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**PLAN COMMISSION MEETING**

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**VILLAGE OF HARRISON****From:**

Josh Sherman, Assistant Planner

**Meeting Date:**

July 22, 2025

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**Title:**

Certified Survey Map (CSM) – DeWitt Development – W5896 Edgewood Dr – Parcel 46672

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**Issue:**

Should the Plan Commission recommend approval of the Certified Survey Map?

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**Background and Additional Information:**

The applicant proposes to create a new lot through a Certified Survey Map (CSM). This would involve splitting parcel 46672 and also taking roughly 8,000 square feet from parcel 46670 to create Lots 2 and 3 of the proposed CSM.

As a result, Parcel 46670—designated as Lot 1 on the CSM—would be reduced from 1.07 acres to 0.886 acres. Parcel 46672 would be divided into two new lots: Lot 2, comprising 17,582 square feet, and Lot 3, comprising 19,024 square feet.

The proposed CSM is located in the Harrison Heights subdivision. Lot 1 is accessed via Woodland Rd and separated by a large drainage ditch/easement from Lots 2 & 3, which are off Edgewood Dr. The area is zoned Single-Family Residential (Suburban) [RS-1] and all proposed lots comply with the zoning code.

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**Recommended Action:**

Staff recommends approval of the Certified Survey Map (CSM) request as submitted.

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**Attachments:**

- Aerial Map
- CSM