
PLAN COMMISSION MEETING**VILLAGE OF HARRISON**

From:

Josh Sherman, Assistant Planner

Meeting Date:September 19, 2023

Title:Preliminary Plat– Mel Baeten – Spranger Estates, Prosperity Dr and Highline Rd

Issue:

Should the Plan Commission recommend approval of the Preliminary Plat of the Spranger Estates subdivision to the Village Board?

Background and Additional Information:

An earlier version of this Preliminary Plat was first seen by the Plan Commission as a concept plan during the April 18, 2023 Plan Commission meeting.

The applicant is proposing a 44-lot and 1-outlot preliminary plat for a new subdivision called Spanger Estates. The subdivision is located southeast of Prosperity Drive, directly south of Amy Avenue. It is contained within Location ID 39012. The majority of the lots will be marketed as Single family attached or two-family dwellings.

The proposed subdivision borders the Harrison Business Park to the north, the Garners Creek Basin to the west, and Harrison Estate Apartments to the east. The Garners Creek Basin to the west is maintained by the Village and has graveled walking trails.

The property is currently zoned General Agriculture [AG], but the applicant has submitted for a rezoning to Two-Family Residential [RT]. To meet rezoning requirements, the applicant also has submitted a Comprehensive Plan Amendment to change the Future Land Use map to Two-Family Residential from Single-Family Residential (transitional). The Two-Family Residential District permits single-family residences but cannot be more than 40% single-family residences. The density requirements of the zoning district are not to exceed four dwelling units per acre.

Prosperity Drive, which would be extended south, is proposed to be dedicated to the public at a width of 80-feet for the right-of-way. Highline Road is proposed to be dedicated to the public at a width of 66-feet for the right-of-way. The proposed preliminary plat has Baeten Lane and Sprangers Drive proposed to be dedicated to the public at a width of 60-feet for the right-of-way. Staff recommends that Baeten Land and Sprangers Drive be dedicated to the public at a width of 66-feet for the right-of-way.

Lots are generally 13,000 square feet in area, the corner lots are generally 15,000 square feet in area, while the southern lots are around 12,000 feet in area. Sidewalks along Sprangers Drive will serve as a connection with the walking trails along Garners Creek Basin to the west and the Harrison Estate Apartment to the east.

Lot 44 is currently a single-family residence. The developer has agreed not to market or develop Lot 43 until the current owner of Lot 44 leaves.

Water and Sanitary is provided the Darboy Sanitary District. Any oversizing of water and sanitary mains needs to be negotiated through the developer and Darboy Sanitary District. The Village Engineer has been in contact with the Darboy Sanitary District regarding this proposal.

Staff has concerns with any future development agreement and the costs related to the oversizing of stormwater mains exceeding 8 inches. Who would pay these costs? The Village has not received any preliminary drainage plans or record drawings.

Recommended Action:

Staff recommends approval of the Preliminary Plat for Spranger estates with the following conditions:

1. A development agreement be approved by the Village Board before or at the time of the approval of the Final Plat. The development agreement should include any previous verbal agreements including the nondevelopment of Lot 43.
2. Prior to approval of the Final Plat, the Village Board approve a Comprehensive Plan Amendment to change the Future Land Use map to Two-Family Residential from Single-Family Residential (transitional) for land contained within parcel 39012.
3. Prior to approval of the Final Plat, the Village Board approve a rezoning amendment to change the zoning to Two-Family Residential [RT] from General Agriculture [AG].
4. That Baeten Lane and Sprangers Drive be dedicated to the public at a width of 66-feet for the right-of-way.
5. Once the Baeten Lane and Sprangers Drive right-of-way has been dedicated to the public at a width of 66-feet, all lots shall comply with the minimum lot width and square footage.
6. Staff shall confirm with the Village Engineer that the zoning district density requirements have been satisfied before the Final Plat is approved.
7. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of all streets prior to roadway acceptance.
8. All lots shall have a storm sewer lateral provided for sump pump discharge.
9. All storm sewer easements shall be 30-feet in width.
10. All comments from the Village engineer and staff shall be included in the Plan Commission discussion and decision.
11. In lieu of a parkland dedication, an amount should be determined as part of the development agreement.
12. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
13. Final utility and street plans shall be reviewed and approved by the appropriate review authority prior to approval of the Final Plat and prior to utility and street construction.
14. All conservation easements/environmental corridors shall be clearly identified. Provisions and regulations of the conservation easements shall be noted on the face of the plat.
15. Grading/Drainage Plan shall identify elevations of ground at the foundation.
16. Sidewalks and laterals shall be indicated on the infrastructure plans.

17. There shall be notes to be added to the face of the final plat in accordance with Section 115-12(d)(1)(f).
 18. The final plat and final grading/drainage plans shall include benchmarks for all fire hydrants. Benchmarks shall refer to hydrant tag bolts.
 19. Plans shall be sent to the appropriate utility entities for review (ie phone, cable, gas/electric, sewer/water).
 20. All easements shall be labeled with correct ownership and shall provide all benefits needed to the easement holder, including but not limited to access, maintenance, or other authority.
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Attachments:

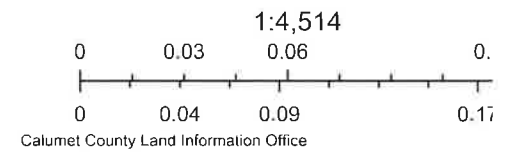
- Aerial Map
- Expanded Aerial Map
- Preliminary Plat

ArcGIS Web Map



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|-------------------|----------------------------|--------------------|---------------|
| Parcels | Building Footprint | City Streets | Red: Band_1 |
| Address Point | Rivers and Streams Zoom | Municipal Boundary | Green: Band_2 |
| County Boundary | Calumet Roads Cartographic | Village Boundary | Blue: Band_3 |
| Regional Counties | County Highways | | |

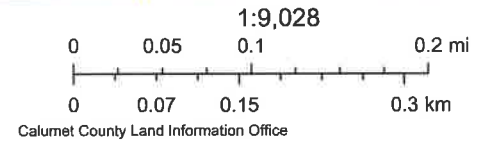


ArcGIS Web Map



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| | Parcels | | Building Footprint | | County Highways | | Municipal Boundary |
| | County Boundary | | Rivers and Streams Zoom | | Local Roads | | City Boundary |
| | Regional Counties | | Calumet Roads Cartographic | | City Streets | | Village Boundary |
| | | State Highways | | | | | Regional Counties Outline |



Village of Harrison
August-23 Zoning Permit Report

	Current Year				Previous Year			
	Permits	YTD Permits	Estimated Value	YTD Estimate Value	Permits	YTD Permits	Estimated Value	YTD Estimate Value
Residential								
Single Family	3	66	\$ 1,097,000	\$ 25,353,140	10	42	\$ 4,609,861	\$ 17,295,011
Two Family (units)	0 (0)	0	\$ 0	\$ 0	0 (0)	2	\$ 0	\$ 1,200,000
Multi Family (units)	0 (0)	0	\$ 0	\$ 0	0 (0)	0	\$ 0	\$ 0
Additions	1	6	\$ 15,000	\$ 372,500	4	12	\$ 395,000	\$ 654,000
Acc. Structures	6	27	\$ 27,200	\$ 329,000	6	18	\$ 367,200	\$ 737,541
Miscellaneous	12	87	\$ 105,500	\$ 1,009,860	8	79	\$ 63,089	\$ 788,271
Total Residential	22	186	\$ 1,244,700	\$ 27,064,500	28	153	\$ 5,435,150	\$ 20,674,823
Com./Ind.								
New	1	3	\$ 800,000	\$ 1,850,000	3	5	\$ 5,200,000	\$ 6,650,000
Additions	0	1	\$ 0	\$ 230,000	0	1	\$ 0	\$ 5,000,000
Acc. Structures	0	3	\$ 0	\$ 80,000	0	0	\$ 0	\$ 0
Miscellaneous	0	3	\$ 0	\$ 12,695	1	12	\$ 18,000	\$ 608,285
Total Com./Ind.	1	10	\$ 800,000	\$ 2,172,695	4	18	\$ 5,218,000	\$ 12,258,285
Combined Total	23	196	\$ 2,044,700	\$ 29,237,195	32	171	\$ 10,653,150	\$ 32,933,108

Number of Vacant Lots Remaining 134