | C-4 - Limited Business No Lot Width Requirement |
| R-1-D - Single Family Residence 50 FT. Lot Width | I - Industrial District No Lot Width Requirement |
| R-2-A - Multiple Family Residence 70 FT. Lot Width | MX - Mixed Use |
| R-2-B - Multiple Family Residence 70 FT. Lot Width | Not In Corporate Limits |

Future Land Use Map



Future Land Use

- | | |
|--|----------------------|
| | Non-Urban/Ag |
| | Residential |
| | Med. Density Res. |
| | Multi-Family |
| | Institutional/Public |
| | Downtown |
| | Mixed Use |
| | Commercial |
| | Industrial |



Standards of Review for Zoning Map Amendments and Findings of Fact

Below are the nine (9) consideration items listed in Section 90-88 of the Zoning Code which the Combined Planning and Zoning Board shall take into account while reviewing a zoning map amendment request.

- Existing use and zoning of the property in question.
The property is currently zoned C-2 and R-1-D.

- Existing use and zoning of other lots in the vicinity of the property in question.

Direction	Land Use	Zoning
North	Single-Family Home	R-1-D
South	Highland Elementary School	R-1-A
East	Single-Family Home	C-2
West	Single-Family Home	R-1-D

- The extent to which the zoning map amendment may detrimentally affect nearby properties.
Nearby property will not be negatively affected. This is a residential area.
- Suitability of the property in question for uses already permitted under existing requirements.
Split-zoning of C-2 and R-1-D is not the most appropriate zoning classification for a single property.
- Suitability of the property in question for the proposed uses.
The residential use of this property will not change.
- The type, density and character of development in the vicinity of the property in question, including changes, if any, which may have occurred since the property was initially zoned or last rezoned.
The proposed zoning goes with the character of the area. This is a residential area.
- The effect the proposed map amendment would have on the implementation of the City’s Comprehensive Plan.
The proposed map amendment is consistent with the City’s Comprehensive Plan.
- The effect the proposed map amendment would have on public utilities, other needed public services and traffic circulation on nearby streets.
There would not be a negative effect on public utilities, other needed public services and traffic circulation on nearby streets.
- Whether the map amendment will promote the health, safety, quality of life, comfort and general welfare of the city.
The map amendment will promote the health, safety, quality of life, comfort and general welfare of the city.



Staff Discussion

This property is currently split-zoned C-2 and R-1-D due a lot combination. R-1-D is more restrictive than C-2 and will preserve the residential character of the area. Staff believes this rezoning will assist in protecting the property and cleaning up the zoning map.

Aerial Photograph



I, Gary Schulze Jr., am the property owner of 1709 Lindenthal Avenue. I authorize the City of Highland to rezone the entirety of 1709 Lindenthal Avenue to R-1-D.

Gary Schulze Jr.

Signature

11/19/21

Date

State of Illinois County of Madison

Signed before me on 11/19/21 (date).

(seal)



Tanya Carroll

Signature of notary public



City of Highland Building and Zoning

Meeting Date: February 2, 2022

From: Breann Vazquez, Director of Community Development

Location: East of Sportsman Road; PIN# 02-1-18-31-00-000-012, 02-1-18-31-00-000-010

Zoning Request: Rezoning

Description: Rezoning from R-1-C single-family residential to Industrial

Proposal Summary

The applicant is The City of Highland (1115 Broadway), on behalf of Bonnie McGinley (7 Shamrock Blvd). The applicant of this case is requesting the following rezoning:

- Rezone two parcels to the south of Sportsman Road to Industrial. (PIN# 02-1-18-31-00-000-012, 02-1-18-31-00-000-010).

This property is currently zoned as R-1-C single-family residential. The rezoning is being requested in order to eliminate spot zoning.

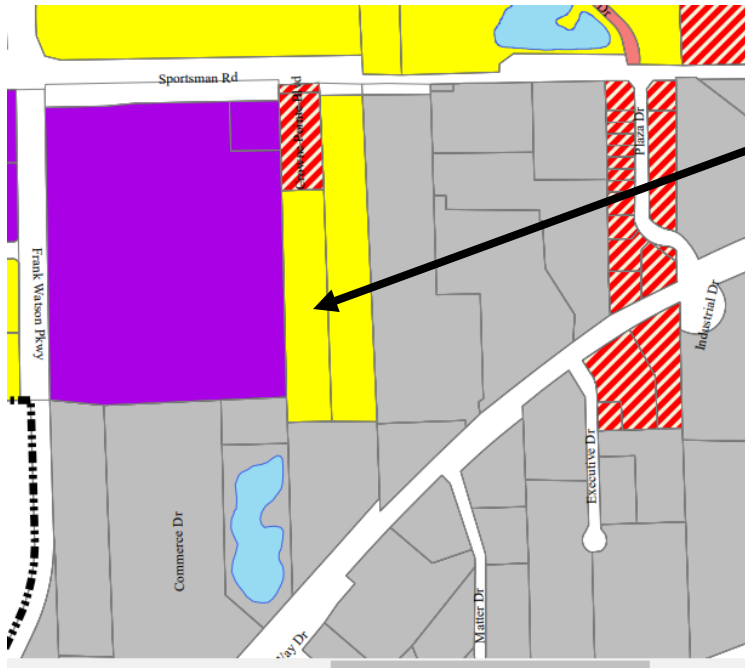
Comprehensive Plan Consideration

The Comprehensive Plan and Future Land Use Map are considered policy guides to current and future development. While they do not have the force of an ordinance, it is generally recommended that municipalities adhere to the findings, policies, principals, and recommendations in these documents. Changes and deviations are permissible, but they should be reasonably justified.

The subject property is denoted as “residential” on the Comprehensive Plan’s Future Land Use Map. This area is better suited for industrial uses and re-designating this area to “industrial” will be recommended at the time of the next Future Land Use Map update.



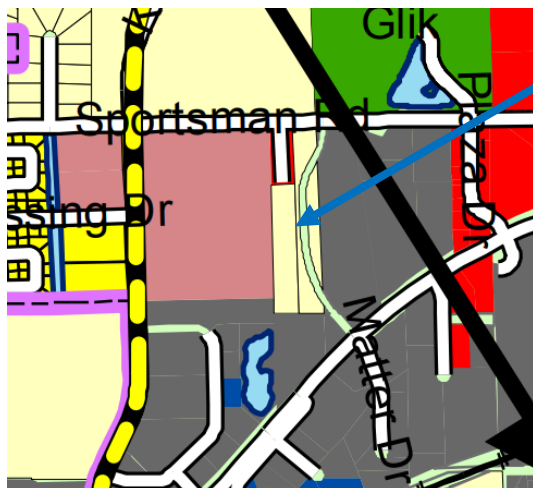
Zoning Map



Legend

- | | |
|--|--|
| Corporate Boundary | R-3 - Multiple Family Residence 60 FT. Lot Width |
| R-1-A - Single Family Residence 150 FT. Lot Width | C-2 - Central Business District No Lot Width Requirement |
| R-1-B - Single Family Residence 100 FT. Lot Width | C-3 - Highway Business District None |
| R-1-C - Single Family Residence 70 FT. Lot Width | C-4 - Limited Business No Lot Width Requirement |
| R-1-D - Single Family Residence 50 FT. Lot Width | I - Industrial District No Lot Width Requirement |
| R-2-A - Multiple Family Residence 70 FT. Lot Width | MX - Mixed Use |
| R-2-B - Multiple Family Residence 70 FT. Lot Width | Not In Corporate Limits |

Future Land Use Map



Future Land Use

- | | |
|--|----------------------|
| | Non-Urban/Ag |
| | Residential |
| | Med. Density Res. |
| | Multi-Family |
| | Institutional/Public |
| | Downtown |
| | Mixed Use |
| | Commercial |
| | Industrial |



Standards of Review for Zoning Map Amendments and Findings of Fact

Below are the nine (9) consideration items listed in Section 90-88 of the Zoning Code which the Combined Planning and Zoning Board shall take into account while reviewing a zoning map amendment request.

- Existing use and zoning of the property in question.
The property is currently zoned R-1-C single-family residential.

- Existing use and zoning of other lots in the vicinity of the property in question.

Direction	Land Use	Zoning
North	Crown Point Townhomes/Vacant Lot	C-3/R-1-C
South	Aramark/McGinley Automotive	Industrial
East	McGinley Automotive/Self-Storage/Hunsche Excavating	Industrial
West	Vacant Lots	Mixed Use/Industrial

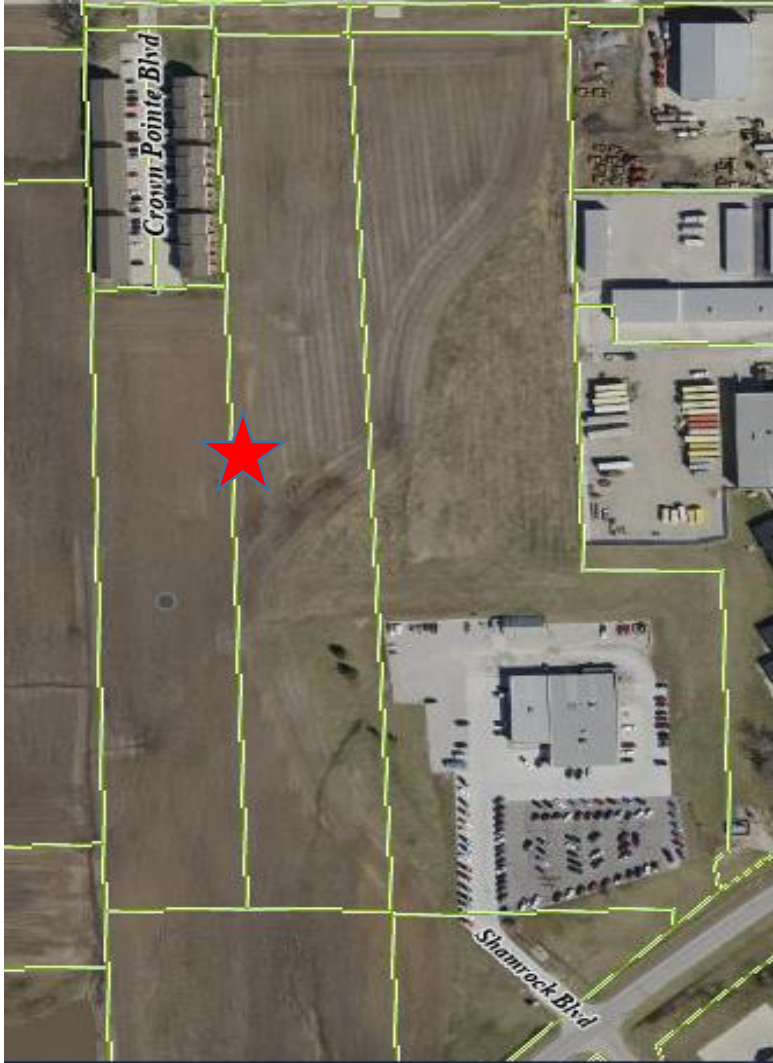
- The extent to which the zoning map amendment may detrimentally affect nearby properties.
Nearby property will not be negatively affected. The surrounding area is not residential.
- Suitability of the property in question for uses already permitted under existing requirements.
This is a vacant parcel on which single-family residences will not be developed.
- Suitability of the property in question for the proposed uses.
The property is suitable for industrial uses and is adjacent to the industrial zoning district. There are no proposed uses at this time.
- The type, density and character of development in the vicinity of the property in question, including changes, if any, which may have occurred since the property was initially zoned or last rezoned.
The proposed zoning goes with the character of the area.
- The effect the proposed map amendment would have on the implementation of the City's Comprehensive Plan.
The proposed map amendment is consistent with the City's Comprehensive Plan.
- The effect the proposed map amendment would have on public utilities, other needed public services and traffic circulation on nearby streets.
There would not be a negative effect on public utilities, other needed public services, or traffic circulation on nearby streets.
- Whether the map amendment will promote the health, safety, quality of life, comfort and general welfare of the city.
The map amendment will promote the health, safety, quality of life, comfort and general welfare of the city.



Staff Discussion

This property is currently zoned as R-1-C, which does not match the zoning or character of the surrounding properties. This map amendment will properly classify the area and eliminate spot zoning.

Aerial Photograph



I, Bonnie McGinley, am the property owner of PIN# 02-1-18-31-00-000-012 and 02-1-18-31-00-000-010.
I authorize the City of Highland to rezone these parcels to industrial.

Bonnie McGinley

Signature

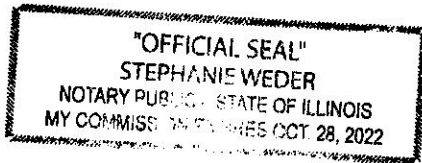
12-6-21

Date

State of Illinois County of Bond

Signed before me on 12/06/2021 (date).

(seal)



Stephanie Weder

Signature of notary public



City of Highland
 Building and Zoning

Meeting Date: February 2, 2022
From: Breann Vazquez, Director of Community Development
Description: Future Land Use Map Updates

Proposal Summary

The following changes are being proposed as updates to the Future Land Use Map.

PIN #	Address	Current Future Land Use Map Classification	Proposed Future Land Use Map Classification
01-2-24-03-00-000-029, 01-2-24-03-00-000-030, 01-2-24-03-00-000-031	2210, 2250, and 2272 Veteran's Honor Parkway	Mixed Use & Commercial	Industrial
01-1-24-03-00-000-010	21.21 acres N. of St. Rose Rd.	Residential	Industrial
02-2-18-32-19-401-009	429 Walnut	Multifamily	Industrial
01-1-24-06-00-000- 024.001	12258 Highland Rd	Residential	Industrial
02-1-18-31-00-000-012, 02-1-18-31-00-000-010	East of Sportsman Rd	Residential	Industrial

Staff Discussion

These updates to the Future Land Use Map are being requested in response to rezonings that were granted by the City Council. At the time of the rezonings, staff's recommendation was to update the parcel's classification on the FLU Map. Staff reports are attached for reference.



City of Highland Building and Zoning

Meeting Date: August 5, 2020

From: Breann Speraneo, Director of Community Development

Location: 12258 Highland Rd

Zoning Request: Rezoning

Description: Rezoning from R-1-C to Industrial (pending annexation)

Proposal Summary

The applicant and property owner is DK7 Properties, LLC of 12258 Highland Rd. The applicant of this case is requesting the following Rezoning:

- DK7 Properties, LLC (12258 Highland Rd) is requesting the rezoning of 12258 Highland Rd, pending annexation. (PIN # 01-1-24-06-00-000-024.001)

The default zoning for properties annexed into the City of Highland is R-1-C. The rezoning from R-1-C to Industrial is pending annexation of the property.

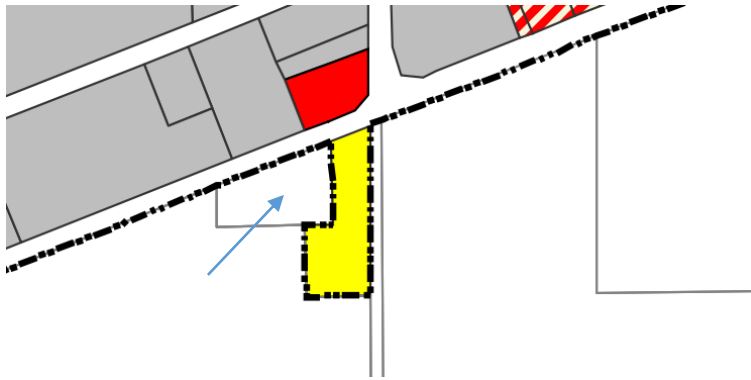
Comprehensive Plan Consideration

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The subject property is denoted as residential on the Comprehensive Plan's Future Land Use Map. This property has not been used as residential in the past and future uses will not likely be residential. Given that this property is adjacent to an Industrial area on the Future Land Use Map and this is a more appropriate classification, staff will be proposing this change at the time of the next Comprehensive Plan update.



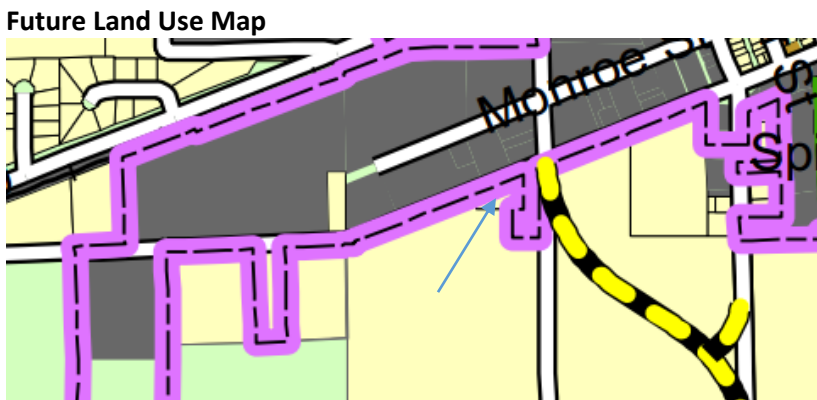
Zoning Map



Legend

- | | |
|--|--|
| Corporate Boundary | R-3 - Multiple Family Residence 60 FT. Lot Width |
| R-1-A - Single Family Residence 150 FT. Lot Width | C-2 - Central Business District No Lot Width Requirement |
| R-1-B - Single Family Residence 100 FT. Lot Width | C-3 - Highway Business District None |
| R-1-C - Single Family Residence 70 FT. Lot Width | C-4 - Limited Business No Lot Width Requirement |
| R-1-D - Single Family Residence 50 FT. Lot Width | I - Industrial District No Lot Width Requirement |
| R-2-A - Multiple Family Residence 70 FT. Lot Width | MX - Mixed Use |
| R-2-B - Multiple Family Residence 70 FT. Lot Width | Not In Corporate Limits |

Future Land Use Map



Future Land Use

- | | |
|--|----------------------|
| | Non-Urban/Ag |
| | Residential |
| | Med. Density Res. |
| | Multi-Family |
| | Institutional/Public |
| | Downtown |
| | Mixed Use |
| | Commercial |
| | Industrial |



Standards of Review for Zoning Map Amendments and Findings of Fact

Below are the nine (9) consideration items listed in Section 90-88 of the Zoning Code which the Combined Planning and Zoning Board shall take into account while reviewing a zoning map amendment request.

1. Existing use and zoning of the property in question.

The property is currently zoned Madison County - Agricultural. The property will be annexed in as R-1-C. The property currently hosts vacant buildings and would be used as a bar/restaurant, lounge, and terminal operator operations.

2. Existing use and zoning of other lots in the vicinity of the property in question.

Direction	Land Use	Zoning
North	City of Highland	Industrial
South	Farm Ground	Madison County Agricultural
East	City of Highland	R-1-C
West	Farm Ground	Madison County Agricultural

3. The extent to which the zoning map amendment may detrimentally affect nearby properties.

Nearby property will not be negatively affected. The areas to the north are zoned Industrial.

4. Suitability of the property in question for uses already permitted under existing requirements.

This property will not be used for residential purposes in the foreseeable future. Therefore, R-1-C is not the most suitable zoning for this property.

5. Suitability of the property in question for the proposed uses.

The property is suitable for industrial uses, including the proposed uses.

6. The type, density and character of development in the vicinity of the property in question, including changes, if any, which may have occurred since the property was initially zoned or last rezoned.

The proposed zoning goes with the character of the area. This area has a mixture of zoning districts, including Industrial.

7. The effect the proposed map amendment would have on the implementation of the City's Comprehensive Plan.

The proposed map amendment is not consistent with the Future Land Use Map. This is addressed in "staff discussion."

8. The effect the proposed map amendment would have on public utilities, other needed public services and traffic circulation on nearby streets.

There would not be a negative effect on public utilities, other needed public services and traffic circulation on nearby streets.

9. Whether the map amendment will promote the health, safety, quality of life, comfort and general welfare of the city.
The map amendment will promote the health, safety, quality of life, comfort and general welfare of the city.

Staff Discussion

The proposed map amendment is not consistent with the Future Land Use Map, which shows this parcel as Residential. While this is generally a concern, in this case staff believes an amendment to the Future Land Use Map may be warranted to show this parcel as Industrial. This property is best suited for industrial uses and will not be used for residential purposes in the foreseeable future.

Staff supports the rezoning of this property from R-1-C to Industrial (pending annexation), as Industrial is most appropriate for current and future uses.

2019 Aerial Photograph



Site Photos



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City of Highland Building and Zoning

Meeting Date: March 3, 2021

From: Breann Speraneo, Director of Community Development

Location: 429 Walnut Street

Zoning Request: Rezoning

Description: Rezoning from C-2 Central Business District to Industrial

Proposal Summary

The applicant is Mike Jascur 2130 (Broadway, Highland, IL). The property owner is DD & SD Properties, LLC (11410 Hickory Flat Road, Highland, IL). The applicant of this case is requesting the following rezoning:

- Rezone 429 Walnut Street from C-2 Central Business District to Industrial. (PIN# 02-2-18-32-19-401-009)

This property is a vacant building that was formerly a speed lube. In the C-2 district, this is a nonconforming use and since the use has been discontinued for over a year the nonconforming use may not be continued. The rezoning is being requested in order to allow for a speed lube to occupy this building again.

Comprehensive Plan Consideration

The Comprehensive Plan and Future Land Use Map are considered policy guides to current and future development. While they do not have the force of an ordinance, it is generally recommended that municipalities adhere to the findings, policies, principals, and recommendations in these documents. Changes and deviations are permissible, but they should be reasonably justified.

The subject property is denoted as “multifamily” on the Comprehensive Plan’s Future Land Use Map. This property is not best suited for multifamily purposes and an update will be considered at the time of the next Future Land Use Map update.



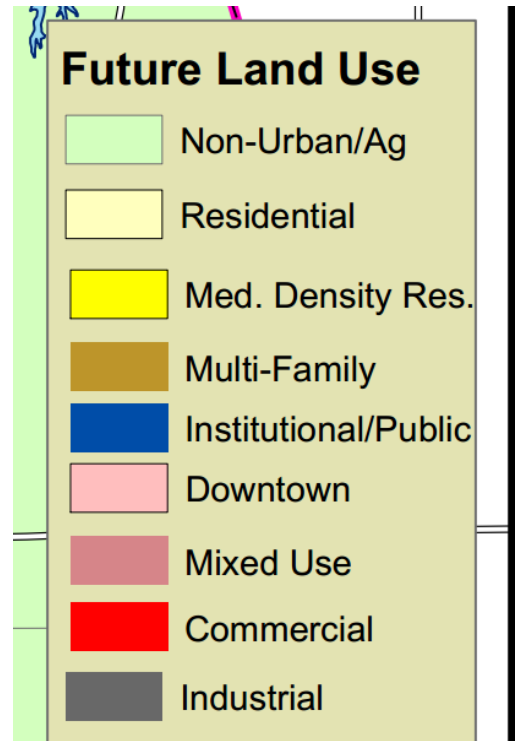
Zoning Map



Legend

- | | |
|--|--|
| Corporate Boundary | R-3 - Multiple Family Residence 60 FT. Lot Width |
| R-1-A - Single Family Residence 150 FT. Lot Width | C-2 - Central Business District No Lot Width Requirement |
| R-1-B - Single Family Residence 100 FT. Lot Width | C-3 - Highway Business District None |
| R-1-C - Single Family Residence 70 FT. Lot Width | C-4 - Limited Business No Lot Width Requirement |
| R-1-D - Single Family Residence 50 FT. Lot Width | I - Industrial District No Lot Width Requirement |
| R-2-A - Multiple Family Residence 70 FT. Lot Width | MX - Mixed Use |
| R-2-B - Multiple Family Residence 70 FT. Lot Width | Not In Corporate Limits |

Future Land Use Map





Standards of Review for Zoning Map Amendments and Findings of Fact

Below are the nine (9) consideration items listed in Section 90-88 of the Zoning Code which the Combined Planning and Zoning Board shall take into account while reviewing a zoning map amendment request.

- Existing use and zoning of the property in question.
The property is currently a vacant building and is zoned C-2.

- Existing use and zoning of other lots in the vicinity of the property in question.

Direction	Land Use	Zoning
North	SF Residence/Pet Parlor	C-2
South	Edgecliff Services	Industrial
East	SF Residence	R-1-D
West	Highland Diner	C-2

- The extent to which the zoning map amendment may detrimentally affect nearby properties.
Nearby property will not be negatively affected. The area to the south is zoned Industrial and this area contains a variety of uses.
- Suitability of the property in question for uses already permitted under existing requirements.
C-2 is primarily for downtown commercial uses and, therefore, is not the most appropriate zoning classification.
- Suitability of the property in question for the proposed uses.
The property is suitable for an automotive service. This building was previously an automotive service.
- The type, density and character of development in the vicinity of the property in question, including changes, if any, which may have occurred since the property was initially zoned or last rezoned.
The proposed zoning goes with the character of the area. This area has a mixture of zoning districts, including Industrial.
- The effect the proposed map amendment would have on the implementation of the City's Comprehensive Plan.
The proposed map amendment is consistent with the City's Comprehensive Plan.
- The effect the proposed map amendment would have on public utilities, other needed public services and traffic circulation on nearby streets.
There would not be a negative effect on public utilities, other needed public services and traffic circulation on nearby streets.
- Whether the map amendment will promote the health, safety, quality of life, comfort and general welfare of the city.

The map amendment will promote the health, safety, quality of life, comfort and general welfare of the city.

Staff Discussion

This property was originally an automotive service, which is a legal nonconforming use in the C-2 district. The legal nonconforming status use has expired since the use has been discontinued for over a year. Given that this property was an automotive service before, staff supports this rezoning and agrees that rezoning this property is the most appropriate way to allow for an automotive service to operate at this location again.

Given that this area consists of a mixture of commercial uses and industrial uses, staff believes that rezoning to allow for an automotive service to operate on the property is appropriate.

Aerial Photograph





City of Highland
Building and Zoning

Site Photos





City of Highland
Building and Zoning

Meeting Date: November 3, 2021

From: Breann Vazquez, Director of Community Development

Location: 2210 Veteran’s Honor Parkway, 2250 Veteran’s Honor Parkway, & 2272 Veteran’s Honor Parkway

Zoning Request: Rezoning

Description: Rezoning from C-4 Limited Business District to Industrial

Proposal Summary

The applicant and property owner is Tut Properties Inc. (10 Winged Foot Drive). The applicant of this case is requesting the following rezoning:

- Rezone 2210 Veteran’s Honor Parkway, 2250 Veteran’s Honor Parkway, and 2272 Veteran’s Honor Parkway from C-4 Limited Business District to Industrial. (PIN# 01-2-24-03-00-000-029, 01-2-24-03-00-000-030, 01-2-24-03-00-000-031)

Comprehensive Plan Consideration

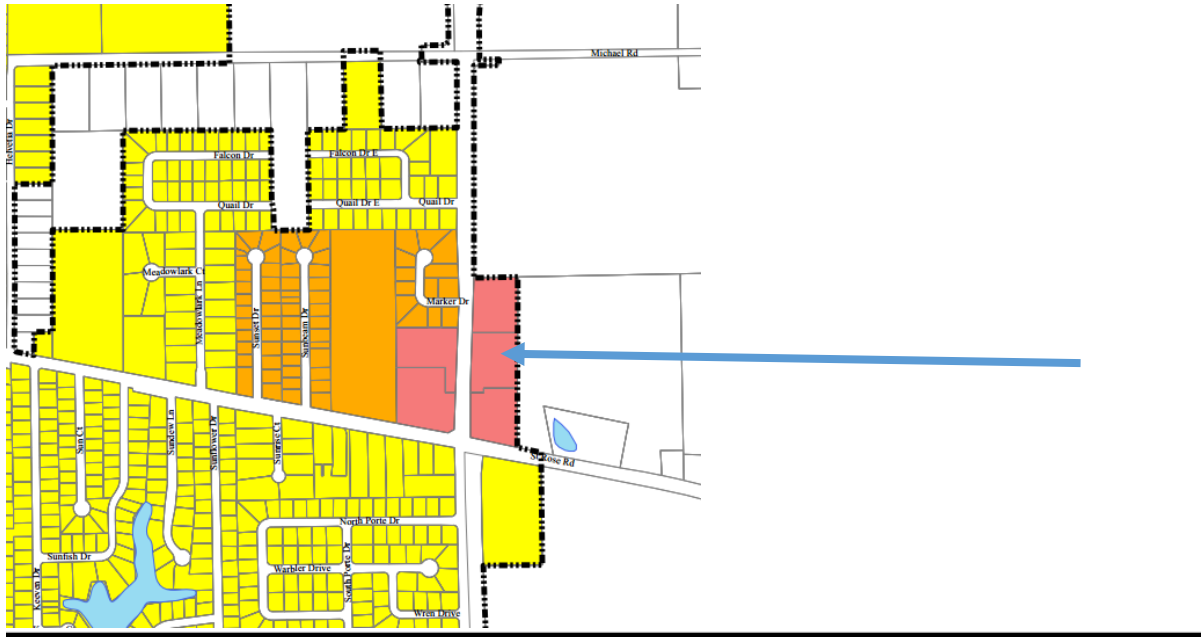
The Comprehensive Plan and Future Land Use Map are considered policy guides to current and future development. While they do not have the force of an ordinance, it is generally recommended that municipalities adhere to the findings, policies, principals, and recommendations in these documents. Changes and deviations are permissible, but they should be reasonably justified.

The north parcel, 2272 Veteran’s Honor Parkway, is labeled as “Mixed Use” on the Future Land Use Map. The two parcels to the south, 2250 Veteran’s Honor Parkway and 2210 Veteran’s Honor Parkway, are labeled as “Commercial.”

The three parcels will likely remain as a unit, so at the time of the next review of the Future Land Use Map, staff will recommend reclassifying all three parcels as “Industrial.”



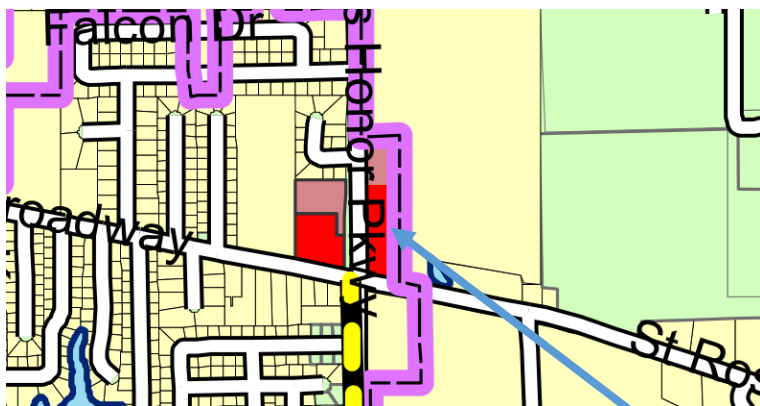
Zoning Map



Legend

- Corporate Boundary
- R-1-A - Single Family Residence 150 FT. Lot Width
- R-1-B - Single Family Residence 100 FT. Lot Width
- R-1-C - Single Family Residence 70 FT. Lot Width
- R-1-D - Single Family Residence 50 FT. Lot Width
- R-2-A - Multiple Family Residence 70 FT. Lot Width
- R-2-B - Multiple Family Residence 70 FT. Lot Width
- R-3 - Multiple Family Residence 60 FT. Lot Width
- C-2 - Central Business District No Lot Width Requirement
- C-3 - Highway Business District None
- C-4 - Limited Business No Lot Width Requirement
- I - Industrial District No Lot Width Requirement
- MX - Mixed Use
- Not In Corporate Limits

Future Land Use Map



Future Land Use

- Non-Urban/Ag
- Residential
- Med. Density Res.
- Multi-Family
- Institutional/Public
- Downtown
- Mixed Use
- Commercial
- Industrial

Standards of Review for Zoning Map Amendments and Findings of Fact

Below are the nine (9) consideration items listed in Section 90-88 of the Zoning Code which the Combined Planning and Zoning Board shall take into account while reviewing a zoning map amendment request.

- Existing use and zoning of the property in question.
The property is currently used as farm land and is zoned C-4.

- Existing use and zoning of other lots in the vicinity of the property in question.

Direction	Land Use	Zoning
North	Farm Land	Madison County Agricultural
South	Highland Pierron Fire Station	R-1-C
East	Farm Land	Madison County Agricultural
West	Farm Land/ Vacant Multi-Family Residential Lots	C-4/R-2-A

- The extent to which the zoning map amendment may detrimentally affect nearby properties.
Nearby property is not anticipated to be negatively affected. The area contains a variety of zoning districts and is primarily undeveloped.
- Suitability of the property in question for uses already permitted under existing requirements.
C-4 is a limited business district that is designed to provide retail goods and services to the residents living within the area. Given that much of the area is undeveloped and the City has developed commercial areas, C-4 is not the most appropriate zoning for the property.
- Suitability of the property in question for the proposed uses.
The property is suitable for a truck stop. It is at the intersection of two major roadways.
- The type, density and character of development in the vicinity of the property in question, including changes, if any, which may have occurred since the property was initially zoned or last rezoned.
The proposed zoning goes with the character of the area. This area has a mixture of zoning districts and is just beginning to be developed.
- The effect the proposed map amendment would have on the implementation of the City's Comprehensive Plan.
The proposed map amendment is consistent with the City's Comprehensive Plan.
- The effect the proposed map amendment would have on public utilities, other needed public services and traffic circulation on nearby streets.
There would not be a negative effect on public utilities, other needed public services and traffic circulation on nearby streets.

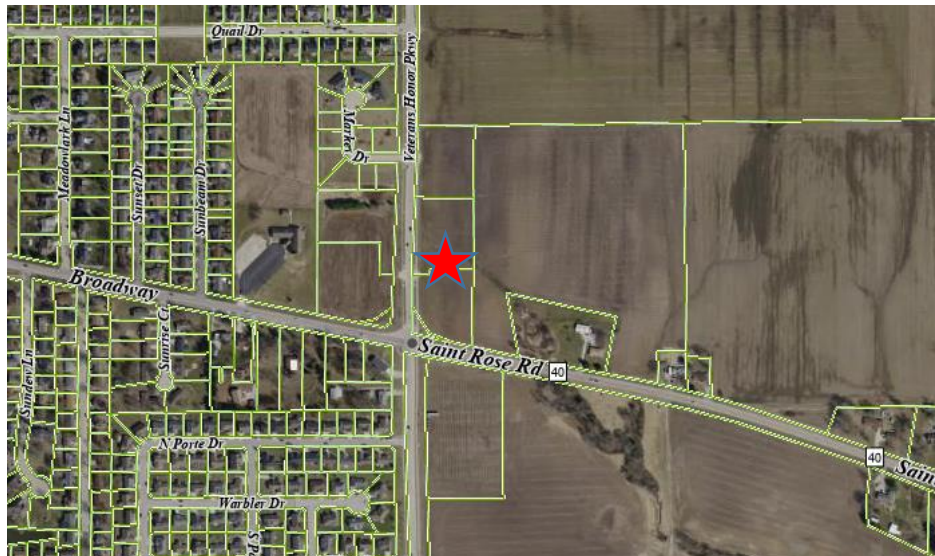
- Whether the map amendment will promote the health, safety, quality of life, comfort and general welfare of the city.

The map amendment will promote the health, safety, quality of life, comfort and general welfare of the city.

Staff Discussion

The property owner is proposing to develop a truck stop on the property. The truck stop would provide gas pumps and a convenience store for residents of subdivisions to the west, as well as services for traffic passing through the community. Given that this property is located on the corner of two major corridors, Veteran’s Honor Parkway and St. Rose Road, this is an appropriate location for a truck stop. A truck stop requires industrial zoning, which is suitable for the currently undeveloped land.

Aerial Photograph





City of Highland Building and Zoning

Meeting Date: November 3, 2021

From: Breann Vazquez, Director of Community Development

Location: Approximately 21.21 acres North of St. Rose Rd. PIN# 01-1-24-03-00-000-010

Zoning Request: Rezoning

Description: Rezoning from R-1-C to Industrial, pending annexation

Proposal Summary

The applicant and property owner is Tut Properties Inc. (10 Winged Foot Drive). The applicant of this case is requesting the following rezoning:

- Rezone PIN# 01-1-24-03-00-000-010 from R-1-C single-family residential to Industrial, pending annexation.

The default zoning for properties annexed into the City of Highland is R-1-C. The rezoning from R-1-C to Industrial is pending annexation of the property.

Comprehensive Plan Consideration

The Comprehensive Plan and Future Land Use Map are considered policy guides to current and future development. While they do not have the force of an ordinance, it is generally recommended that municipalities adhere to the findings, policies, principals, and recommendations in these documents. Changes and deviations are permissible, but they should be reasonably justified.

The property is labeled as “Residential” on the Future Land Use Map. At the time of the Future Land Use Map creation, development along the southern peripheral route was not clearly defined. Staff will be recommending designating this parcel as “Industrial” at the time of the next Future Land Use Map update.

Standards of Review for Zoning Map Amendments and Findings of Fact

Below are the nine (9) consideration items listed in Section 90-88 of the Zoning Code which the Combined Planning and Zoning Board shall take into account while reviewing a zoning map amendment request.

1. Existing use and zoning of the property in question.
The property is currently used as farm land and is zoned Madison County Agricultural. It will default to R-1-C zoning upon annexation.
2. Existing use and zoning of other lots in the vicinity of the property in question.

Direction	Land Use	Zoning
North	Farm Land	Madison County Agricultural
South	Farm Land/Single-Family Residences	Madison County Agricultural
East	Farm Land	Madison County Agricultural
West	Farm Land	C-4 (proposed Industrial)

3. The extent to which the zoning map amendment may detrimentally affect nearby properties.
Nearby property is not anticipated to be negatively affected. The area contains a variety of zoning districts and is primarily undeveloped.
4. Suitability of the property in question for uses already permitted under existing requirements.
This property will not be used for residential purposes in the foreseeable future. Therefore, R-1-C is not the most suitable zoning for this property.
5. Suitability of the property in question for the proposed uses.
The property is suitable for industrial zoning. There are no proposed uses at this time.
6. The type, density and character of development in the vicinity of the property in question, including changes, if any, which may have occurred since the property was initially zoned or last rezoned.
The proposed zoning goes with the character of the area. This area has a mixture of zoning districts and is just beginning to be developed.
7. The effect the proposed map amendment would have on the implementation of the City's Comprehensive Plan.
The proposed map amendment is consistent with the City's Comprehensive Plan.
8. The effect the proposed map amendment would have on public utilities, other needed public services and traffic circulation on nearby streets.
There would not be a negative effect on public utilities, other needed public services and traffic circulation on nearby streets.

- Whether the map amendment will promote the health, safety, quality of life, comfort and general welfare of the city.

The map amendment will promote the health, safety, quality of life, comfort and general welfare of the city.

Staff Discussion

The property owner is proposing to develop a truck stop to the west of this property, which will be zoned Industrial. Rezoning this parcel would allow for future developments to go along the southern peripheral route. The City supports annexation of this parcel and R-1-C upon annexation is not an appropriate classification in order to support development.

Aerial Photograph

