

---

**PLAN COMMISSION MEETING**

---

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

Josh Sherman, Zoning Administrator

**Meeting Date:**

June 23, 2026

---

**Title:**

Zoning Map Amendment (Rezoning) – North Shore Ridge LLC – Firelane 10 – Parcel 39652

---

**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 11 acres from Business Park to Single-Family Residential (Suburban) [RS-1]. The subject property is located at the eastern corner of Firelane 10 and Old Highway Rd.

The purpose of the rezone is to create possibly 3 to 4 future 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 Preferred Future Land Use Map currently identifies the parcel as Industrial. The applicant has submitted a Future Land Use Map amendment to designate the subject area as Low Density Residential, which is a separate agenda item.

---

**Findings of Fact:**

- A Class 2 notice was published for the rezoning amendment.
  - Property owners within 300-feet of the subject property were notified via first-class mail.
- 

**Recommended Action:**

Staff recommends approval of the Zoning Map Amendment from Business Park [BP] to Single-Family Residential (Suburban) [RS-1], subject to the following condition:

1. The Preferred Future Land Use Map is amended to identify the subject area as Low Density Residential
- 

**Attachments:**

- Aerial Map
- Zoning Map
- Ordinance Amendment