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**PLAN COMMISSION MEETING**

**From:**  
Josh Sherman, Zoning Administrator

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**VILLAGE OF HARRISON**

**Meeting Date:**  
April 21, 2026

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**Title:**

Zoning Map Amendment (Rezoning) – Mueller Farm Development LLC –Woodland Rd – Parcel 33598.

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**Issue:**

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

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**Background and Additional Information:**

The applicant proposes to rezone 19.71 acres from General Agriculture [AG] to Single-Family Residential (Suburban) [RS-1]. The subject property is located on Woodland Rd, directly south of Spring Valley Rd, within parcel 33598.

The purpose of the rezoning is to accommodate the Mueller Farm Estates preliminary plat, which consists of single-family residential lots. A separate memo for the preliminary plat is on the agenda.

The surrounding area consists of residential development to the north and east, with agricultural land to the west.

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**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.

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**Recommended Action:**

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

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**Attachments:**

- Aerial Map
- Zoning Map