
PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Zoning Administrator

Meeting Date:

July 21, 2026

Title:

Zoning Map Amendment (Rezoning) – L&F Developments, LLC – State Park Rd – Parcel 33272

Issue:

Should the Plan Commission recommend approval of a zoning map amendment (rezoning) to the Village Board?

Background and Additional Information:

The applicant proposes to rezone 10.15 acres from General Agriculture [AG] to Single-Family Residential (Suburban) [RS-1]. The subject property is located entirely within Parcel 33272, which lies directly west and south of site address N9295 State Park Rd.

The purpose of the rezoning is to accommodate the Oak Haven preliminary plat, which consists of single-family residential lots. Parcel 33272 comprises the southern half of the preliminary plat, while the northern half of the proposed plat is already zoned RS-1. A separate memo regarding the preliminary plat is on the agenda.

The southeastern corner of the rezone area along State Park Rd will be designated as a separate outlot and is not included within the proposed preliminary plat.

Residential development exists on the north and west side of subject area. The Comprehensive Plan's Preferred Future Land Use Map designates the area as low-density residential development.

Findings of Fact:

- Property owners within 300-feet of the subject property have been notified via first-class mail.
- The rezoning request is consistent with the Future Land Use Map of the Village of Harrison Comprehensive Plan, which designates the area for low-density residential development.

Recommended Action:

Staff recommends approval of the Zoning Map Amendments from General Agriculture [AG] to Single-Family Residential (Suburban) [RS-1] as submitted.

Attachments:

- Aerial Map
- Zoning Map and Exhibit
- Ordinance