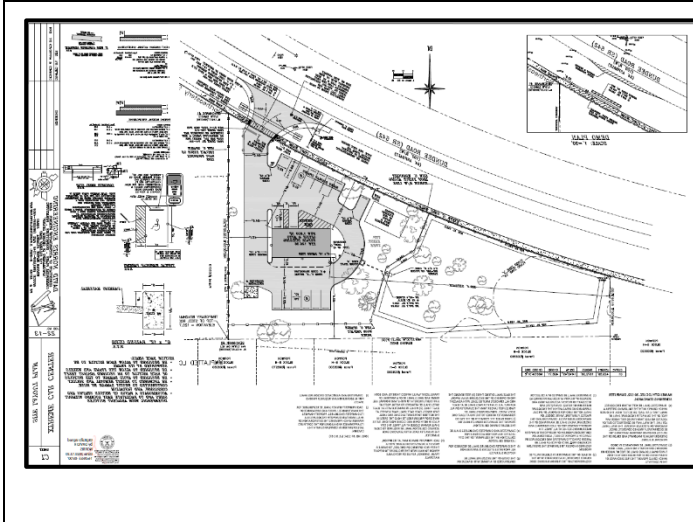


Town of Dundee Town Commission Meeting



To: Town Commission
Agenda Date: March 11, 2025
Department: Planning and Zoning
Discussion Topic: Site Development Plan
Requested Action: Approval of the site development plan for Xtreme Car Center Inc.
Prepared By: Lorraine Peterson, Development Director



PROPERTY INFORMATION

The site is situated on 1.24 +/- acres with lot frontage on Dundee Road (Attached Aerial Photo Map). It is on the south side of Dundee Road, north of Louise Avenue, west of Dr. Martin Luther King Street, east of Bay Street, Town of Dundee, in Section 28, Township 28, Range 27, further described as parcel number 27-28-28-844000-005020. The proposed site has an existing Future Land Use (FLU) designation of commercial and the Zoning classification of general retail commercial (CC).

LAND DEVELOPMENT CODE

The Land Development Code requires a site development plan approval prior to the issuance of a building permit for all nonresidential uses, please see section 7.02.02 of the LDC. Section 7.02.03 gives the procedures for such an approval.

The Development Review Committee has reviewed the site development plan submitted by Xtreme Car Center Inc. and determined the plan is consistent with the comprehensive plan and land development code for the Town of Dundee.

SITE DEVELOPMENT PLAN

Per Section 7.02.01 of the Land Development Code, the purpose of the Site Development Plan is to ensure that site-specific development projects meet the requirements of this code prior to the issuance of a building permit. It is the intent of this section that the site development plan process be a part of the building permit application process, in that the site development plan is the instrument by which improvements to the site will be constructed and inspected, and by which final inspection and certificate of occupancy shall be issued. Approval Site Development Plans are valid for one year from the date of approval. Upon approval of the Site Development Plan, the applicant may proceed with submitting detailed construction drawings to the appropriate town

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staff for permitting. These shall include, but are not limited to, detailed building plans, drainage and stormwater management facilities, road and driveway construction specifications, and tree removal plans.

ANALYSIS

The proposed site has a future land use (FLU) designation of commercial and a zoning classification of general retail commercial (CC). According to the Land Development Code (LDC), Section 2.02.01 (A) table of land uses, automobile sales and minor automotive repair are permitted by special exception approval, which was approved by Town Commission on January 10, 2023, by way of Resolution 22-53 (attached).

➤ Potable Water

The proposed auto sales with minor auto repair center will have a water demand of 432 gpd. (0.24 FAR used)

➤ Sewer

The proposed auto sales with minor auto repair center will have a sewer demand of 360 gpd. (0.20 FAR used)

➤ Solid Waste

Dundee transfers solid waste collected in the Town to the Polk County Landfill. As the operators of the landfill, the County plans for capacity for all municipalities in the county, as well as unincorporated areas. Polk County determined that there is sufficient landfill space for the county, including Dundee, to dispose of household garbage for approximately 65 years.

➤ Parking

Per section 3.03.02 off-street parking for general retail sales the minimum parking spaces is 4.0 per 1,000 SQFT. gross floor area (SFGFA) and. For a building that is 1800 square feet, 7 parking spaces is the minimum required of the 7 spaces at least 1 of the parking spaces must be an accessible space (14 parking spaces will be available). The applicant meets these requirements.

➤ Schools

Not applicable

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➤ Roads

A minor traffic study has been conducted, and the town's consulting transportation engineer finds no significant impact will result from Xtreme Car Center Inc. Roadway links that are being affected by this project will be link 8103 east and west, Dundee Rd. (from US 27 to S.R. 17 (Ridge Scenic Hwy.)). Per the applicant the project will generate 58 daily trips and 5 peak hour trips and will not lower the level of service (LOS) on this roadway.

CONDITIONS

Conditions related to a developer's agreement and a water allocation agreement are included in the attachments.

DEVELOPMENT REVIEW COMMITTEE

As required by Section 7.02.03.01 (c) of the LDC, DRC members have reviewed the site development plan for Xtreme Car Center Inc. with specific regard to the codes and ordinances of the Town of Dundee and have given their approval.

DRC:

TOD Fire Chief- Chief Joseph Carbon

TOD Public Works Director-Johnathan Vice

TOD Utilities Director-Tracy Mercer

TOD Utilities Supervisor- Raymond Morales

TOD Development Director-Lorraine Peterson

TOD Consulting Engineering Firm- Rayl Engineering and Surveying, LLC

TOD Consulting Attorney- Seth Claytor of Boswell & Dunlap, LLP

TOD Transportation Subconsultant- George Deakin of Deakin Property Services, Inc.

TOWN COMMISSION REVIEW

Per Section 7.02.04, the Town Commission shall have the authority to review and approve or disapprove any site development plan. Alternatively, the development director may determine that a site development plan is inappropriate for administrative approval. In such cases, the town commission shall review and evaluate the site development plan with specific regard to the comprehensive plan, applicable town codes, and the advisory recommendations of town staff. The town commission shall approve, approve with conditions, or deny the site plan.

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In the alternative, the commission may, for the purpose of allowing the applicant an opportunity to address unresolved issues, continue consideration of the site plan. In the event a site development plan is denied, the reason(s) for the denial shall be noted.

MOTION OPTIONS:

1. I move **approval of the Site Development Plan** for Xtreme Car Center Inc.
 2. I move **approval with conditions of the Site Development Plan** for Xtreme Car Center Inc.
 3. I move **denial of the Site Development Plan** for Xtreme Car Center Inc.
 4. I move **continuing the Site Development Plan** for Xtreme Car Center Inc. to a date and time certain.
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Attachments: Location Map

Aerial Map

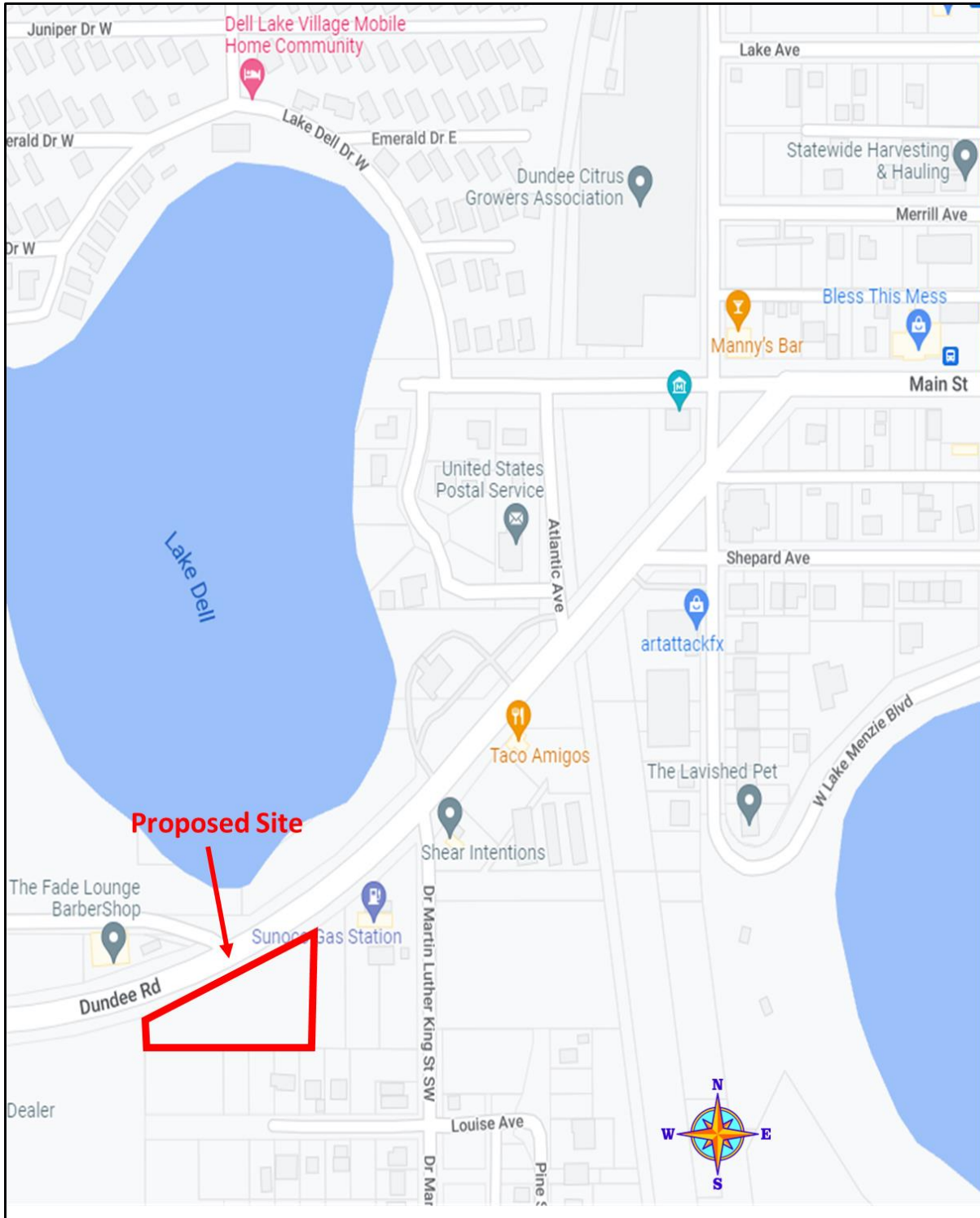
Site Plan

Special Exception Resolution 22-53

Water Allocation Agreement

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Location Map



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Aerial Map



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Site Plan

