

Chapter 5

Future Land Use Plan for the Village of Dundee



INTRODUCTION

Building on the action program described in the previous section, the future land use map will depict the desired form and character the Village of Dundee should take over the next five to twenty years. The map depicting the future land uses for Dundee is shown on page 62 at the end of this section. The proposed future land uses in the Village of Dundee are divided into sixteen categories.

The future land use map also transforms the goals and capital improvements into a graphic guide for land development and management in Dundee. The future land use map serves as a guide to decision making – it does not specify how every lot, parcel, or site should be used or zoned. While the future land use map attempts to translate future land use categories to specific zoning districts, it is mostly intended to provide a framework for future site-specific land use or zoning decisions that are brought before the Planning Commission. For example, the future land use map may indicate a single-family residential area, and yet it may not be zoned for residential until a property owner requests that zoning change and the Village adopts the rezoning request.

On the future land use map, it should be noted future land use categories are slightly different from the existing land use categories. This difference is attributed to the fact that future land use is developed with an eye toward the zoning classification that will be needed to actually move toward the implementation of this plan. For example, while the existing land use map described wooded and agricultural uses, these uses are not described on the

future land use map. These existing land uses are combined into various other future land use categories because the future land use categories reflect how these woodland and agricultural land uses should be used in the future, and hence should be zoned. Ultimately, the recommendations shown on the future land use map are intended to help Dundee officials, property owners, and residents make zoning and development decisions that are in the best interest of the Dundee community. The future land use map seeks to guide residential, commercial, and industrial development into appropriate locations while maintaining the overall character and appearance of the Village of Dundee. Descriptions of the new future land use categories begin below. The future land use map is shown at the end of this section.

Future Land Use Category	Area (Acres)	Percentage
Rural Residential	174.37	5.43%
Low-Density Residential	1,039.58	32.40%
Medium-Density Residential	387.19	12.07%
Multiple Family Residential	62.98	1.96%
Manufactured Housing Development	61.00	1.90%
Public / Quasi-Public	46.24	1.44%
School	74.03	2.31%
Village Park	28.10	0.88%
Office	11.08	0.35%
Central Business District	11.35	0.35%
Tecumseh Street Business	14.44	0.45%
General Business District	14.91	0.46%
Interchange Business District	453.62	14.14%
Light Industrial	771.08	24.03%
Heavy Industrial	58.98	1.84%
Total Area	3,208.95	100.00%

RURAL RESIDENTIAL

This category includes single-family dwellings and related accessory structures in lower density than those in other single family residential districts. The purpose and intent of this future land use is to provide space for low-density neighborhood single-family structures and

compatible uses while emphasizing the maintenance of open space and significant natural features such as woodlands. This is the least dense of the residential future land use categories shown on the future land use map. In general, rural residential corresponds to the RA zoning district, which requires a minimum lot area of 9,600 square feet. As most of Dundee’s residential land use is anticipated to occur in higher densities, rural residential uses will only account for about 174 acres, or about 5.4 percent, of future land use in the Village of Dundee. All residential future land uses in Dundee are designed to promote a traditional small-town character and will aid in protecting and preserving the existing character of the Village.

LOW-DENSITY RESIDENTIAL

This category includes single-family dwellings and related accessory structures. The purpose and intent of this future land use is to provide space for traditional neighborhood single-family growth, free from most other uses, except those that are compatible with the residents living in these neighborhoods. This is the second-least dense of the residential future land use categories shown on the future land use map. In general, Low-Density Residential corresponds to the RA and RA-1 residential zoning districts. Low-Density residential use will occupy the largest share of land identified in the Existing Land Use Map as Single Family Residential, and the second largest share of overall land use. Low-density residential use will occupy about 1043.0 acres, or about 33.5 percent, of all future land use in Dundee.



A depiction of a low-density residential street.

MEDIUM-DENSITY RESIDENTIAL

The Medium-Density Residential future land use designation is intended to provide opportunities for housing that is affordable and serves as an alternative to traditional single-family homes. This more intensive residential land use often serves as a buffer between single family residential uses and commercial land uses. Included are apartments, duplexes, conversions of single-family dwellings up, and senior housing. Generally, this future land use corresponds to the RA-3 residential zoning district. Medium-density residential land will be suited to promote a traditional small-town character and will aid in protecting and preserving the existing character of the Village. Most of the residential land near downtown, within about a half-mile radius of the intersection of Main



A depiction of a medium-density residential street.

and Tecumseh Streets, is designated as medium-density residential land. Medium-density residential land will account for about 387 acres, or about 12.1 percent, of land use in the Village of Dundee.

MULTIPLE FAMILY RESIDENTIAL

This category will provide a more intensive residential use of land than the rural, low-density, and medium-density residential uses. A variety of dwelling types including duplexes, townhouses, row houses, terrace and garden apartments will be accommodated in the Multiple Family Residential future land use areas. Open space and natural features can be preserved for visual relief and enhancement in Multiple Family Residential areas where higher intensity development occurs. Multiple Family Residential use will account for about 63 acres, or about 2.0 percent, of future land use in the Village of Dundee. It generally corresponds to the existing RM-1 and RM-2 Multiple Family Residential zoning districts.

MANUFACTURED HOUSING DEVELOPMENTS

Manufactured Housing Development areas will encourage a suitable environment for persons and families that choose a residential alternative to a site-built single family residence. Development in these areas is limited to manufactured homes or Manufactured Housing Communities with recreational facilities and necessary public utility buildings. Manufactured Housing Developments will provide higher-density living while allowing for the preservation of open spaces, recreational areas, and natural features. Manufactured Housing Areas will be maintained between the Railroad and Oak Street, south of Monroe Street, and at the terminus of Rawson Street east of Ann Arbor Road and North of Tecumseh Street. These will remain generally the same as the uses in the existing MHC, or Manufactured Housing Community, zoning district. Manufactured Housing Developments will account for about 61. acres, or about 1.9 percent, of all future land use in the Village of Dundee.

OFFICE DISTRICT

This category is designed to accommodate professional and administrative services. These low-intensity uses are necessary for the normal conduct of community activities. Generally, this future land use corresponds with the Office Restricted zoning district. This category includes large office developments as well as a limited range of convenience and service businesses within larger office developments for the benefit of the office personnel and visitors. The districts may serve as a transition between residential and nonresidential districts, and provide transitions between major thoroughfares and residential districts. Office uses will be found at Powell Drive and Waterstradt Commerce Drive, at Toledo Street and E. Monroe Street, at Waterstradt Commerce Drive and Ridge Pointe Drive, and at East Monroe Street and 1st Street. Office uses will account for about 11 acres, or about 0.35 percent, of total land use in Dundee.

INTERCHANGE BUSINESS DISTRICT

This is a dynamic commercial category intended to allow for a wide variety of uses. In Dundee these uses occur adjacent to the US-23 freeway entrance on Tecumseh Street, west of the Cabela's retail store complex and directly east of the freeway entrance, on both the north and south sides of Tecumseh Street. This future land use corresponds with the B-4 business zoning district. Areas in the Interchange Business District are designed to accommodate a wide variety of expressway related uses to meet the needs of the citizens and businesses in the Dundee area, and the needs of motorists along U.S. 23. Uses permitted in the Interchange Business District generally generate a higher volume of traffic and higher amounts of parking and are compatible with buildings of larger scale. The Interchange Business District will account for about 454 acres, or about 14.1 percent, of future land use in Dundee.

GENERAL BUSINESS DISTRICT

This is a general purpose commercial category allowing for a wide variety of commercial uses. Generally, this future land use corresponds to the B-2 business zoning district. The General Business District is intended to provide for a variety of commercial and service uses, including more intensive commercial uses not permitted in the Central Business District and the Tecumseh Street District. Site layout, building design, landscaping, vehicular circulation, and coordination of site features between adjoining sites in this future land use should be utilized to ensure that developments here compliment the overall historic and high-quality character of the Village. The General Commercial uses can generally be found adjacent to US-23 to the west and at the eastern border of the Village off of East Monroe Street. General Commercial will cover about 14.91 acres, or about 0.5 percent, of future land use in Dundee.

TECUMSEH STREET BUSINESS DISTRICT

This category is intended to provide an appropriate mix of compatible uses along M-50 from the U.S. 23 interchange to the historic downtown area along with a smooth transition between higher-intensity, higher-scale uses closer to US-23 and lower-intensity, pedestrian-oriented businesses in the Village's downtown. This category generally corresponds with the B-3 business zoning district. Tecumseh Street Business District uses are intended to employ regulations that discourage strip or linear development and encourage development that minimizes impacts on the adjacent residential neighborhoods. Uses permitted under this category should promote harmony with the overall residential character of the corridor and the overall historic character of the Village. The Tecumseh Street Business District will account for about 14.4 acres, or about 0.45 percent, of future land use in Dundee.

CENTRAL BUSINESS DISTRICT

This category is designed to promote a variety of commercial uses while maintaining a sense of place, promoting pedestrian use, and preserving the historic character of the Village. This future land use generally corresponds with the B-1 business zoning district. The Central Business District will largely be maintained near the intersection of Main Street and Tecumseh Street. The Central Business District will be designed to promote continuation and enhancement of the historic, small-scale, pedestrian-oriented retail environment of Downtown Dundee. Central Business District uses are intended to be limited to a size and scale that is compatible with the historic character of the downtown and the surrounding residential neighborhoods. Future land use in this area should protect the significant architectural and cultural resources that make Downtown Dundee officially registered as a State and Federal Historic Place. Central Business District land use will cover about 11.5 acres, or about 0.4 percent, of the Village.



The Central Business District in the winter.

LIGHT INDUSTRIAL

This future land use category is intended to provide sites for research and high technology uses of a restricted, light industrial nature. It corresponds to the M-1 industrial zoning district. Light Industrial is proposed to expand at the northern edge of the Village, adjacent to existing industrial uses near Ann Arbor Road and Ty Circle Drive. Light Industrial use will also occur in the eastern portion of the Village, generally east of Railroad Street between the endpoints of Adams and Main Streets and east of Dunham Street and Dundee Azalia Road north of the residential uses on McBride Street. Though industrial in nature, developments in light industrial areas will be low in intensity and absent of nuisance factors such as vibration, sound, radiation, and toxic emissions. Light industrial uses will comprise about 771 acres, or about 24 percent, of land in the Village of Dundee. This makes it the most prominent future land use. Light Industrial lands will serve as a potential engine for economic development in the Village and throughout the region.

HEAVY INDUSTRIAL

This future land use designation is intended to provide for traditional industrial and other high-intensity or land intensive uses. It corresponds to the M-2 industrial zoning district. Heavy Industrial uses will be concentrated at the location of the Chrysler Engine facility on Ty Circle Drive, at Ann Arbor Road and Fairchild Drive, and south of Roosevelt Street on the

southern end of the Village. Heavy industrial lands will be designated for higher intensity manufacturing, assembling and fabricating uses, including large scale or specialized industrial operations requiring truck and railroad access and public utility services. Limitations will be placed upon the amount of nuisances including smoke, traffic, and industrial effluent in these areas. Heavy industrial use will account for about 59 acres, or about 1.8 percent, of future land use in the Village.

SCHOOL

A unique future land use category is assigned to School uses. Existing facilities owned by the Elementary, Middle, and High School adjacent to Ypsilanti Street and the Riverside Academy adjacent to Toledo Street are shown on the future land use map. School uses will account for about 74 acres, or about 2.3 percent, of all lands in the Village of Dundee.



Dundee High School.

PUBLIC / QUASI-PUBLIC

This category includes public uses such as government facilities, libraries, public works facilities, post office buildings, and municipally-owned parking facilities, along with places of worship. This category does not include any land dedicated for recreation. Only existing facilities and public lands are shown on the future land use map. These uses are located throughout the Village are typically adjacent to nearby neighborhoods. They are encouraged to have buildings located and designed to promote a neighborhood scale and character. Because of the general nature of this category, it does not necessarily correspond to any one of the existing districts in the Village's zoning ordinance. Public and quasi-public uses are proposed to account for 46.2 acres, or about 1.4 percent, of all future land use in Dundee.



Sign for the Dundee Township Library; an iconic Public use.

VILLAGE PARKS

Land included in the Village Parks category shows existing parks, public open spaces and recreational facilities in Dundee. Lands identified as Village Parks are existing public parks and do not include any private recreation facilities. Village Parks will comprise 26 acres, or about 0.8 percent, of land in the Village of Dundee.



Ford Park in Dundee.

CONCLUSION

The Village of Dundee has spent approximately a year addressing important issues impacting the community. They received valuable input from residents from an online community input survey. As a result, the Planning Commission has compiled a carefully prepared Master Plan that represents the data, efforts, and community spirit of Village residents. This plan is only the beginning of an action program for the next five to twenty years. Because the future welfare of the Village depends upon rational, coordinated action, the Planning Commission stands ready to meet any person or group interested in the future development of the area. The Planning Commission will be available to help and guide those needing advice or wish to be part of the plan implementation process. While this task is to be led by Village officials, implementation also depends on every responsible citizen in the Village of Dundee. By working together, Village will continue to be a desirable, attractive, and convenient community in which to live, work, and play.