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**PLAN COMMISSION MEETING**

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

Josh Sherman, Zoning Administrator

**Meeting Date:**

June 23, 2026

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**Title:**

Comprehensive Plan Amendment – North Shore Ridge LLC – Firelane 10 – Parcel 39652

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**Issue:**

Should the Plan Commission recommend approval of a Comprehensive Plan Amendment to the Preferred Land Use Map?

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**Background and Additional Information:**

The applicant is proposing a Comprehensive Plan Amendment to change the Preferred Future Land Use Map designation from Industrial to Low Density Residential for the property wholly within Parcel 39652. The subject property is located at the eastern corner of Firelane 10 and Old Highway Rd.

The Comprehensive Plan establishes the Village of Harrison's long-term vision for growth and development and serves as a guide for future land use decisions.

The purpose of the amendment is for 3 to 4 possible residential lots along Firelane 10. The applicant previously developed the North Shore Ridge subdivision south of the subject property.

Residential development exists to the west and south of the subject property, while a data center resides to the east. The deep lots would provide sufficient buffer between the residences and the data center. Any future site/drainage plans may require a berm as an additional buffer.

The applicant has submitted a request to rezone the area to Single-Family Residential (Suburban) [RS-1] from Business Park [BP], which is consistent with the proposed Comprehensive Plan Amendment.

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**Findings of Fact:**

- A Class 1 notice was published for the proposed Comprehensive Plan Amendment.
  - Property owners within 300-feet of the subject property were notified via first-class mail.
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**Recommended Action:**

Staff recommends approval of the Comprehensive Plan Amendment to amend the Preferred Future Land Use Map designation from Industrial to Low Density for the property wholly within Parcel 39652.

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**Attachments:**

- Aerial Map
- Future Land Use Map
- Plan Commission Resolution