



# City of Highland

## Building and Zoning

Combined Planning & Zoning Board Agenda  
City Hall – 1115 Broadway  
April 6, 2022 7:00 P.M.

1. Call to Order
2. Roll Call
3. General Business:  
Approval of the March 2, 2022 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) Maria Kleinmann Marsh (1701 Washington St.) is requesting a Special Use Permit for a short-term rental within the C-2 Central Business District at 801 9<sup>th</sup> Street. (PIN# 01-2-24-05-06-104-011)
  - b) Roy Wells (11747 Pocahontas Rd.), on behalf of Mark Voegel Sr. (1000 Laurel St.), is requesting a Special Use Permit for a bar/tavern within the C-2 Business District at 1000 Laurel Street. (PIN# 01-2-24-05-06-104-028; 01-2-24-05-06-104-029)
  - c) Robert Colwell (1416 S. Galena Ave Dixon, IL 61021) is requesting a Planned Unit Development for a single family home with 987 sq. ft. of living area and 2114 sq. ft. of garage area at 904 Cedar Street. (PIN# 01-2-24-05-05-102-002)
7. Calendar
  - a. May 4, 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](mailto: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:** April 6, 2022

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

**Location:** 801 9<sup>th</sup> Street

**Zoning Request:** Special Use Permit

**Description:** SUP to allow for a short-term rental in the C-2 district

## Proposal Summary

The applicant and property owner is Maria Kleinmann Marsh. The applicant of this case is requesting the following Special Use Permit to comply with Table 3.1 of Section 90-201 of the City of Highland Municipal Code (hereafter known as the “zoning matrix”):

- **Maria Kleinmann Marsh (1701 Washington St.) is requesting a Special Use Permit for a short-term rental within the C-2 Central Business District at 801 9<sup>th</sup> Street. (PIN# 01-2-24-05-06-104-011)**

The zoning matrix identifies “short term rental” as Special Use within the C-2 Central Business district.

## Comprehensive Plan Consideration

The subject property is denoted as downtown on the Comprehensive Plan’s Future Land Use Map. A short-term rental is an appropriate Special Use for the downtown area.

## Surrounding Uses

Direction	Land Use	Zoning
North	Single-Family Residence	C-2
South	Peacock Bakery	C-2
East	Single-Family Residence	C-2
West	Highland Masonic Lodge	C-2

## Standards of Review for Special Use Permits

Below are the six (6) consideration items listed in Section 90-79 of the Zoning Code which the Combined Planning and Zoning Board shall take into account while reviewing a SUP request.

1. Whether the proposed amendment or Special Use is consistent with the City's Comprehensive Plan;



## City of Highland Building and Zoning

The proposed Special Use is consistent with the Comprehensive Plan.

2. The effect the proposed amendment or Special Use would have on public utilities and on traffic circulation;

The proposed short-term rental would not have an adverse effect on public utilities or traffic circulation on nearby streets. Off-street parking is provided.

3. Whether the proposed design, location and manner of operation of the proposed Special Use will adequately protect the public health, safety and welfare, and the physical environment;

The proposed Special Use will adequately protect the public health, safety and welfare, and the physical environment.

4. The effect the proposed Special Use would have on the value of neighboring property and on this City's overall tax base;

The proposed Special Use will not have a detrimental impact on the value of neighboring property. It will contribute to the City's overall tax base through the hotel-motel tax generated.

5. The effect the proposed Special Use would have on public utilities; and

The proposed Special Use will utilize public utilities.

6. Whether there are any facilities near the proposed Special Use, such as schools or hospitals that require special protection.

There are no facilities near the proposed Special Use that require the need for special protection.

### **Staff Discussion**

Staff sees a need for more hospitality businesses in Highland and a new short-term rental would help to relieve this problem.

This property was formerly the Tibbets House bed and breakfast, so it has been successfully operated as a hospitality business in the past. Staff has no concerns.



# City of Highland Building and Zoning

## Aerial Photograph



## Site Photos



**EXHIBIT "A"**  
**Special Use Permit Application**

**Return Form To:**

Administrative Official  
City of Highland  
2610 Plaza Drive  
Highland, IL 62249  
(618) 654-7115  
(618) 654-1901 (fax)

**For Office Use Only**

Date Submitted: \_\_\_\_\_  
Filing Fee: \_\_\_\_\_  
Date Paid: \_\_\_\_\_  
Date Advertised: \_\_\_\_\_  
Date Notices Sent: \_\_\_\_\_  
Public Hearing Date: \_\_\_\_\_  
Zoning File #: \_\_\_\_\_

**APPLICANT INFORMATION:**

Applicant: Maria Kleinmann Marsh Phone: 913-645-8379  
Address: 801 9<sup>th</sup> Street, Highland IL Zip: 62249  
Email Address: mariaemarsh11@yahoo.com  
Owner: Maria Kleinmann Marsh Phone: 913-645-8379  
Address: 1701 Washington St, Highland IL Zip: 62249  
Email Address: mariaemarsh11@yahoo.com

**PROPERTY INFORMATION:**

Street Address of Parcel ID of Property: 801 9th Street PIN#01-2-24-05-06-104-011

Property is Located In (Legal Description): attached  
Lot 12 and west half of Lot 11 in block 6 of Original Town of Highland  
according to the plot thereof recorded in plot book 15 page 20  
in Madison county, Illinois

Present Zoning Classification: C-2 Acreage: \_\_\_\_\_

Present Use of Property: vacant (former Tibbett's House bed & breakfast)

Proposed Land Use: short-term rental

Description of proposed use and reasons for seeking a special use permit:  
This property formerly functioned as a bed & breakfast. We would like this property to remain as a place  
for visitors to stay. Given that we will not live on-site or provide food, we are requesting a SUP for a  
short-term rental rather than continuing on with the bed & breakfast designation.

**SURROUNDING LAND USE AND ZONING:**

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Single-Family Residence</u>	<u>C-2</u>
South	<u>Peacock Bakery</u>	<u>C-2</u>
East	<u>Single-Family Residence</u>	<u>C-2</u>
West	<u>Highland Masonic Lodge</u>	<u>C-2</u>

Should this special use be valid only for a specific time period? Yes \_\_\_\_\_ No X

If Yes, what length of time? \_\_\_\_\_

<i>Does the proposed Special Use Permit meet the following standards? If not, attach a separate sheet explaining why.</i>	Yes	No
A. Will the proposed design, location and manner of operation of the proposed special use will adequately protect the public health, safety and welfare, and the physical environment;	X	
B. Is the proposed special use consistent with this City's Comprehensive Plan;	X	
C. Will the proposed special use have a minimal negative impact on the value of neighboring property and on this City's overall tax base;	X	
D. Will the proposed special use have a minimal negative impact on public utilities and on traffic circulation on nearby streets; and	X	
E. Will the proposed special use have a minimal impact on the facilities near the proposed special use, such as schools or hospitals require special protection?	X	

**THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:**

1. One copy of a legal description AND warranty deed of the property. If the applicant is not the property owner, a notarized letter from the property owner granting the applicant permission to apply for the request will be required.
2. A current plat, site plan, survey, or other professional illustration.
3. One copy of a narrative statement describing the impact of the proposed change, including the purpose of the request, the desired land use, any traffic conditions that may result, how the proposed change may affect the character of the surrounding properties, and how the proposed change will benefit the City of Highland.
4. Application fee.
5. Any other information required by planning staff (i.e. landscaping plan, elevation plan, exterior lighting plan, etc).

I HAVE READ AND UNDERSTAND THE ABOVE CITY OF HIGHLAND PETITION TO THE COMBINED PLANNING & ZONING BOARD REQUIREMENTS.

Maria Klemmian Marsh  
Applicant's Signature

2-28-2022  
Date

Maria Kleinmann Marsh  
801 9<sup>th</sup> Street  
Highland, IL 62249

February 28, 2022

I am submitting a request to obtain a short-term rental special permit for the home on 801 9<sup>th</sup> Street, Highland II (formerly, The Tibbett's Home). This establishment previously served as a bed and breakfast in Highland for decades. The plan is to transition it to a short-term rental allowing more flexibility for guests. The proposed opening date is June 1, 2022. The home offers space for 10 guests (5 bedrooms, 4 full baths) as well as parking for up to six cars. Guests will use Airbnb to book their reservations to ensure policies and procedures are adhered to. The safety and peace of mind of our neighbors as well as the community are a priority. Guests are to follow the detailed rules of the house as well as designated quiet times. The home will be equipped with all the amenities they might need during their stay. Guests will be able to reach me at all times during their stay with any questions, concerns, or needs.

The home on 801 9<sup>th</sup> Street is not only a part of Highland's beautiful history, but it is a part of its future. It is where the love of family, friends and the community will surround you. A space where people feel welcome, and embrace all Highland has to offer – a memory people can take with them to enjoy long after their stay. This amazing home will not only make a difference in the community, but will make a difference to all those that visit.

I grew up in Highland and recently moved back after living over 25 years in Kansas City. To offer a place like this in Highland has been a long-time dream of mine.

#### Community and Neighborhood Impact:

- **Exterior Improvements:** Painting the entire home including the deck and garage. Clean and update landscaping.
- **Interior Improvements:** Painting and updating the kitchen.
- **Traffic Conditions:** Minimal. Guests will park behind the home. Parking not allowed in the front of the home during normal business hours of the Peacock Bakery.
- **Surrounding Properties:** Quite hours outlined for guests as to not disrupt neighbors.
- **Benefits to Highland:** Introduce new visitors to Highland. Promote local businesses around the square and throughout the community. Guests will be provided with a "walking tour" of the surrounding area to highlight the history of Highland. It will show the then and now of historical buildings and landmarks.

Sincerely,

Maria Kleinmann Marsh



# City of Highland Building and Zoning

**Meeting Date:** April 6, 2022

**From:** Breann Vazquez, Director of Community Development

**Location:** 1000 Laurel Street

**Zoning Request:** Special Use Permit

**Description:** SUP to allow for a bar/tavern within the C-2 district

## Proposal Summary

The applicant is Roy Wells (11747 Pocahontas Rd.) the property owner is Mark Voegele Sr. (1000 Laurel St.). The applicant of this case is requesting the following Special Use Permit to comply with Table 3.1 of Section 90-201 of the City of Highland Municipal Code (hereafter known as the “zoning matrix”):

- **Roy Wells (11747 Pocahontas Rd.), on behalf of Mark Voegele Sr. (1000 Laurel St.), is requesting a Special Use Permit for a bar/tavern within the C-2 Business District at 1000 Laurel Street. (PIN# 01-2-24-05-06-104-028; 01-2-24-05-06-104-029)**

The zoning matrix identifies “Bar/Tavern” as Special Use within the C-2 Central Business district.

## Comprehensive Plan Consideration

The subject property is denoted as downtown on the Comprehensive Plan’s Future Land Use Map. A bar/tavern is an appropriate Special Use for the downtown area.

## Surrounding Uses

Direction	Land Use	Zoning
North	Highland Computer Geek/ Highland Arts and Crafts	C-2
South	Bulldog Barber shop	C-2
East	City Square	C-2
West	Multifamily Dwelling	C-2

## Standards of Review for Special Use Permits

Below are the six (6) consideration items listed in Section 90-79 of the Zoning Code which the Combined Planning and Zoning Board shall take into account while reviewing a SUP request.

1. Whether the proposed amendment or Special Use is consistent with the City's Comprehensive Plan;

**The proposed Special Use is consistent with the Comprehensive Plan.**





## City of Highland Building and Zoning

2. The effect the proposed amendment or Special Use would have on public utilities and on traffic circulation;

The proposed bar/tavern would not have an adverse effect on public utilities or traffic circulation on nearby streets. The location has previously served as a bar.

3. Whether the proposed design, location and manner of operation of the proposed Special Use will adequately protect the public health, safety and welfare, and the physical environment;

The proposed Special Use will adequately protect the public health, safety and welfare, and the physical environment.

4. The effect the proposed Special Use would have on the value of neighboring property and on this City's overall tax base;

The proposed Special Use will not have a detrimental impact on the value of neighboring property.

5. The effect the proposed Special Use would have on public utilities; and

The proposed Special Use will utilize public utilities.

6. Whether there are any facilities near the proposed Special Use, such as schools or hospitals that require special protection.

There are no facilities near the proposed Special Use that require the need for special protection.

### **Staff Discussion**

This location has served as a restaurant and bar for many years. The applicant is proposing to open an Irish pub at the location. Staff has no concerns.



City of Highland  
Building and Zoning

Aerial Photograph



Site Photos



**EXHIBIT "A"**  
**Special Use Permit Application**

Return Form To:

Administrative Official  
City of Highland  
2610 Plaza Drive  
Highland, IL 62249  
(618) 654-9891  
(618) 654-1901 (fax)

For Office Use Only

Date Submitted: \_\_\_\_\_  
Filing Fee: \_\_\_\_\_  
Date Paid: \_\_\_\_\_  
Date Advertised: \_\_\_\_\_  
Date Notices Sent: \_\_\_\_\_  
Public Hearing Date: \_\_\_\_\_  
Zoning File #: \_\_\_\_\_

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**APPLICANT INFORMATION:**

Applicant: Roy Wells Phone: 618 514-7527  
Address: 11747 Pocahontas Rd., Highland, IL Zip: 62249  
Email Address: roywells@me.com  
Owner: Mark Voegele Sr. Phone: 618-654-7222  
Address: 1000 Laurel Street, Highland, IL Zip: 62249  
Email Address: mvoegelesr@hotmail.com

**PROPERTY INFORMATION:**

Street Address of Parcel ID of Property: 1000 Laurel Street; PIN# 01-2-24-05-06-104-028; 01-2-24-05-06-104-029  
Property is Located In (Legal Description): attached  
\_\_\_\_\_  
\_\_\_\_\_  
Present Zoning Classification: C-2 Acreage: 0.05  
Present Use of Property: Marx Brothers Lounge (bar)  
\_\_\_\_\_  
Proposed Land Use: Tullaghan's Irish pub (classified as bar/tavern)  
\_\_\_\_\_

Description of proposed use and reasons for seeking a special use permit:  
A special use permit is required for a bar/tavern within the C-2 central business district.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SURROUNDING LAND USE AND ZONING:**

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Highland Arts &amp; Crafts; Highland Geek</u>	<u>C-2</u>
South	<u>Bulldog Barber Shop</u>	<u>C-2</u>
East	<u>City Square</u>	<u>C-2</u>
West	<u>Multifamily Dwelling</u>	<u>C-2</u>

Should this special use be valid only for a specific time period? Yes \_\_\_\_\_ No X

If Yes, what length of time? \_\_\_\_\_

<i>Does the proposed Special Use Permit meet the following standards? If not, attach a separate sheet explaining why.</i>	Yes	No
A. Will the proposed design, location and manner of operation of the proposed special use will adequately protect the public health, safety and welfare, and the physical environment;	<b>X</b>	
B. Is the proposed special use consistent with this City's Comprehensive Plan;	<b>X</b>	
C. Will the proposed special use have a minimal negative impact on the value of neighboring property and on this City's overall tax base;	<b>X</b>	
D. Will the proposed special use have a minimal negative impact on public utilities and on traffic circulation on nearby streets; and	<b>X</b>	
E. Will the proposed special use have a minimal impact on the facilities near the proposed special use, such as schools or hospitals require special protection?	<b>X</b>	

**THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:**

1. One copy of a legal description AND warranty deed of the property. If the applicant is not the property owner, a notarized letter from the property owner granting the applicant permission to apply for the request will be required.
2. A current plat, site plan, survey, or other professional illustration.
3. One copy of a narrative statement describing the impact of the proposed change, including the purpose of the request, the desired land use, any traffic conditions that may result, how the proposed change may affect the character of the surrounding properties, and how the proposed change will benefit the City of Highland.
4. Application fee.
5. Any other information required by planning staff (i.e. landscaping plan, elevation plan, exterior lighting plan, etc).

I HAVE READ AND UNDERSTAND THE ABOVE CITY OF HIGHLAND PETITION TO THE COMBINED PLANNING & ZONING BOARD REQUIREMENTS.

  
Applicant's Signature

2/25/2022  
Date



February 22, 2022

Breann Vazquez  
Director of Community Development  
City of Highland  
2610 Plaza Drive  
Highland, IL 62249

Dear Breann,

As residents of Highland, my wife Kim and I are excited to propose the opening of *Tullaghan's Irish Pub* at what is currently Marx Brother's Lounge, located at 1000 Laurel Street.

Our immediate plans are to modify the existing space with new signage as well as a few cosmetic updates to the exterior of the building. Modest changes to the layout and decor of the 1st floor interior, including the kitchen, will also be a priority. We will offer a light menu of authentic Irish fare and feature live, traditional Irish music.

Future plans include renovating and improving access to the 2nd floor dining/event space.

We believe the addition of *Tullaghan's Irish Pub* to Highland's Square will not only help to enhance the character of the area but also create an exciting and new "destination" experience for residents and visitors alike.

We do not anticipate any negative impact on traffic as Marx Brother's has been operating in that location for some time.

Slainte,

A handwritten signature in black ink, appearing to read "Roy Wells", written in a cursive style.

Roy Wells  
Managing Partner

618-514-7527  
**PHONE**

11747 POCAHONTAS RD. HIGHLAND, IL  
**ADDRESS**

ROYWELLS@ME.COM  
**EMAIL**

I, Mark Voegle Sr., am the current owner of 1000 Laurel Street (PIN# 01-2-24-05-06-104-028; 01-2-24-05-06-104-029). I authorize Roy Wells to apply for a Special Use Permit for a bar/tavern for this property.

Mark Voegle Sr.  
Signature

02/24/2022  
Date

State of Illinois, County of Madison  
Signed before me on 02/24/2022 (date).

(seal)



Megan Von Hatten  
Signature of Notary Public



City of Highland  
Building and Zoning

March 23, 2022

To: Combined Planning & Zoning Board

From: Breann Vazquez, Director of Community Development

RE: PUD at 904 Cedar Street

The applicant has requested to pull the following item from the agenda due to no longer proceeding with the proposed plan:

- a) Robert Colwell (1416 S. Galena Ave Dixon, IL 61021) is requesting a Planned Unit Development for a single family home with 987 sq. ft. of living area and 2114 sq. ft. of garage area at 904 Cedar Street. (PIN# 01-2-24-05-05-102-002)

## Gretchen Arnold

---

**From:** Breann Vazquez  
**Sent:** Wednesday, March 23, 2022 10:21 AM  
**To:** Gretchen Arnold  
**Subject:** Fwd: Request to Remove Item from Agenda

Sent from my iPhone

Begin forwarded message:

**From:** Bob Colwell <[bobcolwell55@gmail.com](mailto:bobcolwell55@gmail.com)>  
**Date:** March 23, 2022 at 6:44:31 AM CDT  
**To:** Breann Vazquez <[BVazquez@highlandil.gov](mailto:BVazquez@highlandil.gov)>  
**Subject:** Re: Request to Remove Item from Agenda

**CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.**

Please remove 904 Cedar PUD from agenda. My plans have changed and I will be selling lot  
Thanks Bob

On Tue, Mar 22, 2022 at 1:15 PM Breann Vazquez <[BVazquez@highlandil.gov](mailto:BVazquez@highlandil.gov)> wrote:

I've only received the narrative statement from her. If you can resend that would be appreciated!

**From:** Bob Colwell [<mailto:bobcolwell55@gmail.com>]  
**Sent:** Tuesday, March 22, 2022 11:18 AM  
**To:** Breann Vazquez <[BVazquez@highlandil.gov](mailto:BVazquez@highlandil.gov)>  
**Subject:** Re: Request to Remove Item from Agenda

**CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.**

Already did check Tricia's email

On Tue, Mar 22, 2022 at 12:16 PM Breann Vazquez <[BVazquez@highlandil.gov](mailto:BVazquez@highlandil.gov)> wrote:

Bob,



Sending a reminder to email me your request to pull the PUD for 904 Cedar Street from the April CPZB agenda. I'll include your written request in the packet to the board.

Thanks,

Breann Vazquez

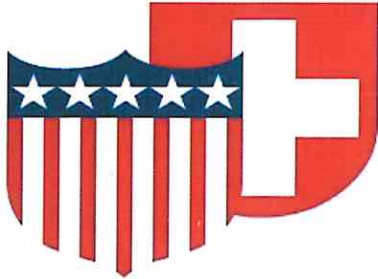
Director of Community Development

City of Highland, IL

(618) 654-7115

[bvazquez@highlandil.gov](mailto:bvazquez@highlandil.gov)

*"Disclaimer: Please take note that any communication sent to, or received by, this account or device may be subject to disclosure pursuant to the Illinois Freedom of Information Act."*



# City of Highland

DEPARTMENT OF ECONOMIC AND  
COMMUNITY DEVELOPMENT  
BUILDING AND ZONING DIVISION

## PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Return Form To:

Administrative Official  
City of Highland  
2610 Plaza Drive  
Highland, IL 62249  
(618) 654-9891  
(618) 654-1901 (fax)

For Office Use Only

Date Submitted: \_\_\_\_\_  
Filing Fee: \_\_\_\_\_  
Date Paid: \_\_\_\_\_  
Date Advertised: \_\_\_\_\_  
Date Notices Sent: \_\_\_\_\_  
Public Hearing Date: \_\_\_\_\_  
Zoning File #: \_\_\_\_\_

**APPLICANT INFORMATION:**

Applicant: Robert Colwell Phone: 815-994-3986  
Address: 1416 S Galena Ave Dixon Zip: IL 61031  
Email Address: bob.colwell55@gmail.com  
Owner: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: same Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**PROPERTY INFORMATION:**

Location of Property: 904 Cedar Street; PIN# 01-2-24-05-05-102-002

Legal Description: attached

Present Zoning Classification: R-3 Acreage: 0.4

Present Use of Property: vacant lot

Proposed Land Use Activity: Single Family Home (987 sq ft living area; 2114 sq ft garage)

Description of proposed use and reasons for seeking a Planned Unit Development/Special Use permit: Residential uses within R-3 require a PUD

**SURROUNDING ZONING AND LAND USE:**

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Industrial Yard</u>	<u>Industrial</u>
South	<u>Single Family Home</u>	<u>R-1-D</u>
East	<u>Single Family Home</u>	<u>R-1-D</u>
West	<u>Single Family Home</u>	<u>R-1-D</u>

Should this Planned Unit Development/Special Use permit be valid only for a specific time period? Yes \_\_\_\_\_ No X \_\_\_\_\_

If Yes, what length of time? \_\_\_\_\_

<i>Does the proposed Planned Unit Development/Special Use permit meet the following standards? If not, attach a separate sheet explaining why.</i>	Yes	No
A. The extent to which the proposed development is consistent with the City's comprehensive plan and with the purposes of this Article and of all other applicable codes and ordinances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. The extent to which the proposed development deviates from the regulations that are generally applicable to the property (including, but not limited to, the use and lot and building regulations of the district), and the apparent merits (if any) of said	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Whether the proposed design of the PUD makes adequate provisions for vehicular and pedestrian circulation, off-street parking and loading, separation of residential and commercial uses, open space, recreational facilities, preservation of natural features, and so forth.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. The compatibility of the proposed PUD with adjacent properties and surrounding area; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Any other reasonable criteria that the Combined Planning and Zoning Board may devise.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:**

1. One copy of a legal description AND warranty deed of the property. If the applicant is not the property owner, a notarized letter from the property owner granting the applicant permission to apply for the request will be required.
2. A current plat, site plan, survey, or other professional illustration.
3. One copy of a narrative statement describing the impact of the proposed change, including the purpose of the request, the desired land use, any traffic conditions that may result, how the proposed change may affect the character of the surrounding properties, and how the proposed change will benefit the City of Highland.
4. Application fee.
5. Any other information required by planning staff (i.e. landscaping plan, elevation plan, exterior lighting plan, etc).

Robert E. Colwell

Applicant's Signature

3-1-2022

Date



[Home](#) > [Garage-Living Plans](#) > [Results](#) > [Plan 81326](#)

[House Plan Menu](#)



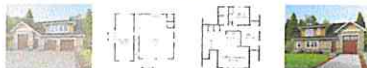
Craftsman

Plan Number 81326

Order Code: C101

# Craftsman Style Garage-Living Plan 81326

987 Sq Ft, 2 Bedrooms, 1 Full Baths, 1 Half Baths, 5 Car Garage



Quick Specs

987 Total Living Area

987 Upper Level

2 Bedrooms

1 Full Baths, 1 Half Baths

5 Car Garage

52'0 W x 42'0 D

Quick Pricing

PDF Study Set: \$832.00

PDF File: \$1,182.00

5 Sets: \$1,382.00

5 Sets plus PDF File: \$1,432.00

CAD File: \$2,364.00

 ADD TO CART


 SAVE PLAN

 TELL A FRIEND

 ASK A QUESTION

 Plan Specifications

+

 Plan Package Pricing

+

 What's Included?

+

 Plan Modifications

+

 Cost To Build

+

 Previous Q & A

+

 Ask A Question

+



800-482-0464



Designers/Architects that are interested in marketing their plans with us, please

[FILL OUT THIS FORM](#)



☎: [800-482-0464](tel:800-482-0464)

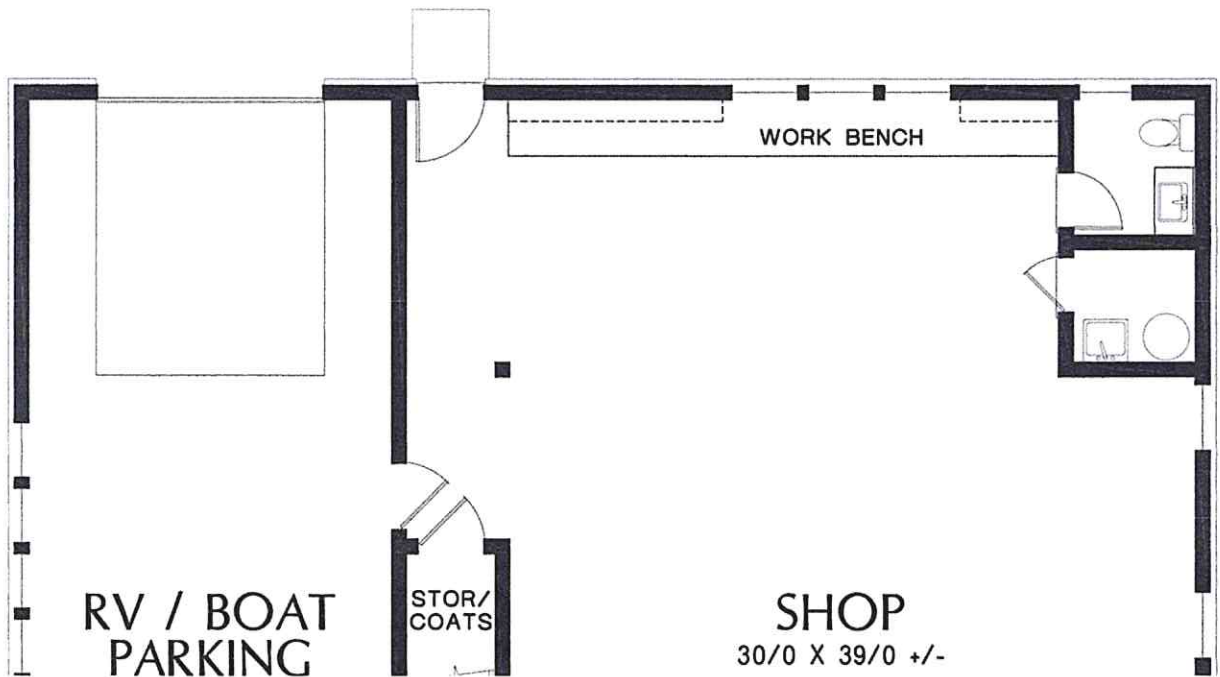




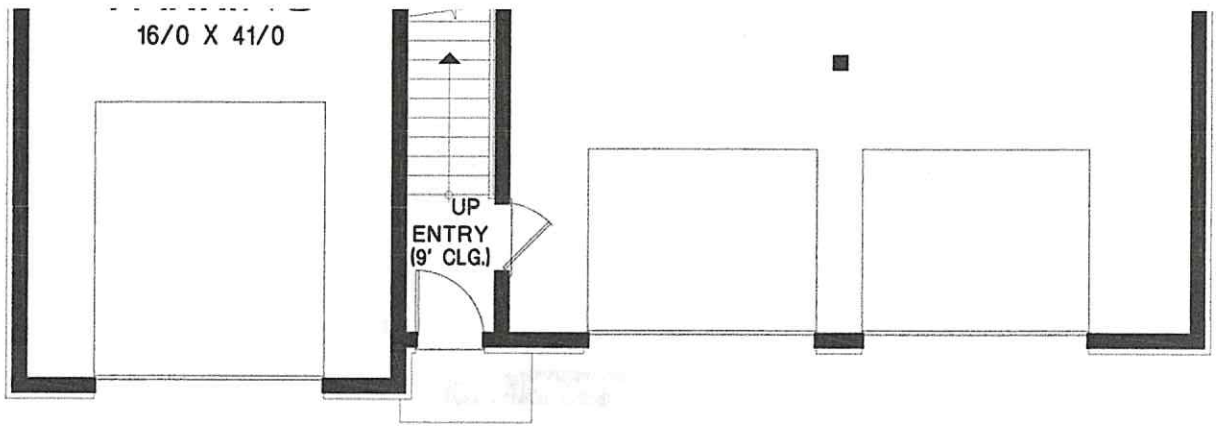
REVERSE PLAN

### Elevation

Photographs may show modified designs.



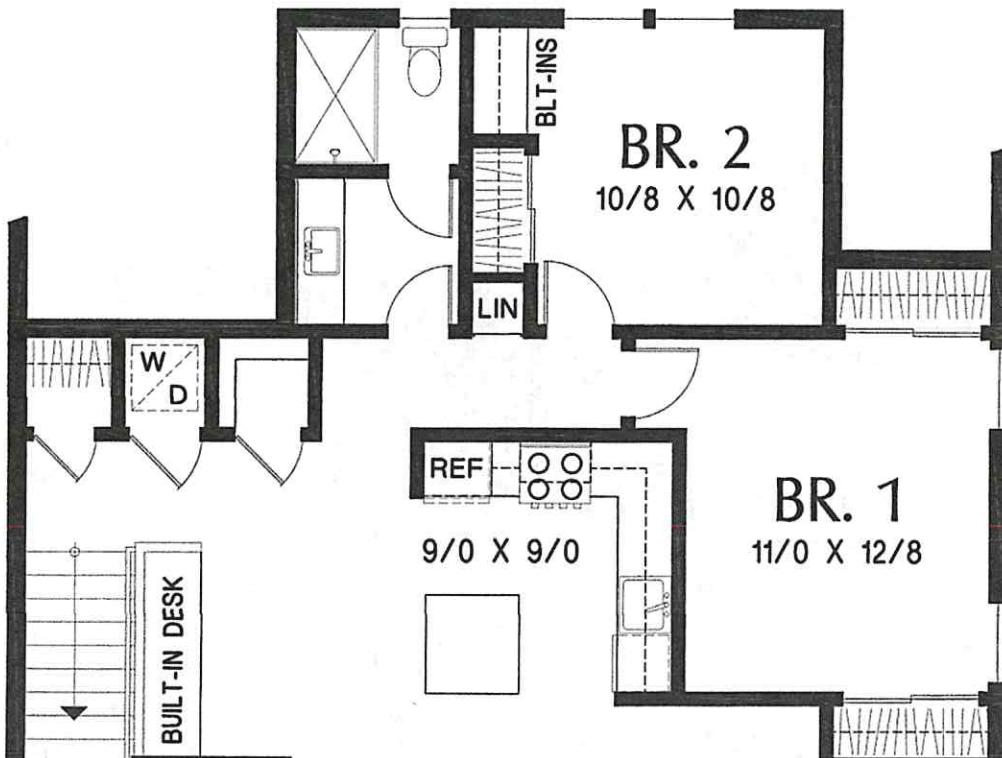


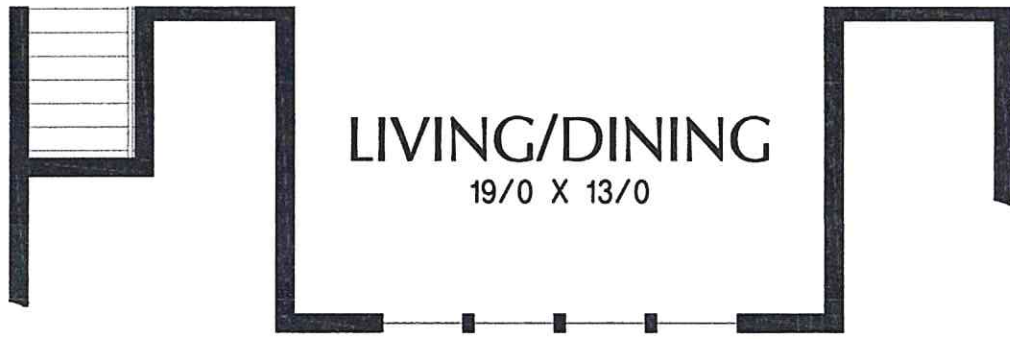


52'

↻ REVERSE PLAN

Level One





↻ REVERSE PLAN

Level Two



To Highland Council:

I'm requesting this PUD on 904 Cedar St. to build a single family home with a large garage on the ground floor and living quarters on the second level. I am moving to Highland to be closer to my family. This will not increase traffic, nor affect the character of the neighborhood. It will benefit Highland with an increase in tax and services revenue, as well as adding a nice home.

Thanks for your consideration,

Bob Colwell