



CITY OF GROSSE POINTE WOODS
PLANNING COMMISSION AGENDA
Tuesday, April 22, 2025, at 7:00 PM

*Robert E. Novitke Municipal Center - Council Chambers/Municipal Court,
20025 Mack Plaza, Grosse Pointe Woods, MI 48236
(313) 343-2426*

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. RECOGNITION OF COUNCIL REPRESENTATIVE/s**
- 4. PLEDGE OF ALLEGIANCE**
- 5. ACCEPTANCE OF AGENDA**
- 6. RECEIPT OF FINAL APPROVED MINUTES**
 - A. Planning Commission Meeting – March 25, 2025
- 7. PUBLIC HEARING**
 - A. Host Public Hearing on Rezoning of 20160 Mack Avenue from RO-1 Restricted Office to C Commercial.
- 8. NEW BUSINESS**
 - A. Consider the rezoning recommendation for 20160 Mack Avenue from RO-1 Restricted Office to C Commercial.
 - B. Consider Site Plan for 20160 Mack Avenue for approval, pending rezoning.
 - C. Consider Site Plan for 20507 Mack Avenue (Arthur Murray Dance Studio) for approval.
 - D. Consider Site Plan for 21003-21011 Mack Avenue (Little Nest Coffee Roasters) for approval.
- 9. OLD BUSINESS**
- 10. BUILDING OFFICIAL'S MONTHLY REPORT**
 - A. Building Department Report –March 2025 to April 2025
- 11. COUNCIL REPORT/s**
 - A. April 7, 28 - Mackinnon
 - B. Next Month: May 5, 19 - Marx
- 12. INFORMATION ONLY**
 - A. MSHDA Zoning Ordinance Kick-off
 - B. PC Budget Update
- 13. PUBLIC COMMENT**



CITY OF GROSSE POINTE WOODS PLANNING COMMISSION AGENDA Tuesday, April 22, 2025 at 7:00 PM

14. ADJOURNMENT

The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to a meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or call the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2440 or Telecommunications Device for the Deaf (TDD) 313 343-9249.

MINUTES OF THE **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **MARCH 25, 2025**, IN THE COUNCIL-COURT ROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:00 p.m. by Vice Chair Hamborsky.

Roll Call: Chair Fenton

Commission Members: Fuller, Gilezan, Hamborsky, Mackinnon, Marx, McNelis, O'Keefe, Vitale

Absent: Fenton

Also Present: City Planner, Ashley Jankowski
Recording Secretary, Gretchen Miotto
Council Representative Kenneth Gafa

Vice Chair Hamborsky recognized Council Representative Gafa.

The Planning Commission, staff, and the public, Pledged Allegiance to the U. S. Flag.

MOTION by Gilezan, seconded by Fuller, to excuse Commission Member Fenton from attendance at tonight's meeting.

Motion carried by the following vote:

YES: Fuller, Gilezan, Hamborsky, Mackinnon, Marx, McNelis, O'Keefe, Vitale

NO: None

ABSENT: Fenton

MOTION by Fuller, seconded by O'Keefe, to accept tonight's agenda as presented and place on file.

Motion carried by the following vote:

YES: Fuller, Gilezan, Hamborsky, Mackinnon, Marx, McNelis, O'Keefe, Vitale

NO: None

ABSENT: Fenton

MOTION by Vitale, seconded by Gilezan, that the February 25, 2025, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

YES: Fuller, Gilezan, Hamborsky, Mackinnon, Marx, McNelis, O'Keefe, Vitale

NO: None

ABSENT: Fenton

The first item, under **Public Hearings**, was to **Host a Public Hearing on Short Term Rental Ordinance, which requires a minimum tenant tenure of 30 days.**

MOTION by Gilezan, seconded by O’Keefe, to open the **public hearing.**

Motion carried by the following vote:

YES: Fuller, Gilezan, Hamborsky, Mackinnon, Marx, McNelis, O’Keefe, Vitale

NO: None

ABSENT: Fenton

Vice Chair Hamborsky opened the public hearing at 7:03 pm.

Planner Jankowski provided an overview of the hearing purpose and the proposed language for Chapter 50 – Zoning, Section 50-2.19 Definitions, and Section 50-4.34 Rental Properties.

No one wished to speak in support of the proposed changes.

No one wished to speak in opposition of the proposed changes.

MOTION by Gilezan, seconded by Fuller, to **close the public hearing on Short Term Rental Ordinance, which requires a minimum tenant tenure of 30 days.**

Motion carried by the following vote:

YES: Fuller, Gilezan, Hamborsky, Mackinnon, Marx, McNelis, O’Keefe, Vitale

NO: None

ABSENT: Fenton

Vice Chair Hamborsky closed the public hearing at 7:06 pm.

The next item, under **New Business**, was to **Consider Recommending Approval of the Proposed Zoning Ordinance Amendment on Short-Term Rentals.**

MOTION by O’Keefe, seconded by McNelis, that the Planning Commission Recommend Approval to City Council on the Proposed Zoning Ordinance Amendment on Short-Term Rentals.

Motion carried by the following vote:

YES: Fuller, Gilezan, Hamborsky, Mackinnon, Marx, McNelis, O’Keefe, Vitale

NO: None

ABSENT: Fenton

The next item, under **New Business**, is the **Consideration of the Rezoning Application for 20160 Mack Avenue and to Consider a Public Hearing.**

Planner Jankowski provided an overview of the rezoning request and the Building Department's initial findings after the application review. The request is to consider the change of the existing Zoning of RO-1, Restricted Office District, to C, Commercial Business. The applicant proposes to re-develop the site and construct a new commercial retail strip consisting of three tenant spaces. The following findings of fact have been made in favor of the re-zoning: a) the proposed site is architecturally consistent with the neighboring residential neighborhood; and b) there is demand for more commercial retail along the Mack Avenue corridor, and to promote walkability; and c) the up zoning aligns with the newly adopted 2024 Master Plan and Future Land Use Plan Map.

Commissioners McNelis & Vitale indicated they would be recusing themselves from the public hearing and voting due to their involvement in the project.

MOTION by Marx, seconded by Fuller, that the Planning Commission schedule a public hearing to **Consider the Rezoning Application, from RO-1 to C, for 20160 Mack Avenue** on April 22, 2025.

Motion carried by the following vote:

YES:	Fuller, Gilezan, Hamborsky, Mackinnon, Marx, O'Keefe
NO:	None
ABSENT:	Fenton
ABSTAIN:	McNelis, Vitale

The next item was the **Building Official's Report, February, 2025 to March, 2025.**

Planner Jankowski provided an overview of current projects and permits.

The next item was the **City Council Reports for March 3 and 17, 2025.**

Commissioner Hamborsky attending the March meetings, and reported there were no items pertinent to the Planning Commission.

Commissioner Mackinnon will attend the April meetings.

The next item was **Information Only on Discussion on Crosswalk Improvement and GPW Public Safety Data.**

Planner Jankowski updated the Commission on her work with Director Kosanke, Public Safety, to gather data.

No one wished to be heard under **Public Comment**.

Planner Jankowski stated the “Passport” app for parking in the city is coming soon with a 3-year contract. The Mack/Vernier Intersection Improvements are expected to start in April.

MOTION by Gilezan, seconded by O’Keefe, to adjourn at 7:30 p.m.

Motion carried by the following vote:

YES: Fuller, Gilezan, Hamborsky, Mackinnon, Marx, McNelis, O’Keefe, Vitale

NO: None

ABSENT: Fenton

Respectfully Submitted,
Gretchen Miotto
Clerk’s Confidential Administrative Assistant & Recording Secretary

**CITY OF GROSSE POINTE WOODS
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Grosse Pointe Woods Planning Commission, under the provisions of Public Act 110 of 2006, MCL 125.3101 as amended, and Grosse Pointe Woods City Code of 2022 Chapter 50, Article 7, Section 50-7.15, will hold a Public Hearing on Tuesday, April 22 at 7:00 p.m., at City Hall in the Council Chamber/Courtroom (located at 20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236) for the purpose of considering a rezoning of 20160 Mack Avenue (Parcel ID 400090010001000) from RO-1 Restricted Office to C Commercial to redevelop the site for commercial uses.

All interested persons are invited to attend and will be given opportunity for public comment. The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's Office, up to close of business preceding the hearing. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at 313-343-2440 seven days prior to the meeting. The agenda and pertinent documents will be available at www.gpwmj.us. For additional project information, contact the Building and Planning Department at 313-343-2426 or e-mail building@gpwmj.us.

Paul P. Antolin
City Clerk



MCKENNA

April 16, 2025

Planning Commission
City of Grosse Pointe Woods
20025 Mack Plaza Dr
Grosse Pointe Woods, MI 48236

Subject: RO-1 to C Rezoning Request for 20160 Mack Avenue
Parcel ID: 40-009-01-0001-000
Rezoning Review #1
Existing Zoning: RO-1, Restricted Office District
Proposed Zoning: C, Commercial Business

Dear Commissioners,

We have reviewed the above application for consideration of a rezoning request. John Vitale (the "Applicant") requests a rezoning for 20160 Mack Avenue (the "Site") from the Restricted Office to Commercial Business. The site contains an existing one-story office structure and surface parking lot, and the Applicant wishes to re-develop the site for commercial purposes. This review is based on the application submitted March 14, 2025.



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



SUMMARY OF REQUEST

The applicant proposes to rezone the site to re-develop the site and construct a new commercial retail strip consisting of three tenant spaces. The subject parcel has an existing structure that consists of a medical office building and associated parking lot. The site sits at the east side of Mack Avenue between S Renaud Rd and Oxford Rd. It shares its eastern boundary with single-family residences.

SURROUNDING SITE USES AND ZONING

The following chart provides information on existing land use, current zoning, and future land use.

Location	Existing Land Use	Zoning District	Future Land Use Designation
Subject Site	Medical office building and parking lot	RO-1	Corridor Mixed Use
North	Commercial office	RO-1	Corridor Mixed Use
South	Medical office	RO-1	Corridor Mixed Use
East	Single-family residential	R-1B & R-1D	Single Family Low Density
West	General commercial and medical office	C	Corridor Mixed Use (across Mack Avenue)

RECOMMENDATIONS

We recommend the Planning Commission consider the following motion:

I move to recommend approval of the proposed rezoning at 20160 Mack Avenue ((Parcel ID 40-009-01-0001-000) from the RO-1 Restricted Office District to the C Commercial Business District, based on the following findings of fact:

- The proposed site is architecturally consistent with the neighboring residential neighborhood; and*
- There is demand for more commercial retail along the Mack Avenue corridor in Grosse Pointe Woods, and to promote walkability, and*
- The upzoning to support mixed use along Mack Avenue aligns with the newly adopted 2024 Master Plan and Future Land Use Plan Map, which shows Corridor Mixed Use, aligning with the C Commercial Business District, for the subject site and sites up and down the same side of Mack Avenue.*

Respectfully submitted,

McKENNA

Ashley Jankowski
Associate Planner

Alicia Warren
Associate Planner



Rezoning Review

1. HARMONY WITH MASTER PLAN

Is the requested rezoning consistent with the goals, policies, and future land use map of the Master Plan? Or, has applicant demonstrated conditions have changed significantly since the Master Plan was developed, and request is demonstrably consistent with the development trends in the area?

Findings:

The 2024 Master Plan Future Land Use Map designates this area as *Corridor Mixed Use*, described in the text of the Master Plan as, “This land use designation includes retail, restaurant, personal service, and office establishments which are designed for the day-to-day needs of nearby residents and are found along the Mack Avenue corridor and along its easternmost boundary of Harper Avenue that extends one-and-a-half blocks between Stanhope Street and just north of Allard Avenue. These facilities are intended to be located in close proximity to residential neighborhoods but with adequate buffering. These land uses equate to the City’s C Commercial zoning district, P Parking district and some areas zoned RO-1 Restricted Office”.

The Mack Avenue Corridor suggests having design elements of buildings to be “Colonial” in style. The proposed building does not feature that; however, this can be reviewed during the site plan review process.

2. COMPATIBILITY OF ENVIRONMENTAL FEATURES

Are the site’s physical, geological, hydrological and other environmental features compatible with the host of uses permitted in the proposed zoning district, especially for sites without public utilities?

Findings: Given the off-street parking lot, the site’s physical features are conducive to uses permitted in the C, Commercial District. The applicant is proposing a new building that will require a site plan and Planning Commission approval, which would look at this requirement further. There is not any known physical, geological, hydrological, or other environmental features that would inhibit commercial retail uses at this site.

3. COMPATIBILITY WITH SURROUNDING USES

Are all of the potential uses allowed in the proposed zoning district compatible with surrounding uses in terms of land suitability, density of use, environmental impacts, nature of use, traffic impacts, aesthetics, infrastructure and maintenance of property values.

Findings: The site fronts Mack Avenue, which consists of commercial uses; however, most properties surrounding the parcel are office uses. Immediately east are single-family residential districts with an R-1B and R-1D, One-Family Residential classification. Across Mack Avenue to the west is a mile-plus corridor of largely single-story commercial storefronts. There has been discussion of a Zoning Ordinance update, which would likely rezone the adjacent RO-1 zoned properties to the C district for more commercial business type uses, in line with the 2024 Master Plan.

Commercial uses on the site will generate significantly more traffic than the current office use. The required off-street parking spaces include one space per 200 square feet of retail space, which totals 55 spaces. Currently as



proposed the onsite parking does not meet the required number of spaces for the proposed project. Curb cuts exist along Oxford Rd and S Renaud Road. Local infrastructure is suited to accommodate site users.

4. ECONOMIC VIABILITY OF CURRENT ZONING

Has the applicant demonstrated that he/she cannot receive a reasonable return on investment through developing the property with at least one (1) of the uses permitted under the current zoning?

Findings:

The subject parcel is in the middle of other adjacent properties zoned RO-1, Restricted Office. The owner is requesting this rezoning to facilitate re-development for commercial business retail type uses, which would not be allowed within the RO-1 district. The Planning Commission should direct any further questions about the economic viability of the current zoning of the site to the applicant.

5. DEMAND FOR PROPOSED USE

Is there evidence of demand for additional land uses permitted in the requested zoning district in relation to the amount of land currently zoned and available to meet the demand?

Findings: The re-development will create three retail spaces over the one medical office building that the site currently houses. There is demand for more commercial retail along the Mack Avenue corridor in Grosse Pointe Woods, and to promote walkability.

6. EXCLUSIONARY ZONING

Is the rezoning necessary to avoid exclusion of a lawful land use?

Findings: No, the C, Commercial Business zoning classification exists in other portions of the City. This rezoning is not necessary to avoid exclusion of a lawful land use.

7. DESIRABLE ZONING POLICY TREND

Is the rezoning establishing a desirable zoning trend policy for similar or identical lands?

Findings: This rezoning may create a desirable zoning trend along the Mack Avenue Corridor for similarly situated parcels of land, and this rezoning is in line with the zoning intentions of the Future Land Use plan. A majority of parcels that front Mack Avenue are zoned C, Commercial Business, however this parcel is currently adjacent to five contiguous parcels zoned RO-1, Restricted Office.

8. HARMONY WITH DIMENSIONAL REQUIREMENTS

Are the boundaries of the requested rezoning reasonable in relationship to surroundings and ability to meet the dimensional regulations in the zoning ordinance?

Findings: If the site is rezoned and re-developed to C, the proposed structure seemingly meets all dimensional regulations in the zoning ordinance in relation to the adjacent office and residential uses. Further review would be done during the site plan review process.

9. ZONING CORRECTION



Does the requested zoning correct an error in the zoning map? Or zoning text?

Findings: The requested rezoning does not correct an error in the zoning map or zoning text.

10. AVOIDANCE OF SPOT ZONING

Does the requested rezoning avoid creating an isolated and unplanned spot zone? (i.e. does it provide the landowner with privileges not readily available to other landowners in similar circumstances?)

Findings: The requested rezoning would create an isolated or unplanned spot zone. This rezoning would allow the landowner to propose a commercial retail use which is not permitted within the RO-1 district. However, we believe that this rezoning aligns with the spirit of the Future Land Use Plan, which includes consolidating RO-1 and C properties into a “Corridor Mixed Use” category.

10. REQUEST SUBMISSION

Has the request previously been submitted within the past one (1) year? Or have conditions changed or new information been provided?

Findings: No, this request has not been submitted within the last year.



GROSSE POINTE WOODS
20025 Mack Plaza, Grosse Pointe Woods, MI 48236
Phone (313) 343-2440

REZONING APPLICATION INSTRUCTIONS

- Pre-Application Conference. Developers are encouraged to meet with City staff prior to any extensive design work and submission of an application. Pre-application conferences will give the City and the developer an opportunity to discover and discuss issues and problems that may arise later in the review process. Identification of issues of concern and proposed methods of resolving them should help to expedite the review. These conferences will make the entire review process more efficient.

An appointment for a pre-application conference can be scheduled by calling the Zoning Administrator at (313) 343-2440. While a pre-application conference is not required, it is highly recommended. Where a pre-application conference does not occur, the developer is encouraged to be familiar with all City requirements and to submit a complete and fully documented application.

- Only complete applications will be processed. Incomplete applications will be returned to the applicant. A complete application includes the following list of items pertaining to the requested Rezoning:
 1. 12 full-sized, folded copies and 1 ledger-sized copy of a scaled, legible illustration with the required details.
 2. A separate detailed written statement fully explaining your request.
 3. Legal description of the property.
 4. All appropriate signatures and authorizations.
 5. The fee as listed.
- Incomplete applications will be returned to the applicant.
- The Planning Commission meets the fourth Thursday of each month, applications are due a minimum of 30 days prior to the meeting. Please note that meeting dates may be altered for November and December due to the holidays.
- Rezoning petitions are heard in front of the Planning Commission and then the City Council. It is the applicant's responsibility to provide revised drawings (4 full-sized, folded copies and 1 ledger-sized copy) and other required information for the City Council meeting. Please note that applications may be delayed if submitted on the last filing day or if significant issues have not been resolved in a timely manner.

Attach a detailed written statement fully explaining your request.

8. Present Use of Property: EXISTING MEDICAL OFFICE

9. Attach an Accurate Drawing of the Site Showing:

- a) Property boundaries
- b) Existing buildings
- c) Unusual physical features of the site or building
- d) Abutting streets
- e) Existing zoning on adjacent properties
- f) Location of buildings on adjacent properties

10. Names and Addresses of all other Persons, Firms or Corporations having a Legal or Equitable Interest in the Property:

N/A

Applicant must provide lease, purchase agreement or written authorization from Owner.

DECLARATION:

I, the applicant, do hereby declare that I am the owner, or the authorized agent of the owner, of the above, legally described property on which the request is proposed, and that the answers given herein are true to the best of my knowledge. I understand that if the request is granted, I am in no way relieved from all other applicable requirements of the City of Grosse Pointe Woods Zoning Ordinance.

By virtue of my application, I do hereby declare that the appropriate appointed officials and City staff responsible for the review of my application are given permission to visit and inspect the property regarding my petition in order to determine the suitability of the request.

Applicant Signature:  Date: 03/13/2025

Filing Fee: \$750.00 + Public Hearing Fee \$375

**CITY OF GROSSE POINTE WOODS
INTERNAL TRACKING FORM**

1. Applicant: _____
2. Request: _____
3. Fee: _____
4. Dispersed as is Appropriate to the Following Departments for Review and Comments with Recommendations:

	<u>Date Dispersed</u>	<u>Date Report Received</u>
BUILDING & ENGINEERING DEPT.	_____	_____
CITY ATTORNEY (If Applicable)	_____	_____
DEPT. OF PUBLIC WORKS	_____	_____
FIRE DEPT.	_____	_____
PLANNING COMMISSION	_____	_____
POLICE DEPT.	_____	_____
COMMUNITY DEV. DEPT. (If Applicable)	_____	_____
COMMENTS:		

LEGAL DESCRIPTION

Land situated in the City of Grosse Pointe Woods, County of Wayne, State of Michigan, described as follows:

All of Lot 1 and Lot 2, excepting therefrom the East 15.31 feet in Arthur J. Scully's Eastmoreland Park, being a subdivision of part of Private Claim 240, Village of Lochmoor, according to the plat thereof recorded in Liber 63, Page 42 of Plats. Also all that part of P.C. 611, Village of Grosse Pointe Woods, bounded and described as follows: Beginning at a point at the intersection of the East line of Mack Avenue, as widened, and the South line of said P.C. 611, said point being South 71 degrees East a distance of 104.43 feet from the middle line of Mack Avenue; thence along said South line of P.C. 611, South 71 degrees East a distance of 227.28 feet to the Southwest corner of Renmoor Park Subdivision; thence along the West line of said subdivision North 6 degrees, 37 minutes, 22 seconds East a distance of 124.37 feet to the South line of Renaud Road; thence along Renaud Road North 88 degrees, 22 minutes West a distance of 87.05 feet; thence turning to the left on a curve having a radius of 459.14 feet Westerly, 49.95 feet (chord bears South 88 degrees, 31 minutes West a distance of 49.93 feet); thence South 85 degrees, 24 minutes West a distance of 87.48 feet to the East side of Mack Avenue; thence along Mack Avenue South 6 degrees, 37 minutes, 22 seconds West a distance of 44.00 feet to the place of beginning.

RETAIL DEVELOPMENT

20160 Mack Ave, Grosse Pointe Woods, MI 48236

DEVELOPER

BUCCELLATO DEVELOPMENT
20259 MACK AVE, SUITE 2
GROSSE POINTE WOODS, MI 48236
(313) 300-7280

ARCHITECT

STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MICHIGAN 48067
(248) 546-6700

PROJECT INFORMATION

PROJECT DESCRIPTION
RE-DEVELOPMENT OF EXISTING SITE FOR COMMERCIAL USE.

DEMOLITION OF EXISTING STRUCTURE & CONSTRUCTION OF NEW RETAIL DEVELOPMENT.

IMPROVEMENTS TO EXISTING SITE AND PARKING LOT.

SHEET INDEX - GENERAL			
DWG #	DRAWING NAME	ISSUED FOR	DATE
G001	COVER SHEET, GENERAL INFORMATION, DRAWING INDEX	CITY SUBMITTAL	03.14.25
DRAWINGS: 1			
SHEET INDEX - ARCHITECTURAL			
DWG #	DRAWING NAME	ISSUED FOR	DATE
A1	SITE PLAN + DETAILS	CITY SUBMITTAL	03.14.25
A2	EXTERIOR ELEVATIONS + RENDERING	CITY SUBMITTAL	03.14.25
A3	FLOOR PLAN	CITY SUBMITTAL	03.14.25
DRAWINGS: 3			

NOTE:
THESE CONSTRUCTION DRAWINGS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES. ISSUED AND APPROVED CODE MODIFICATIONS AND/OR CITY CODE AUTHORITY CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

SYMBOL LEGEND

1
A101
ENLARGED CALLOUT TAG

A101
INTERIOR ELEVATION TAG

1
A101
EXTERIOR ELEVATION TAG

DETAIL NUMBER
VIEW TITLE
Name
SCALE: X/X" = 1'-0"
VIEW SCALE
SHEET NUMBER

ROOM NAME
ROOM TAG
101

FLOOR NAME
ELEV. 100'-0"
LEVEL REFERENCE

0, 0
DATUM WORKPOINT

1
COLUMNS
NUMBERS DESIGNATE
VERTICAL COLUMN LINES

A
LETTERS DESIGNATE
HORIZONTAL COLUMN LINES

A
SQUARE DESIGNATE EXISTING
COLUMN GRID

DOOR TAGS

NEW DOOR TAG
DESIGNATION

EXISTING DOOR TAG
DESIGNATION (ONLY IF
EXISTING DOOR TO BE
MODIFIED)

203-Ys
PARTITION TAG

XX
KEYNOTE TAG

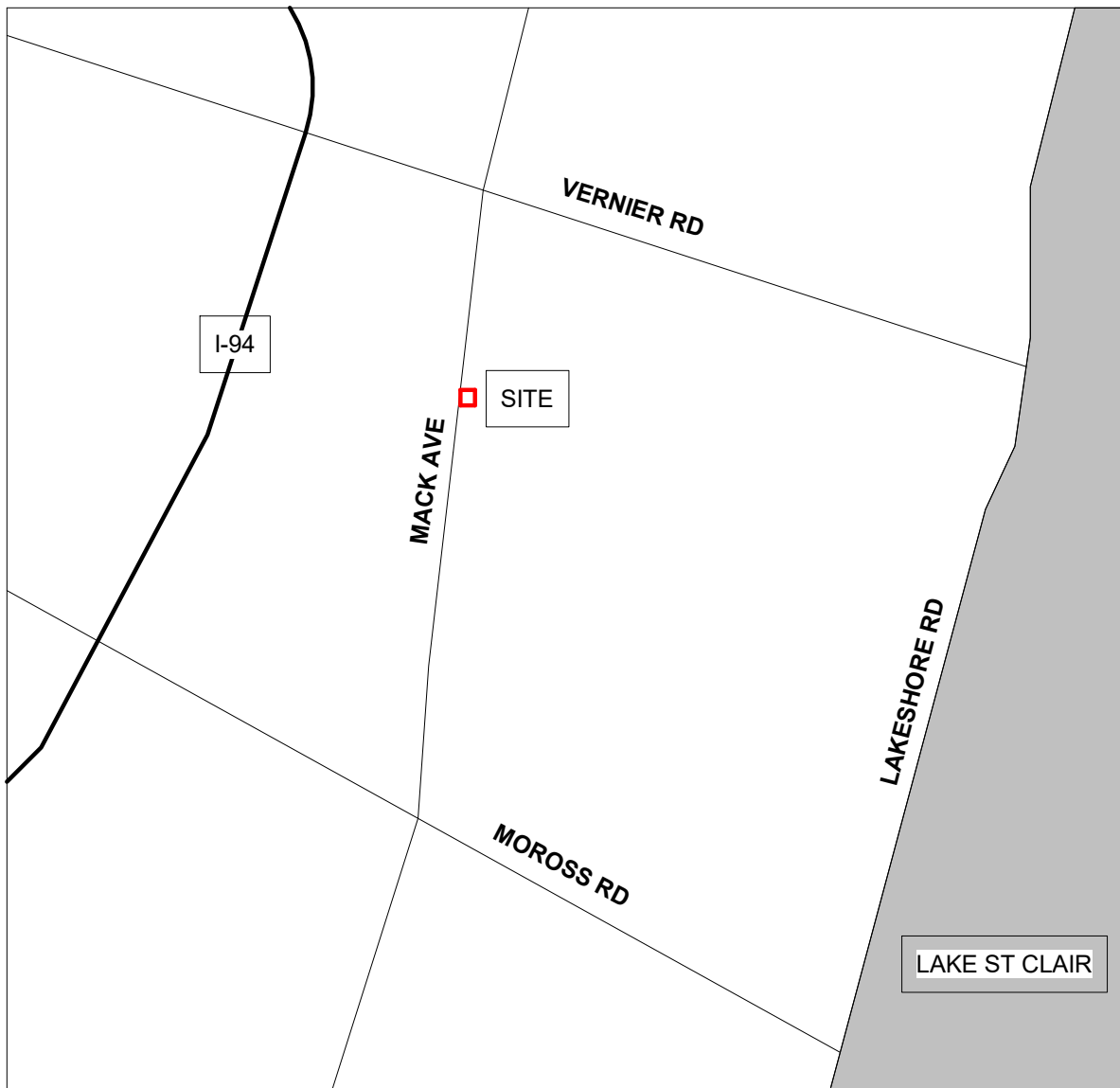
XX
EQUIPMENT TAG

X / A-XXX
SHEET REF FOR DRAWING
CONTINUATION

ZONE B
ZONE A
MATCH LINE

ABBREVIATION LEGEND

& L @	AND ANGLE AT	± or ∅ Ø ±	CENTERLINE DIAMETER PLUS OR MIN
ACCESS.	ACCESSIBILITY	N	NORTH
ACOUS.	ACOUSTICAL	NIC	NOT IN CONTRACT
ACT	ACOUSTICAL CEILING TILE	NOM	NOMINAL
A.D.	AREA DRAIN	NTS	NOT TO SCALE
ADJ	ADJUSTABLE	O/C	ON CENTER
A.F.F.	ABOVE FINISH FLOOR	OFC	OFFICE
AL	ALUMINUM	OPNG	OPENING
ANOD.	ANODIZED	OPP	OPPOSITE
ARCH.	ARCHITECTURAL or ARCHITECT	OVFD	OVERFLOW DRAIN
ASPH.	ASPHALT	PL	PLATE
BD.	BOARD	PLAM	PLASTIC LAMINATE
BF	BARRIER FREE	PLAS	PLASTER
BLDG.	BUILDING	PNT	PAINT
BL'G.	BLOCKING	PLYWD	PLYWOOD
BOT.	BOTTOM	PREFAB	PREFABRICATED
BR	BRICK	PFN	PREFINISH or PREFINISHED
CAB.	CABINET	PROJ	PROJECTION
CEM.	CEMENT	PT	POINT
C.J.	CONTROL JOINT	R.	RISER
CLG	CEILING	RCP	REFLECTED CEILING PLAN
C.F.M.F.	COLD FORMED METAL FRAMING	R.C.	ROOF CONDUCTOR
C.O.	CLEAN OUT	RD	ROOF DRAIN
CLO.	CLOSET	REINF	REINFORCING
CLR	CLEAR	REQ'D	REQUIRED
COL	COLUMN	RESIL	RESILIENT
CONC.	CONCRETE	RFG	ROOFING
C.G.	CORNER GUARD	RM	ROOM
CONST.	CONSTRUCTION	R.S.	ROOF SUMP
CONT.	CONTINUOUS	SAN	SANITARY
COR.	CORRIDOR	SC	SOLID CORE
CORR.	CORRUGATED	SCHED	SCHEDULE
CPT	CARPET	SHT	SHEET
C.T.	CERAMIC TILE	SIM	SIMILAR
CTSK.	COUNTER SUNK	SPEC	SPECIFICATIONS
CW	CURTAIN WALL	SO	SQUARE
D.F.	DRINKING FOUNTAIN	ST-STL.	STAINLESS STEEL
DET.	DETAIL	SS	SOLID SURFACE
DIA.	DIAMETER	ST	STONE
DIM.	DIMENSION	STD	STANDARD
DN.	DOWN	STL	STEEL
D.O.	DOOR OPENING	STN	STAIN
DR.	DOOR	STOR	STORAGE
D.S.	DOWN SPOUT	STRUCT	STRUCTURAL or STRUCTURE
DWG.	DRAWING	SUSP	SUSPENDED
DWR.	DRAWER	SYM	SYMMETRICAL
EA	EACH	T.	TREAD
E.J.	EXPANSION JOINT	T&B	TOP AND BOTTOM
EL.	ELEVATION	TERR.	TERRAZZO
ELEC.	ELECTRICAL	T.O.C.	TOP OF CURB
ELEV.	ELEVATOR	T&G	TONGUE AND GROOVE
E.O.S./EOS	EDGE OF SLAB	THK	THICK
E.O.D./EOD	EDGE OF DECK	THRES.	THRESHOLD
EP	ELECTRICAL PANEL	T.O.P.	TOP OF PARAPET
EPX	EPOXY	TA	TOILET ACCESSORY
EQ.	EQUAL	TV	TELEVISION
EQPM	EQUIPMENT	T.O.W.	TOP OF WALL
E.W.	EACH WAY	TOS / T.O.S.	TOP OF STEEL
EXIST. / EX	EXISTING	TYP.	TYPICAL
EXP.	EXPOSED	U/C	UNDERCUT
EXT.	EXTERIOR	U.N.O.	UNLESS NOTED OTHERWISE
FA	FIRE ALARM	U.S.K.	UTILITY SINK
FD	FLOOR DRAIN	V.B.	VAPOR BARRIER
FON	FOUNDATION	VCT	VINYL COMPOSITION TILE
FIRE EXTINGUISHER	FIRE EXTINGUISHER	VERT.	VERTICAL
FEC	FIRE EXTINGUISHER CABINET	VEST	VESTIBULE
FHC	FIRE HOSE CABINET	VF	VINYL FLOORING
FIN	FINISH	V.I.F.	VERIFY IN FIELD
FL	FLOOR	W	WIDTH
F.O.	FACE OF	W/	WITH
F.O.S.	FACE OF STUD	WB	WALL BASE
FIREPROOF	FIREPROOF	W.C.	WATER CLOSET
FR	FRAME	WC	WALLCOVERING
FRP	FIBERGLASS REINFORCED PANEL	WD	WOOD
FRT	FIRE RETARDANT TREATED	WO	WITHOUT
F.S.	FULL SIZE	WR	WATER RESISTANT
FT.	FOOT or FEET	WSCOT.	WAINSCOT
FTG.	FOOTING	WT.	WEIGHT
FUR	FURRING	W.W.F.	WELDED WIRE FABRIC
GA.	GAUGE		
GALV.	GALVANIZED		
G.B.	GRAB BAR		
GFRC.	GLASS FIBER REINFORCED CONCRETE		
GL.	GLASS		
GYP.	GYPSPUM		
H.B.	HOSE BIBB		
H.C.	HOLLOW CORE		
HDWD	HARDWOOD		
HDWE	HARDWARE		
HM	HOLLOW METAL		
HORIZ.	HORIZONTAL		
HR	HOUR		
HGT	HEIGHT		
INSUL	INSULATION		
IMP	INSULATED METAL PANEL		
IMWP	INSULATED METAL WALL PANEL		
INT	INTERIOR		
J.C.	JANITOR'S CLOSET		
JOINT	JOINT		
JT.	KITCHEN		
KIT.	LAVATORY		
LAV	LENGTH		
LG	LONG LEG VERTICAL		
L.L.V.	LIGHT		
LT	LUXURY VINYL TILE		
LVT	MAXIMUM		
MAX	MECHANICAL		
MECH	METAL		
MTL	MANUFACTURER		
MFR.	MINIMUM		
MIN.	MISCELLANEOUS		
MISC.	MASONRY OPENING		
M.O.			



VICINITY MAP
SCALE: N.T.S.



EXTERIOR RENDERING



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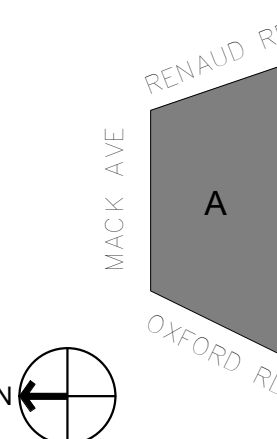
Seal:



Project :
RETAIL DEVELOPMENT

20160 Mack Ave, Grosse
Pointe Woods, MI 48236

Key Plan:



Issued for

CITY SUBMITTAL 03.14.25

Drawn by :
JPM

Checked by :
JAV

Sheet Title :
COVER SHEET, GENERAL
INFORMATION, DRAWING INDEX

Project No. :
2025.018

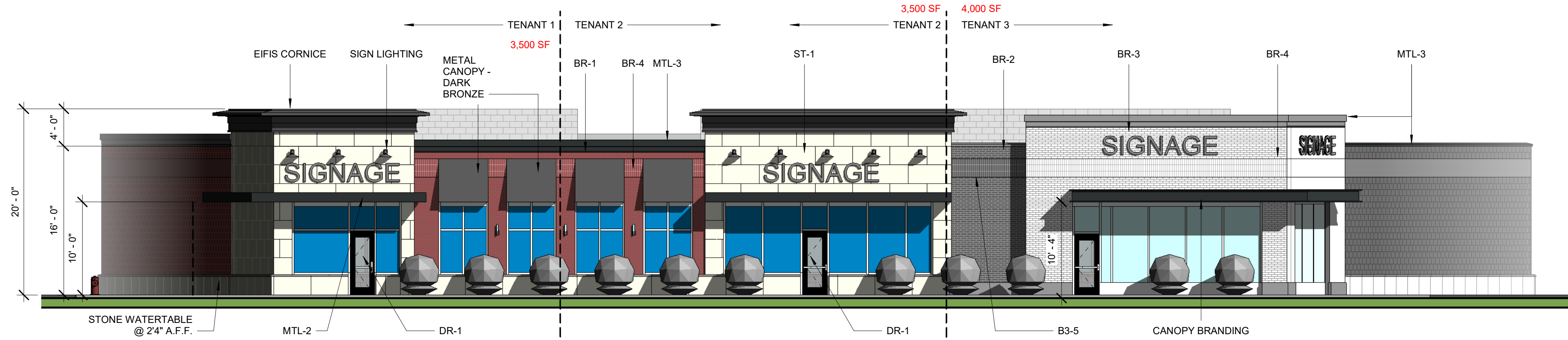
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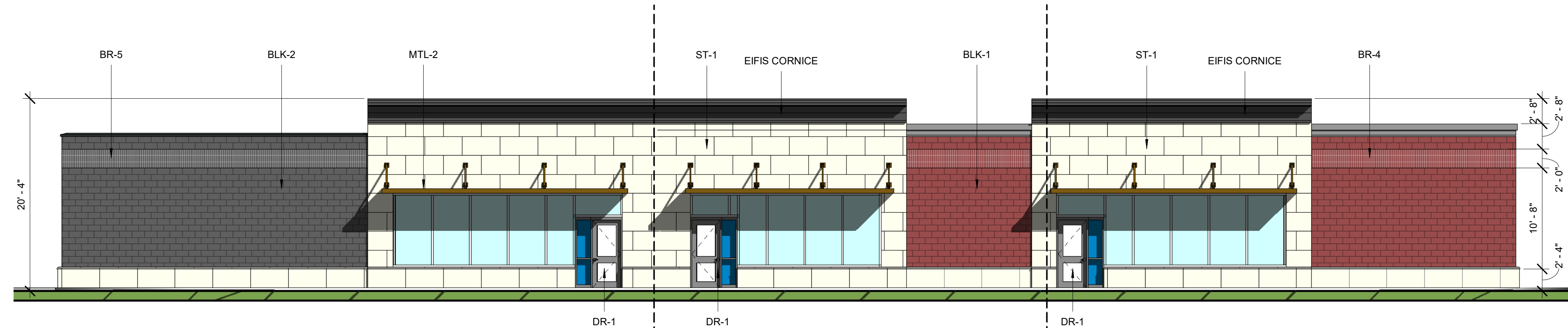
EXTERIOR FINISH SCHEDULE	
MASONRY	BR-1 BRICK MFG: BELDEN BRICK OR APPROVED EQUAL COLOR: 503-505 Smooth Red SIZE: MODULAR
	BR-2 BRICK MFG: BELDEN BRICK OR APPROVED EQUAL COLOR: Carbon Black Smooth SIZE: MODULAR
	BR-3 BRICK MFG: BELDEN BRICK OR APPROVED EQUAL COLOR: Alaska White Velour - grouted black SIZE: MODULAR
	BR-4 BRICK MFG: BELDEN BRICK OR APPROVED EQUAL COLOR: 503-505 SMOOTH RED SIZE: SOLDIER
	BR-5 BRICK MFG: BELDEN BRICK OR APPROVED EQUAL COLOR: Carbon Black Smooth SIZE: SOLDIER
	BR-6 BRICK MFG: BELDEN BRICK OR APPROVED EQUAL COLOR: Alaska White Velour - grouted black SIZE: SOLDIER
WIND.	ST-1 LIMESTONE PANEL VENEER MFG: ROYAL STONE OR APPROVED EQUAL COLOR: STANDARD BUFF OR SIMILAR SIZE: (D) 3 5/8" X (H) 15 5/8" X (L) 23 5/8"
	BLK-1 STRUCTURAL CMU MFG: BELDEN BRICK OR APPROVED EQUAL COLOR: 503-505 SMOOTH RED SIZE: MODULAR
	BLK-2 STRUCTURAL CMU MFG: BELDEN BRICK OR APPROVED EQUAL COLOR: Carbon Black Smooth SIZE: MODULAR
	BLK-3 STRUCTURAL CMU MFG: BELDEN BRICK OR APPROVED EQUAL COLOR: Alaska White Velour - grouted black SIZE: MODULAR
DOORS	SF-1 STOREFRONT MFG: KAWNEER OR SIMILAR COLOR: 2" X 4 1/2"
	DR-1 ALUMINUM ENTRANCE DOOR SYSTEM MFG: KAWNEER OR APPROVED EQUAL STYLE: 2" X 6" COLOR: TO MATCH WINDOW FRAME WITH CLEAR GLASS
GLASS	GL-1 ALL GLASS TO BE: 1" LOW-E INSULATED GLASS MFR: VIRACON OR APPROVED EQUAL COLOR/STYLE: CLEAR
	TR-1 TRIM & COPING: PREFINISHED ALUMINUM COLOR: MATCH ADJACENT MATERIALS
MISC.	MTL-2 COMPOSITE METAL CANOPY MFG: MAPES CANTILEVER CANOPY OR APPROVED EQUAL COLOR: DARK BRONZE
	MTL-3 METAL PARAPET MFG: ALUCOBOND OR APPROVED EQUAL COLOR: TBD OR SIMILAR



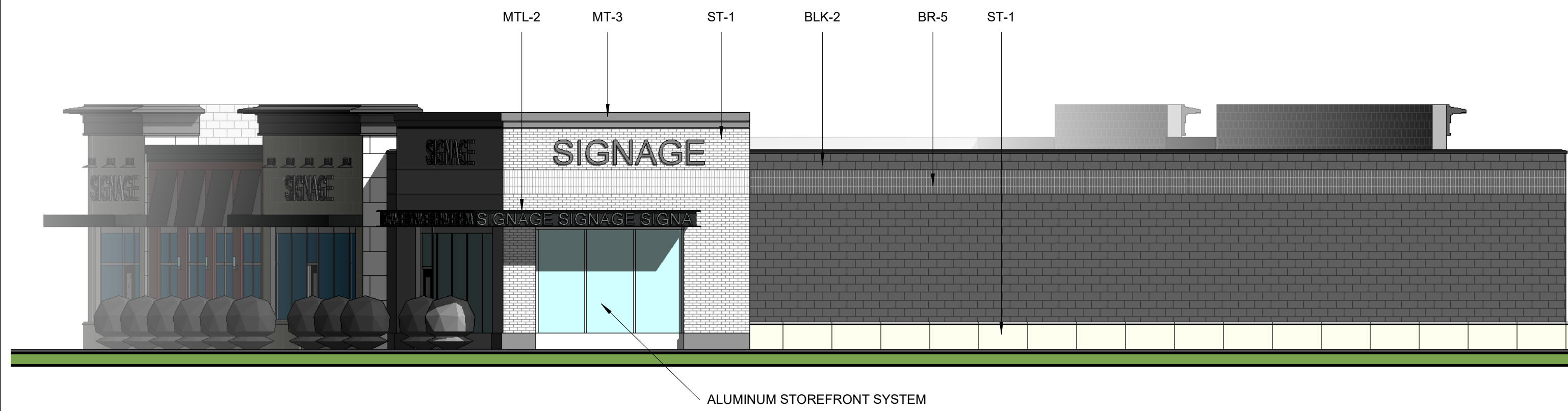
EXTERIOR RENDERING



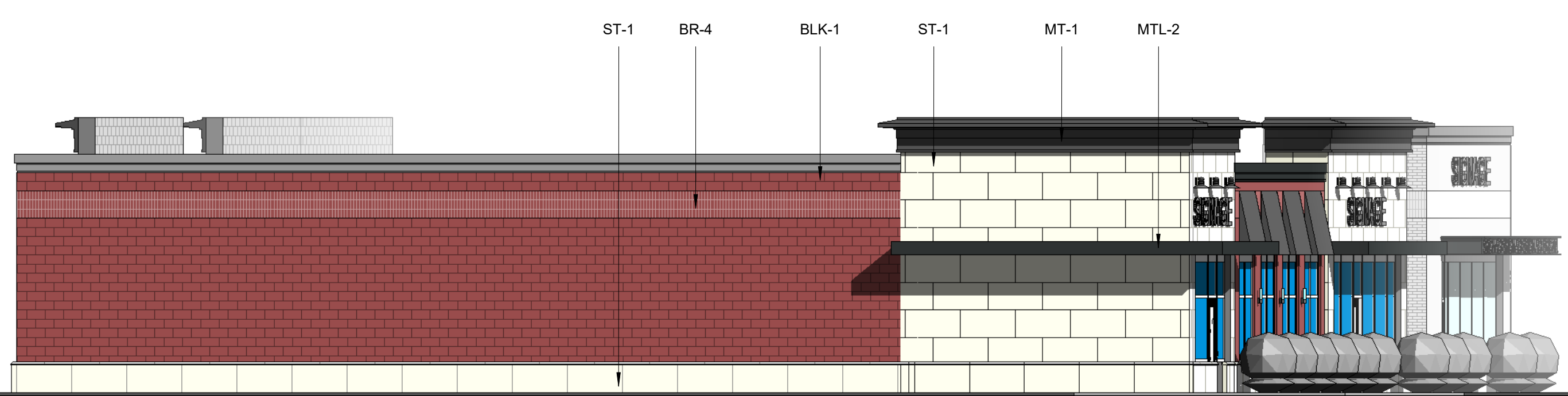
1 WEST ELEVATION - MACK AVE.
1/8" = 1'-0"



4 EAST ELEVATION - P.LOT
1/8" = 1'-0"



3 SOUTH ELEVATION - OXFORD
1/8" = 1'-0"



2 NORTH ELEVATION - RENAUD
1/8" = 1'-0"

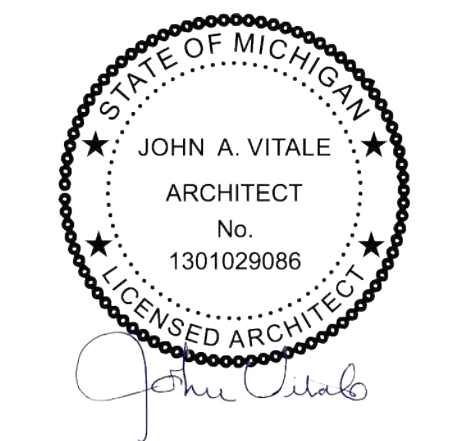


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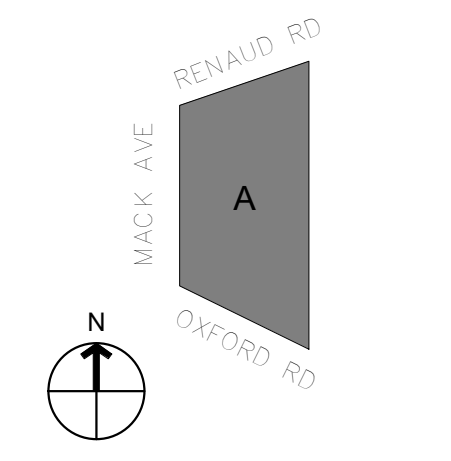
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Project :
RETAIL DEVELOPMENT

20160 Mack Ave, Grosse
Pointe Woods, MI 48236

Key Plan:

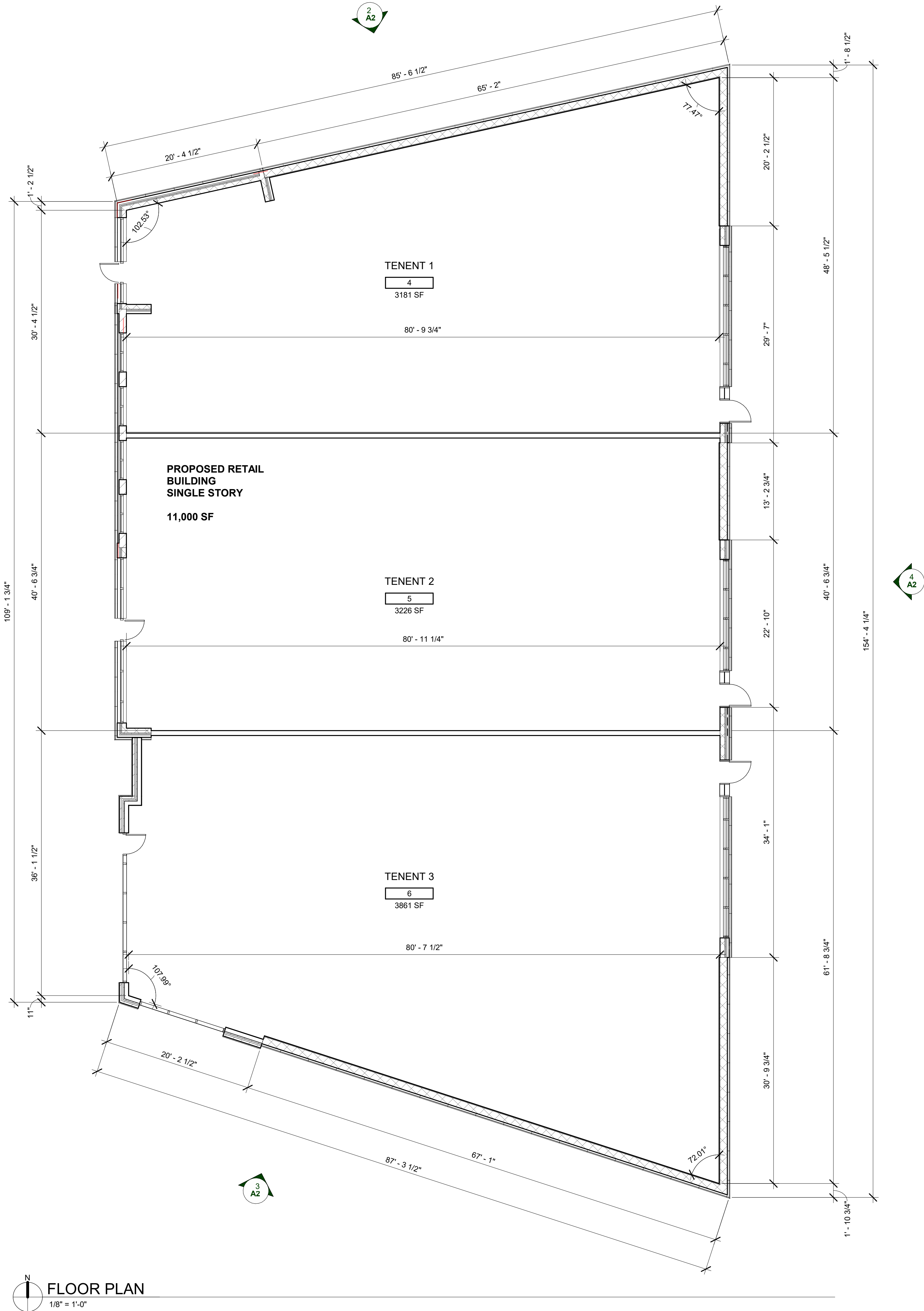


Issued for
CITY SUBMITTAL 03.14.25

Drawn by :
JGB
Checked by :
JPM, JAV
Sheet Title :
EXTERIOR ELEVATIONS +
RENDERING

Project No. :
2025.018
Sheet No. :
A2

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GENERAL FLOOR PLAN NOTES

- THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK. COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
- ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
- WALL THICKNESS ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
- ALL WOOD, INCLUDING BLOCKING, USED ON THE PROJECT SHALL BE FIRE RETARDANT TREATED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
- PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.
- PROVIDE TRANSITION STRIPS AT EACH CHANGE IN FLOOR FINISH MATERIALS.
- PROVIDE CONTROL JOINTS IN GYPSUM BOARD PARTITIONS AT 30'-0" O.C. MAXIMUM AND AS INDICATED IN THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL CONDUCT A ROUGH ELECTRICAL INSPECTION WITH OWNER, PRIOR TO ENCLOSING WALLS, FOR THE PURPOSE OF CONFIRMING ALL J-BOX LOCATIONS FOR POWER, DATA, VOICE, SWITCH, THERMOSTAT, ETC.
- A TACTILE SIGN STATING 'EXIT' AND COMPLYING WITH ICC-A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN 'AREA OF REFUGE', AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, AN EXIT PASSAGEWAY, AND THE EXIT DISCHARGE.
- PROVIDE PERMANENT MIN 3-INCH HIGH CONTRASTING COLOR MARKING AND IDENTIFICATION AT ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS WITHIN 15 FEET AT THE END OF EACH WALL, AND NOT EXCEEDING 30 FEET MAXIMUM HORIZONTAL INTERVALS. MINIMUM 2 LOCATIONS EACH WALL. TYPICAL FOR ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING, OR ATTIC SPACES PER CODE (MBC 703.7)

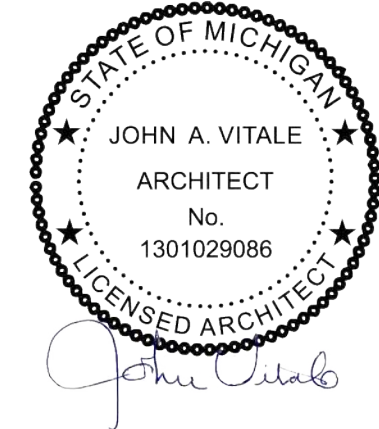


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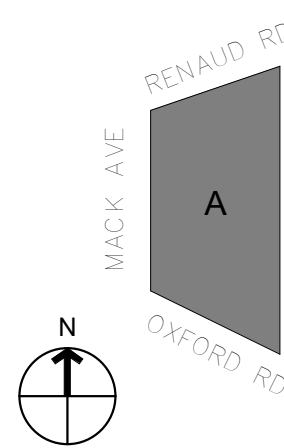
Seal:



Project :
RETAIL DEVELOPMENT

20160 Mack Ave, Grosse
Pointe Woods, MI 48236

Key Plan:



Issued for
CITY SUBMITTAL 03.14.25

Drawn by :
JPM
Checked by :
JAV
Sheet Title :
FLOOR PLAN

Project No. :
2025.018

Sheet No. :

A3



April 14, 2025

Planning Commission
City of Grosse Pointe Woods
20025 Mack Plaza Dr
Grosse Pointe Woods, MI 48236

Subject: 20160 Mack Site Plan Review
Parcel ID: 009 01 0001 000
Site Plan Review #1
Zoning: RO-1 – Restricted Office

Dear Commissioners,

We have reviewed a site plan review application submitted by Stucky Vitale Architects on behalf of Buccellato Development LLC. The site is located on Mack Avenue between Oxford Rd. and S. Renaud Rd and is within the city's RO-1 (Restricted Office) Zoning District. The applicant is pursuing a rezoning request to C (Commercial). This review has been completed based on the standards of the C (Commercial) district. The applicant proposes demolishing the existing building and constructing an 11,000 sq. ft. single-story multi-tenant retail space.

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

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F 248.596.0930
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RECOMMENDATION

We recommend the Planning Commission table the site plan application and provide the applicant time to make the following revisions:

1. Submit samples of the material to be used on the building's exterior to the Planning Commission meeting.
2. The site plan does not meet the required minimum number of off-street parking spaces. Applicants will need to revise site plan, provide a shared parking agreement, or apply for a parking waiver.
3. Indicate traffic lane markings on the ingress / egress off of S. Renaud;
4. Provide lighting information (cut sheets, photometric plan, etc.);
5. Provide landscaping plans with species list, and bumper guards along perimeter hedge.

Respectfully submitted,

McKENNA

Ashley Jankowski
Associate Planner

Andrew Mancinelli
Assistant Planner



Site Plan Review

1. ZONING AND MASTER PLAN DESIGNATIONS

The following chart provides information on existing land use, current zoning, and future land use.

Location	Existing Land Use	Zoning District	Future Land Use Designation
Subject Site	Neurology Office	RO-1	Corridor Mixed Use
North	Bank Office	RO-1	Corridor Mixed Use
South	Dentist	RO-1	Corridor Mixed Use
East	Single-Family Residential	R1-D / R1-B	Single Family Low Density
West	Orthodontics office / Fitness Facility / Jewelers	C	Corridor Mixed Use

The 2024 Master Plan Future Land Use Map designates this site and the immediate surrounding areas to the north, south, and west *Corridor Mixed Use*, described in the text of the Master Plan as, “*retail, restaurant, personal service, and office establishments which are designed for the day-to-day needs of nearby residents and are found along the Mack Avenue corridor and along its easternmost boundary of Harper Avenue that extends one-and-a-half blocks between Stanhope Street and just north of Allard Avenue. These facilities are intended to be located in close proximity to residential neighborhoods but with adequate buffering. These land uses equate to the City’s C, (Commercial) zoning district, P Parking district and some areas zoned RO-1 Restricted Office.* The current zoning of the site is RO-1 (Restricted Office), and the applicant intends to rezone the property to C (Commercial).

2. DIMENSIONAL REQUIREMENTS

Standard	Requirement	Existing Conditions	Proposed Conditions	Proposed Compliance
<i>Minimum Front Setback (West)</i>	In Commercial districts, no front yard shall be permitted where the property use is for the purposes specified in section 50-4.9 Retail businesses, Business offices& and section 50-5.21 Signs, subsection C.	Not Applicable	0	Complies
<i>Minimum Side Setback (North / South)</i>	<i>In C districts, no side yard is required on the street side of corner lots.</i>	Not Applicable	0	Complies
<i>Minimum Rear Setback (East)</i>	<i>In C districts, rear yards are not required along interior rear lot lines for buildings or parts of buildings not used as dwellings, if all walls abutting or facing such lot lines are of fire-proof construction and wholly without windows or other openings... shall be not less than five feet for one story.</i>	Not Applicable	0	Complies



Maximum Building Height	2 stories, 28 feet	Not Applicable	1 story, ~20 ft	Complies
-------------------------	--------------------	----------------	-----------------	----------

3. ARCHITECTURE AND BUILDING DESIGN (Sec. 50-373)

The purpose of these design standards is to promote a coordinated and complimentary use of design elements that result in a theme oriented, harmonious appearance and image for the commercial and high intensity residential areas of the city.

The elevations provided by the Applicant illustrate that the building will be primarily composed of black, white, red bricks with limestone panel veneer as an accent. This will be paired with black metal roof trim and metal parapet. The design of the building follows traditional architectural design which is encouraged by the Zoning Ordinance.

Per Section 50-5.18 of the Zoning Ordinance, new construction, renovations, remodeling, or exterior building alterations in the C commercial district shall be in conformance with approved design standards. The elevation drawing provides a clear picture of the proposed building. **In addition, per Section 50-6.1(G)(7) of the Zoning Ordinance, the applicant must bring samples of the material to be used on the building's exterior to the Planning Commission meeting.**

4. PARKING AND LOADING (Section 50-5.3)

Per Section 50-5.3(H), retail stores require one off-street parking space for each 200 square feet of gross floor area. The proposed building total area will be 11,000 gross sq. ft, therefore 55 spaces will be required. The current site configuration includes 45 onsite parking spaces. **The site plan does not meet the required minimum number of off-street parking spaces. Applicants will need to revise site plan, submit a Shared Parking Agreement, or apply for a parking waiver.**

The parking spaces being proposed adhere to the required dimensions of 9 feet by 19 feet. A loading space is proposed in the parking lot which will be 12 ft. by 50 ft.

Additionally, Section 50-5.3(U) states that parking lots shall be provided with traffic lane markings to indicate entrances and exits, and to provide for the safe and orderly movement of vehicles. **These required traffic lane markings are depicted on the plans; however, the Applicant must note that they will be painted onto the existing ingress/egress off of S. Renaud.**

5. SIGNS (Sign Ordinance)

The plans indicate the location of signage for the speculative tenants that will occupy the units. To determine compliance with Ordinance standards, the businesses that occupy the units must submit a sign plan application.

6. LIGHTING

Exterior lighting shall be designed so that it is shielded from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.

The applicant must provide additional lighting information such as cut sheets, wattage, existing lighting, and a photometric plan to determine compliance with Zoning Ordinance standards. Can comply

7. LANDSCAPING AND SCREENING

The site design shall provide reasonable visual and sound privacy for dwelling units located within the project and



adjacent to the project. Fences, walks, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of its occupants.

Ornamental wall. Whenever a parking area adjoins residential property or a residential street, an ornamental masonry wall not less than two feet or more than four feet in height shall be erected and maintained between the required yard space and area to be used for parking, except for such portions as are used for entrances and exits. On such other locations where a protective barrier is required, the use of a dense shrubbery screen meeting the standards of section 50-5.19 Greenbelts shall be as followed.

Maintenance. All required walls or other landscape screening shall be properly maintained and kept free of debris, signs or any advertising whatsoever. Bumper guards, composed of either a curb at least six inches high or steel posts 24 inches to 30 inches high and not more than five feet apart set three feet in concrete, shall be provided to prevent vehicles from striking such wall or shrubbery.

The site currently utilizes an existing dense hedge row screen in lieu of an ornamental masonry wall, that screens part of the length of the property. In addition to this screening, Bumper guards, composed of either a curb at least six inches high or steel posts 24 inches to 30 inches high and not more than five feet apart set three feet in concrete, shall be provided to prevent vehicles from striking such wall or shrubbery. **Applicant should include these bumper guards on the site plan. Can comply**

Landscaping, fences and walls. The site plan shall provide for landscaping consistent with the quality and character of landscaping on nearby properties. Visually unattractive structures (e.g., transformers, generators, utility cabinets, mechanical equipment and similar structures or equipment) shall be screened with either landscaping, fencing or walls. The planning commission may require additional landscaping fences or walls in accordance with the standards and intent of this section and Chapter 50, Article 7 - Administration and Enforcement

Landscaping is proposed around the dumpster enclosure however the type of plants is not listed. Ornamental grass and 11 trees are proposed to be landscaping adjacent to roadways, but the types of plant and size are not listed. **The applicant must provide landscape plans to determine compliance with Section 50-5.19 Greenbelts, which lists the plant types and species allowed as part of the shrubbery screen. Can comply.**

8. TRASH RECEPTACLES

Any trash receptacles shall be appropriately screened and utilize quality materials that complement the proposed site and adjacent properties. A dumpster enclosure is shown on sheet A1 with the necessary screening and building standards.



April 11, 2025

Planning Commission
City of Grosse Pointe Woods
20025 Mack Plaza Dr
Grosse Pointe Woods, MI 48236

Subject: 20507 Mack Avenue (Arthur Murray Dance Studio) Interior Renovations Review
Parcel ID: 077-02-1987-002
Review #1
Zoning: C- Commercial Business

Dear Commissioners,

We have reviewed the above application for interior renovations of an existing commercial building to support a dance studio called Arthur Murray Dance Studio. The site located at 20507 Mack Avenue includes interior renovations of an existing vacant retail lease space and building approximately 3,840 square feet.

Upon review of the proposed plan compared to the applicable ordinance standards, we offer the following comments for your review. Items that do not comply or require additional information are **bold and underlined**. Planning Commission must determine what is feasible for this location.





RECOMMENDATION

If the Planning Commissions finds that there is adequate number of on-street parking spaces, we recommend approval of the interior renovations at 20507 Mack Avenue.

If you have further questions, please do not hesitate to contact me.

Respectfully submitted,

McKENNA

Ashley Jankowski
Associate Planner

Alicia Warren
Associate Planner



Site Plan Review

1. ZONING DESIGNATIONS

The subject site, 20507 Mack Avenue, is located within the C, Commercial Business District. Dance Studios are identified as Miscellaneous Business Establishments within the Zoning Ordinance and are permitted within the C district.

2. PARKING AND LOADING (SEC. 50-5.3)

Uses not specifically listed. *In the case of a use not specifically mentioned, the requirements for off-street parking facilities for a use which is so mentioned, and to which such use is similar, shall apply:*

Table 50-5.3.H Off-Street Parking Requirements	
Use	Minimum Number of Parking Spaces
<i>f. Tennis clubs or other similar uses</i>	<i>Six for each court, plus one for each employee. Should a spectator area be provided, one space for each three seats shall be required.</i>

The proposed use has one dance-studio room, and one employee break room. The applicant indicated that the space would typically be used for private dance classes, with usually no more than 2 dancers and 2 instructors at a time during off-peak hours. A maximum of 10 people may be present during group classes.

Four (4) off-street parking spaces, including one ADA space, are provided at the rear of the building, accessed by the alley. The following table below shows a breakdown of the number of parking spaces required for the proposed renovation of an existing building. Given that this is an existing structure and the total area of the structure remains unchanged, the off-street parking must only conform to at least 50 percent of the requirements listed above.

Off-street parking required:

Total Gross Floor Area	Number of Off-Street Parking Spaces Provided	Number of Off-Street Parking Spaces Required	Number of Deficient Off-Street Parking Spaces
3,840 sq. ft.	4	10 @ 50% = 5	1

Findings: In considering the context of the site, and the provided off-street parking, there is conclusive evidence to support the business. There is sufficient parking to support the proposed interior renovations, however no context has been provided for the additional businesses within the strip and how many spaces are required in total. **Planning Commission should consider whether they find the public on-street parking and public parking areas sufficient. A parking waiver should be considered for the 1 additional parking space that is required.**

3. LANDSCAPING (SEC. 50-6.1)

The site design shall provide reasonable visual and sound privacy for dwelling units located within the project and adjacent to the project. Fences, walks, barriers, and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of its occupants.

There is existing landscaping on site along the public right-of-way. The applicant has not proposed any



additional landscaping. *Complies.*

4. SIGNS

Chapter 32 of the City's Code of Ordinance concerns signage.

Findings: Any exterior signage must undergo separate administrative review and approval *Complies.*

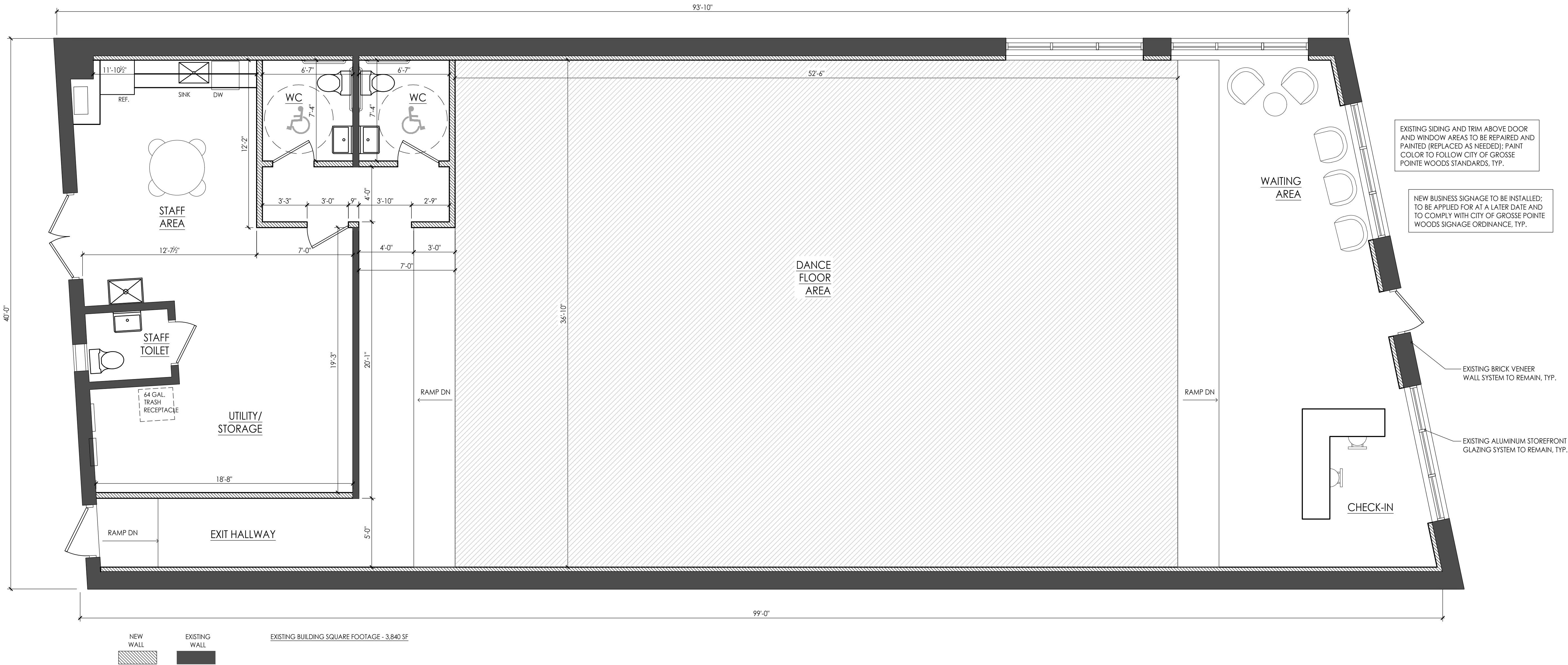
5. LIGHTING

Exterior lighting shall be designed so that it is shielded from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.

The applicant has not proposed any new lighting on the exterior of the building. *Complies.*



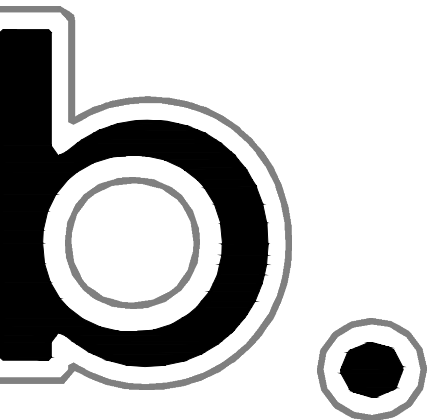
02 exterior elevation
nts



01 floor plan
3/16" = 1'-0"



architect:



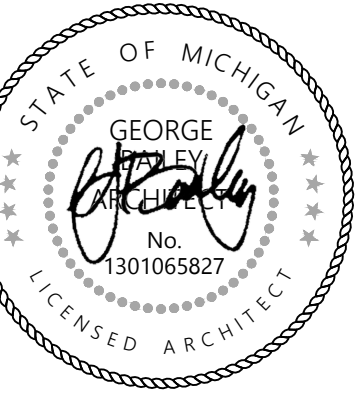
bailey.
built. pllc

architecture.
design.planning
residential . commercial

grosse pointe woods, mi 48236
voice: 313.451.1462
email: george@bailey-built.com
www.bailey-built.com

consultant:

seal:



GEORGE BAILEY
LICENSE #1301065827
EXPIRES 06.23.2026

drawing issue:

site plan submittal

client name:

20507 Mack Avenue
Grosse Pointe Woods,
Michigan 48236

project name:

arther murray
dance studio

20507 Mack Avenue
Grosse Pointe Woods,
Michigan 48236

sheet name:

floor plan

issue date(s)

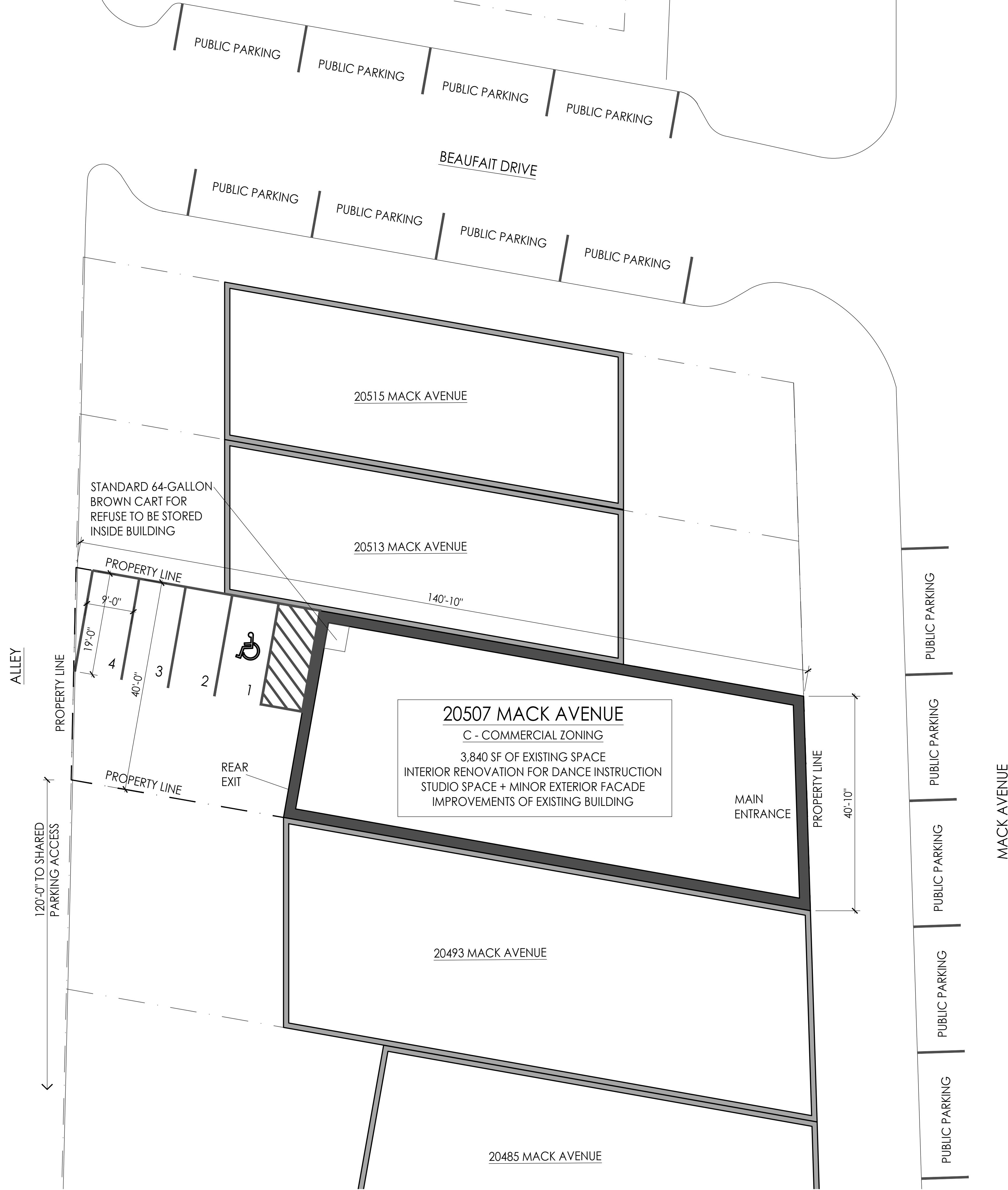
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CITY OF GROSSE POINTE WOODS C - COMMERCIAL ZONING DISTRICT:	
MINIMUM LOT SIZE DIMENSIONS:	NA
FRONT SETBACK:	NOT REQUIRED
REAR SETBACK:	NOT REQUIRED
SIDE SETBACK:	NOT REQUIRED
LOT COVERAGE:	NA
HEIGHT RESTRICTION:	28 FEET
PARKING REQUIRED:	(6) SPACES + 1 FOR EACH EMPLOYEE (2) + 1 PER 3 SEATS IN WAITING AREA (1) = 9 SPACES - 50% FOR EXISTING STRUCTURES = 5 SPACES
REQUIRED PARKING PROVIDED:	4 SPACES TOTAL ON SITE (1 ACCESSIBLE) - REMAINDER TO BE FOUND UTILIZING THE ADJACENT PUBLIC STREET PARKING AND/ OR A SHARED PARKING ACCESS AGREEMENT PARKING AREA WITHIN 300 FEET OF PROPERTY LINE ALONG PUBLIC SIDEWALK ACCESS
LEGAL DESCRIPTION	
PARCEL # 007 02 1987 002 - WDV1987B WDV1988 LOT 1987 EXCEPT THAT PART THEREOF DESCRIBED AS BEG AT THE N W COR OF LOT 1987 AND PROCEEDING THE SLY ALONG THE WLY LINE LINE OF SAID LOT 0.95 FT TH ELY PARALLEL TO THE NLY LINE OF SAID LOT 25.65 FT TH ELY 75.22 FT TO THE NE COR OF LOT 1987 TH WLY ALONG THE NLY LINE OF SAID LOT 100.87 FT TO THE POB ALSO LOT 1988 ALSO THE ADJ VAC PART OF MACK AVE LYING BET THE NLY LINE OF LOT 1987 AND THE SLY LINE OF LOT 1988 EXT ELY TO THE REESTABLISHED WLY LINE OF MACK AVE SAID VAC PART MEASURING 36.48 FT ON THE EXTENDED NLY LINE OF LOT 1987 AN 37.95 FT ON EXTENDED SLY LINE OF 1988 ARTHUR J SCULLYS EASTERN SUPER HWY SUB NO 3 PC156 L61 P45 WCR K 44.47	

architect:

bailey.
built. pllc
architecture.
design.planning
residential . commercial
grosse pointe woods, mi 48236
voice: 313.451.1462
email: george@bailey-built.com
www.bailey-built.com

consultant:

seal:

drawing issue:

site plan submittal

client name:

20507 Mack Avenue
Grosse Pointe Woods,
Michigan 48236

project name:

**arther murray
dance studio**

20507 Mack Avenue
Grosse Pointe Woods,
Michigan 48236

sheet name:

**architectural
site plan**

issue date(s)

04 . 22 . 2025

sheet number:

a.s.1.00

CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT

MEMORANDUM

TO: Planning Commission

FROM: Jeremy Collins, Building Official

DATE: April 15th, 2025

SUBJECT: New Business Occupancy-Arthur Murray Dance Studio

The applicant is requesting approval for a new business occupancy, Arthur Murray Dance Studio, located at 20057 Mack Ave.

There are currently 4 off street parking spaces available at the rear of the building. A dance studio type use is not specified in Sec. 50-5.3 Off-Street Parking Requirements, however ***Sec. 50-5.3, subsection H. Uses not specifically listed. In the case of a use not specifically mentioned, the requirements for off-street parking facilities for a use which is so mentioned, and to which such use is similar, shall apply.***

We have determined that the parking requirements for this use type shall conform to ***Table 50-5.3H Off-Street Parking Requirements. (f) Tennis Clubs or similar uses. Six for each court, plus one for each employee. Should a spectator area be provided, one space for each three seats shall be required.*** Using this section as a guideline for off-street parking requirements, it has been determined that 10 additional parking spaces will be required.

Sec. 50-5.3, subsection H. Required parking spaces states: On all changes of occupancy where a new tenant occupies the building, whether the new tenant continues the same use or not, in structures existing prior to the adoption of the ordinance from which this subsection is derived, the off-street parking requirements shall conform to at least 50 percent of the requirements specified in this subsection, provided that the total area of the original structure remain unchanged. If the total area of an existing building is changed, the building must conform to the requirements specified in this subsection. Any and all buildings constructed after the adoption of the ordinance from which this chapter is derived must conform to the requirements of this subsection.

With the permitted reduction in required off-street parking spaces, a total of 5 spaces would be required. The business owner may propose a shared parking agreement with an adjacent business to provide the additional off-street parking. A parking waiver should also be considered for the 1 additional parking space that is required.

The 2015 Michigan Building Code states the following:

Sec. 1105.1 Public Entrances. In addition to accessible entrances required by Sections 1105.1.1 through 1105.1.7, at least 60 percent of all public entrances shall be accessible.

Sec. 1101.1.7 Thresholds. Thresholds at doorways shall not exceed $\frac{3}{4}$ inch in height above the finished floor or landing for sliding doors serving dwelling units or $\frac{1}{2}$ inch above the finished floor or landing for other doors. Raised thresholds and floor level changes greater than $\frac{1}{4}$ inch at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal (50-percent slope).

The front entry of the building has a 5-inch rise from the exterior sidewalk to the top of the door threshold which does not comply with the accessibility requirements referenced in the above code. There is one (1) accessible public entrance located at the rear of the building. The Building Department is recommending that the front entry area be modified to meet current building code requirements for egress and accessibility.

The previous occupant of the building, Rainy Day Art & Framing Company, had an initial property maintenance inspection completed on November 6th, 2023. Multiple violations were observed during that inspection and are still present at the building. The open violations will be required to be completed by the new occupant or real property owner prior to a Certificate of Occupancy being issued. The violation list will be available for either party by contacting the Grosse Pointe Woods Building Department.

It is my recommendation that the Planning Commission approve the site plan for 20507 Mack Ave. with stipulations. The stipulations shall include the following:

- Adequate parking will be provided.
- The front entry shall meet code requirements for egress and accessibility.
- Submittal and approval of all building plans and sign applications.
- Submittal of a Commercial Certificate of Occupancy application
- Submittal of a Business License application
- Open violations previously observed shall be corrected prior to occupancy



April 16, 2025

Planning Commission
City of Grosse Pointe Woods
20025 Mack Plaza Dr
Grosse Pointe Woods, MI 48236

Subject: 21003--21015 Mack Ave & 1953 Roslyn Avenue Site Plan Review
Parcel ID: 003-06-0086-300 & 003-02-065-001
Site Plan Review #1
Zoning: C – Commercial Business and R-1E One-Family Residential

Dear Commissioners,

We have reviewed the above application for interior renovations and the combination of an existing commercial building to support a coffee shop, office lease space, and associated parking. The site located at 21003, 21001 and 21015 Mack Avenue and 1953 Roslyn Avenue, total .298 acres, includes interior renovations of an existing vacant retail lease space and building approximately 3,424 square feet for the coffee shop and 1,524 square foot office space.

Upon review of the proposed plan compared to the applicable ordinance standards, we offer the following comments for your review. Items that do not comply or require additional information are **bold and underlined>**. Planning Commission must determine what is feasible for this location.





RECOMMENDATION

We recommend the Planning Commission approve the site plan application with the condition that the applicant:

1. Provide a photometric plan that includes cut sheets of site lighting information.

Respectfully submitted,

McKENNA

Alicia Warren
Associate Planner

Ashley Jankowski
Associate Planner



Site Plan Review

1. ZONING AND MASTER PLAN DESIGNATIONS

The following chart provides information on existing land use, current zoning, and future land use.

Commercial Strip:

Location	Existing Land Use	Zoning District	Future Land Use Designation
Subject Site	Medical Office / Vacant	C	Corridor Mixed Use
North	Commercial	C	Corridor Mixed Use
South	Commercial	C	Corridor Mixed Use
East	Across Mack Ave / Commercial	C	Corridor Mixed Use
West	Single-Family Residential	R-1E	Single Family Medium Density

Parking Lot:

Location	Existing Land Use	Zoning District	Future Land Use Designation
Subject Site	Parking	R-1E	Single Family Medium Density
North	Commercial & Single-Family Residential	C & R-1E	Single Family Medium Density & Corridor Mixed Use
South	Single-Family Residential	R-1E	Single Family Medium Density
East	Commercial	C	Corridor Mixed Use
West	Single-Family Residential	R-1E	Single Family Medium Density

The 2024 Master Plan Future Land Use Map designates this site and the immediate surrounding areas to the north, south, and west *Corridor Mixed Use*, described in the text of the Master Plan as, “*retail, restaurant, personal service, and office establishments which are designed for the day-to-day needs of nearby residents and are found along the Mack Avenue corridor and along its easternmost boundary of Harper Avenue that extends one-and-a-half blocks between Stanhope Street and just north of Allard Avenue. These facilities are intended to be located in close proximity to residential neighborhoods but with adequate buffering. These land uses equate to the City’s C, (Commercial) zoning district, P Parking district and some areas zoned RO-1 Restricted Office.* The current zoning of the commercial strip parcel permits retail and office spaces. The proposed parking lot that is zoned R-1E permits off-street parking.



2. DIMENSIONAL REQUIREMENTS

Standard	Requirement	Existing Conditions	Proposed Conditions	Proposed Compliance
Minimum Front Setback (East)	<i>In Commercial districts, no front yard shall be permitted where the property use is for the purposes specified in section 50-4.9 Retail businesses, Business offices& and section 50-5.21 Signs, subsection C.</i>	Not Applicable	0	Complies
Minimum Side Setback (South)	<i>In C districts, no side yard is required on the street side of corner lots.</i>	Not Applicable	0	Complies
Minimum Rear Setback (West)	<i>In C districts, rear yards are not required along interior rear lot lines for buildings or parts of buildings not used as dwellings, if all walls abutting or facing such lot lines are of fire-proof construction and wholly without windows or other openings... shall be not less than five feet for one story.</i>	Not Applicable	0	Complies
Maximum Building Height	2 stories, 28 feet	Not Applicable	1 story, ~15 ft	Complies

3. ARCHITECTURE AND BUILDING DESIGN

The purpose of these design standards is to promote a coordinated and complimentary use of design elements that result in a theme oriented, harmonious appearance and image for the commercial and high intensity residential areas of the city.

The elevations provided by the Applicant illustrate that the building will be primarily composed of dark green painted brick with black accents. This will be paired with black trim. The design of the building follows traditional architectural design which is encouraged by the Zoning Ordinance.

Per Section 50-5.18 of the Zoning Ordinance, new construction, renovations, remodeling, or exterior building alterations in the C commercial district shall be in conformance with approved design standards. The elevation drawing provides a clear picture of the proposed building. **Complies.**



Proposed rendering to exterior

4. PARKING AND LOADING

The amount of required off-street parking space for new uses or buildings, additions thereto and additions to existing buildings as specified in this section shall be determined in accordance with the following table, and the space so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use:

Table 50-5.3.H Off-Street Parking Requirements	
Use	Minimum Number of Parking Spaces
<i>Establishments for sale and consumption on the premises of beverages, food or refreshments</i>	<i>One for each 200 square feet of gross floor area, plus one for each employee on the premises during the peak employment shift.</i>
<i>Business offices or professional offices except as indicated in subsection 4.c of this table</i>	<i>One for each 300 square feet of gross floor area.</i>

Coffee Shop: 3,424 sf / 200 sf = 17 spaces + 2 employees = **19 Spaces**

Business Office: 1,524 sf / 300 sf = **5 spaces**

Total: 24 Spaces

Provided: 22 Spaces including 1 ADA space.

50 % = 12 Spaces Required (Complies.)

Given that this is an existing structure, and the total area of the structure remains unchanged, the off-street parking must only conform to at least 50 percent of the requirements listed above.



The parking spaces being proposed adhere to the required dimensions of 9 feet by 20 feet. A loading space is proposed in the rear parking lot which will be 12 ft. by 50 ft.

Additionally, Section 50-5.3(U) states that parking lots shall be provided with traffic lane markings to indicate entrances and exits, and to provide for the safe and orderly movement of vehicles.

If the building at 21015 Mack Ave. is occupied in the future, two (2) additional off-street parking spaces will be required. There are three (3) metered parking spaces located on Mack Ave. in front of the buildings. A parking waiver or shared parking agreement could be pursued to address this concern.

5. SIGNS (Sign Ordinance)

The plans indicate the location of signage for the coffee shop that will occupy the unit. To determine compliance with Ordinance standards, the businesses that occupy the units must submit a sign plan application.

6. LIGHTING

Exterior lighting shall be designed so that it is shielded from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.

The applicant has not proposed additional lighting on the exterior building or parking lot. **The applicant must provide additional lighting information such as cut sheets, wattage, existing lighting, and a photometric plan to determine compliance with Zoning Ordinance standards. Can comply**

7. LANDSCAPING AND SCREENING

The site design shall provide reasonable visual and sound privacy for dwelling units located within the project and adjacent to the project. Fences, walks, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of its occupants.

Ornamental wall. *Whenever a parking area adjoins residential property or a residential street, an ornamental masonry wall not less than two feet or more than four feet in height shall be erected and maintained between the required yard space and area to be used for parking, except for such portions as are used for entrances and exits. On such other locations where a protective barrier is required, the use of a dense shrubbery screen meeting the standards of section 50-5.19 Greenbelts shall be as followed.*

Maintenance. *All required walls or other landscape screening shall be properly maintained and kept free of debris, signs or any advertising whatsoever. Bumper guards, composed of either a curb at least six inches high or steel posts 24 inches to 30 inches high and not more than five feet apart set three feet in concrete, shall be provided to prevent vehicles from striking such wall or shrubbery.*

There is an existing 5ft brick screening wall along the alley parking lot dividing the adjacent residential district. Complies.

The site proposes to maintain the existing landscape beds along Hampton and Mack Avenue. **Complies.**

8. TRASH RECEPTACLES

Any trash receptacles shall be appropriately screened and utilize quality materials that complement the proposed site and adjacent properties. A dumpster enclosure is shown on sheet A006 with the necessary screening and building standards. It provides a 6ft brick enclosure with steel horizontal steel doors and a concrete apron.



LITTLE NEST COFFEE, LLC
21003 MACK AVENUE
GROSSE POINTE WOODS, MI 48236

PARCEL ADDRESS: 21003, 210011 AND 21015 MACK AVENUE
1953 ROSLYN AVENUE

PARCEL ID: MACK AVENUE - 003-06-0086-300
ROSLYN AVENUE - 003-02-065-001

PARCEL SIZE: 12,987.6 GSF (.298 ACRES)

ZONING: CITY OF GROSSE POINTE WOODS
MACK AVENUE - C (COMMERCIAL BUSINESS
ROSLYN AVENUE - R1-E (ONE-FAMILY
RESIDENTIAL)

BUILDING HEIGHT
MAXIMUM- 2 STORIES, 28' HT.
PROVIDED (EXISTING) - 1 STORY, 15.0' HT.

MACK AVENUE FRONT SETBACK (EAST)
 REQUIRED - 0' MINIMUM FROM R.O.W. LINE
 PROVIDED (EXISTING) - 0' TO 5.25' FROM R.O.W. LINE

REAR SETBACK (WEST)
REQUIRED - 0' MINIMUM
PROVIDED (EXISTING) - 33' & 48'

HAMPTON AVENUE SIDE SETBACK (SOUTH)
REQUIRED - 0' MINIMUM
PROVIDED (EXISTING) - 3.25'

SIDE SETBACK (NORTH)
REQUIRED - 0' MINIMUM
PROVIDED (EXISTING) - 0' (2 HOUR FIRE WALL)

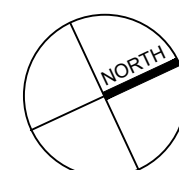
ESTABLISHMENTS FOR SALE AND CONSUMPTION ON THE PREMISES OF BEVERAGES, FOOD OR REFRESHMENTS ONE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA, PLUS ONE FOR EACH EMPLOYEE ON THE PREMISES DURING THE PEAK EMPLOYMENT SHIFT.
(3,424 SF / 200) = 17 SPACES PLUS 2 EMPLOYEES = 19 SPACES

BUSINESS OFFICES OR PROFESSIONAL OFFICES EXCEPT AS INDICATED IN SUBSECTION 4.C OF THIS TABLE ONE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA.
(1,524 SF / 300) = 5 SPACES

REQUIRED: 24 PARKING SPACES
PROVIDED: 22 SPACES INCLUDING (1) ADA SPACES
(1) 12' x 50' x 14' HT. LOADING / UNLOADING SPACE



THE SIGNAGE PROVIDED WITH THIS SUBMITTAL IS FOR DESIGN INTENT ONLY. ALL SIGNAGE TO BE SUBMITTED FOR PERMIT AND WILL NEED TO MEET THE REQUIREMENTS OF THE CITY OF GROSSE POINTE WOODS . A SIGN CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITTING AND INSTALLATION.



1/AS100 architectural site plan
12,987.6 GSF (.298 ACRES)

SCALE: 1" = 20.00'

CLIENT:

Little Nest
Coffee, LLC

21003-21015 Mack Avenue
Grosse Pointe Woods,
MI 48236

Jason Spencer
517-927-7933

SITE PLAN REVIEW SUBMITTAL	04/7/2025
REVIEW	03/31/2025
DEMOLITION PLAN PERMIT	02/27/2025
DESCRIPTION	DATE

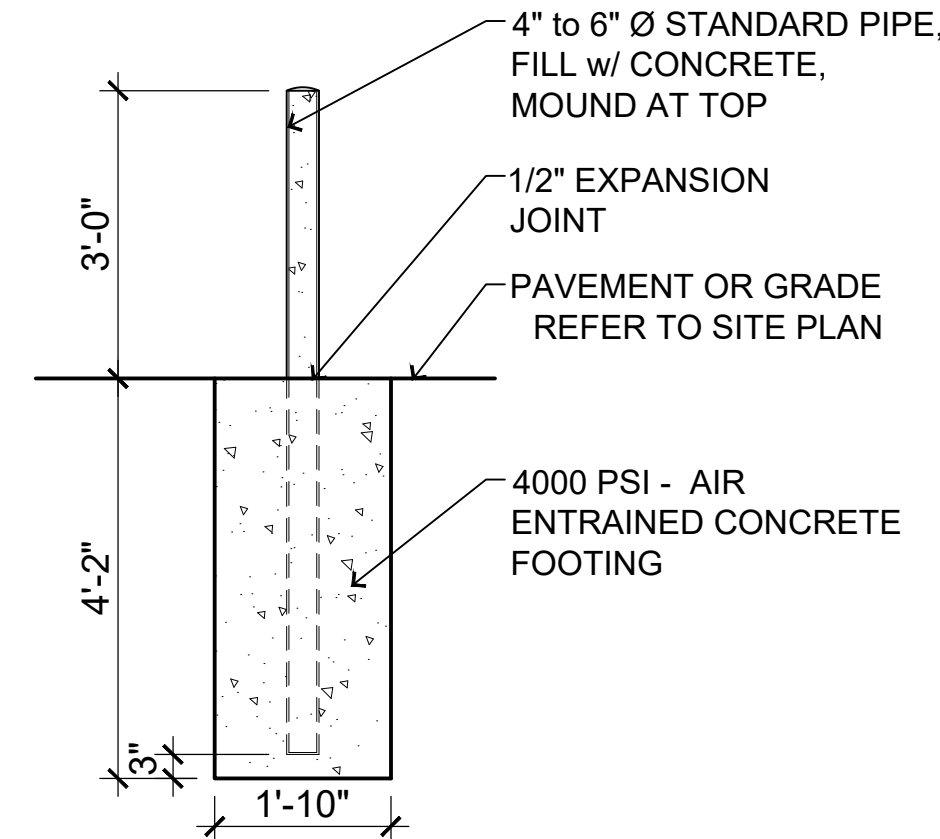
SHEET TITLE:	ARCHITECTURAL SITE PLAN
PROJECT NUMBER:	2024-128
DRAWN BY:	KMB
CHECKED BY:	--
SHEET NUMBER:	AS100
Permit No.:	

SITE PLAN REVIEW SUBMITTAL	04/7/2025
REVIEW	03/31/2025
DEMOLITION PLAN PERMIT	02/27/2025
DESCRIPTION	DATE

SHEET TITLE:	
TRASH ENCLOSURE DETAILS	
PROJECT NUMBER: 2024-128	
DRAWN BY: KMB	
CHECKED BY: --	
SHEET NUMBER:	

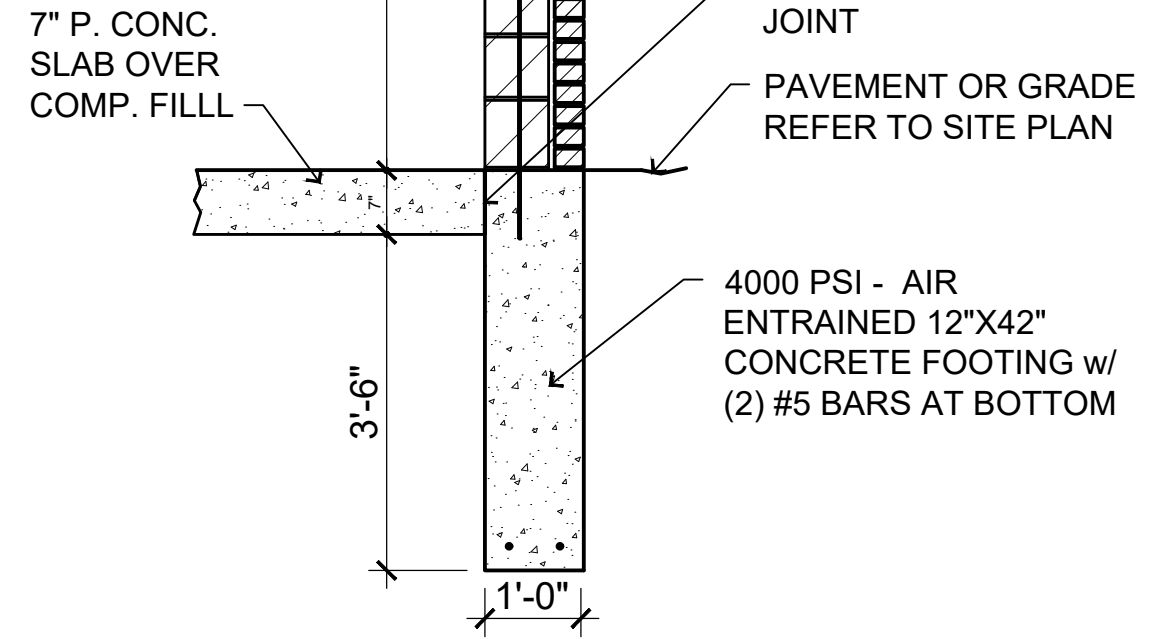
A006

Permit No.:



4/A006 single bollard detail

SCALE: 1/2"=1'-0'

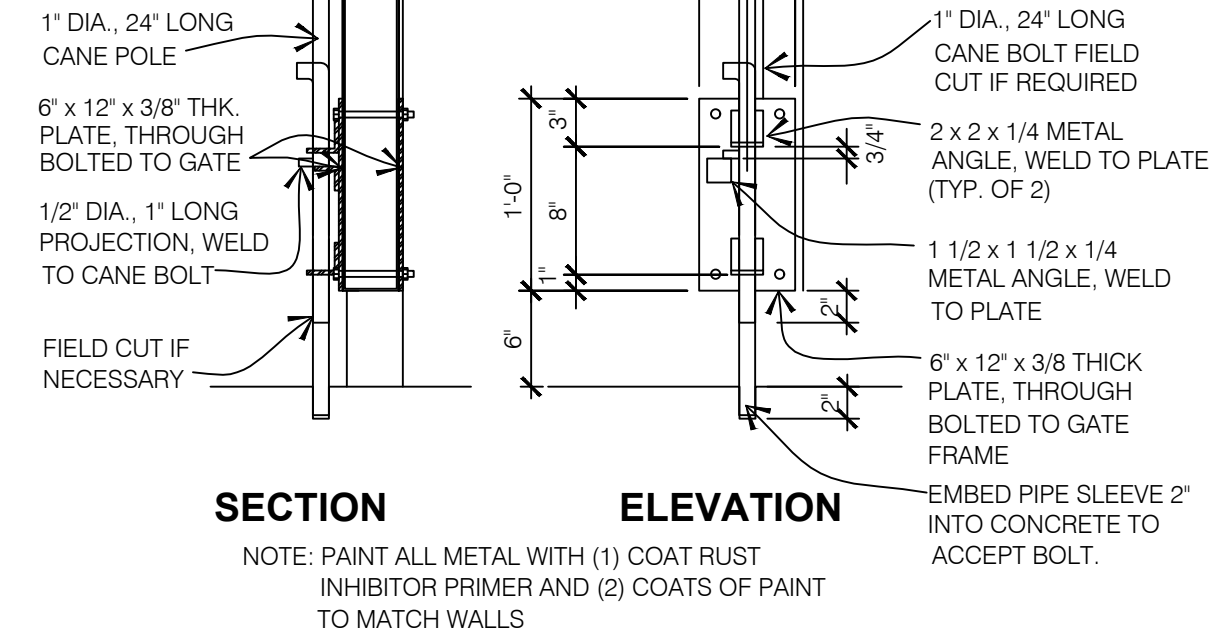


5/A006 single bollard detail

SCALE: 1/2"=1'-0"

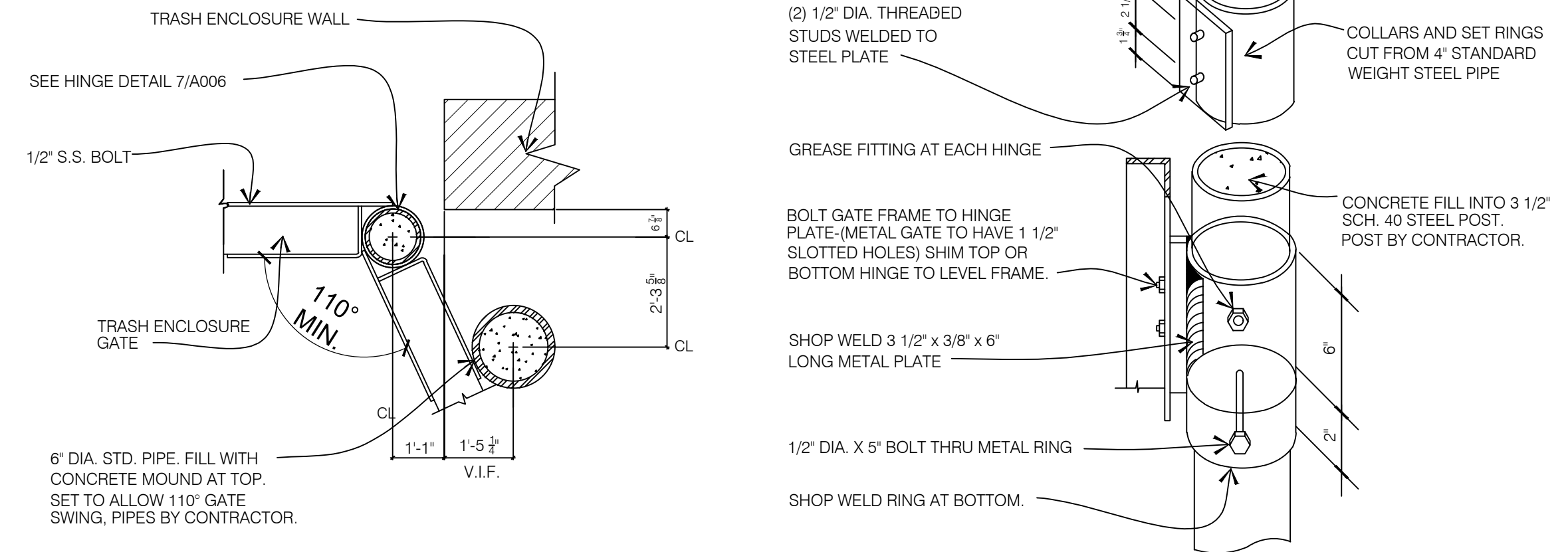
DETAIL NOTES

- A. ALL METAL TO BE GALVANIZED, UNLESS OTHERWISE NOTED.
B. COLOR: BRICK VENEER TO MATCH BUILDING.
C. CONCRETE NOTES:
1. PROVIDE SMOOTH DOWELS AT ALL CONSTRUCTION JOINTS.
2. POURED CONCRETE WITH AIR ENTRAINMENT OF 5%, 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
3. LIGHT BROOM FINISH ON ALL EXTERIOR CONCRETE.



8/A006 cane bolt

SCALE: NONE



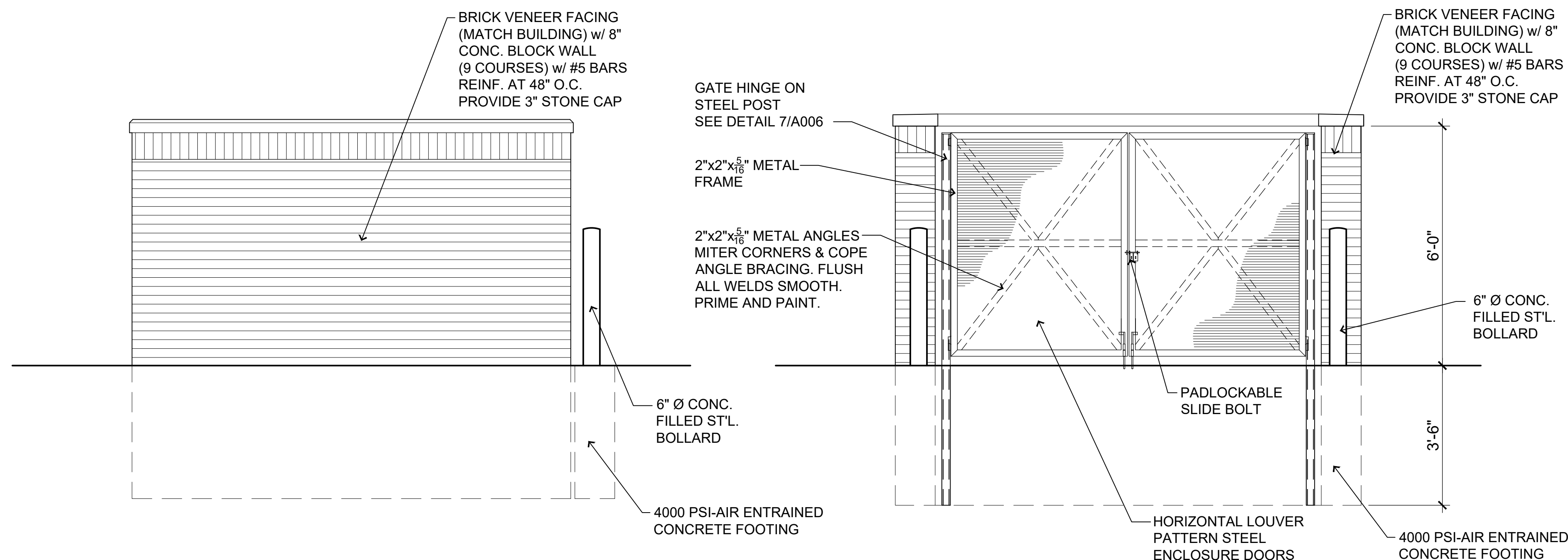
GATE FLANGE DETAIL

6/A006 gate flange detail

SCALE: NONE

7/A006 hinge detail

SCALE: NONE

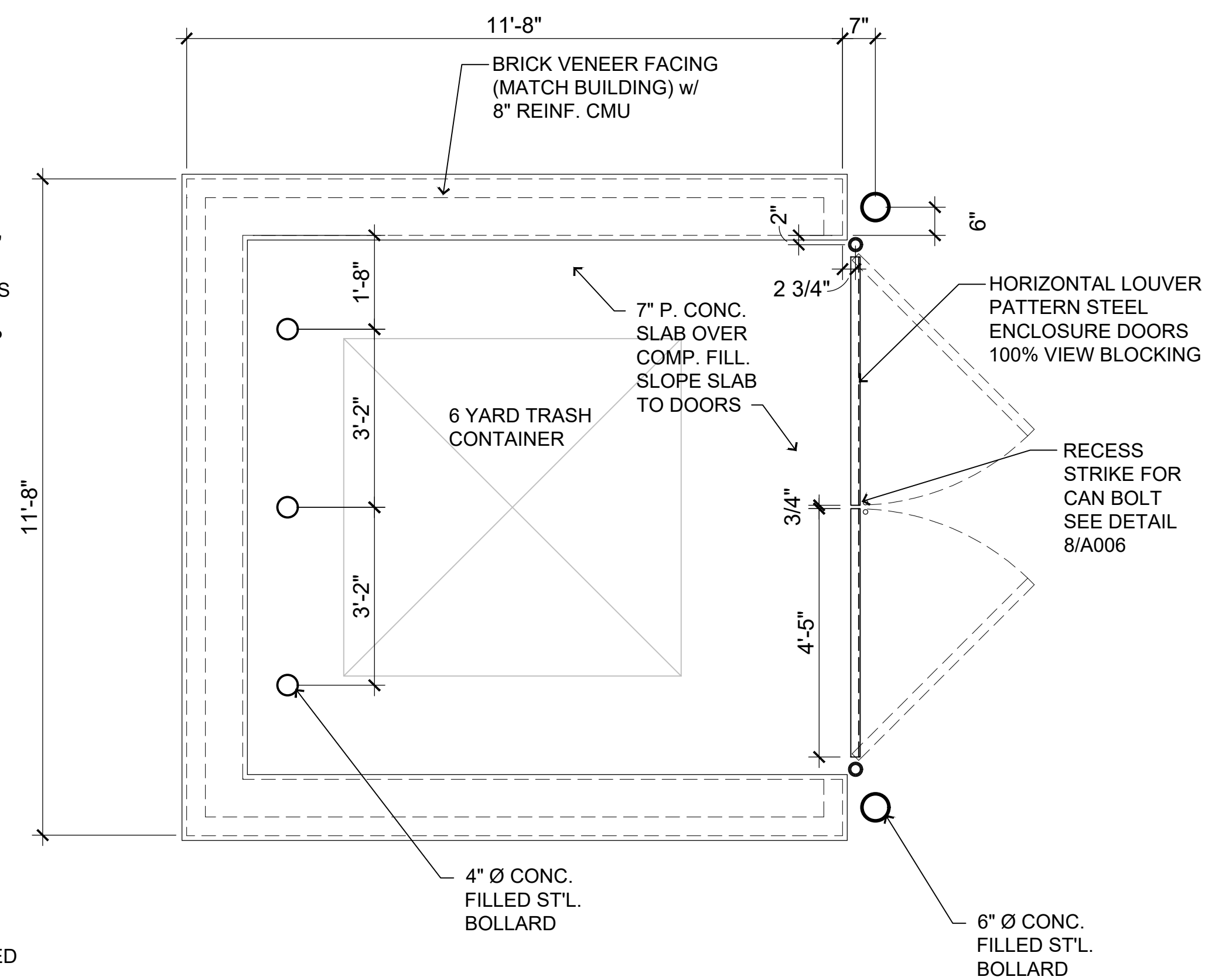


3/A006 elevation

SCALE: 1/2"=1'-0"

2/A006 elevation

SCALE: 1/2"=1'-0"



1/A006 trash enclosure plan

SCALE: 1/2"=1'-0"

PLAN REVIEW SUBMITTAL 04

tag

Page 10

description

EXISTING WALL TO
REMAIN.

EXISTING PARTITION
WALL TO BE REMOVED.

EXISTING DOOR TO BE
REMOVED. REMOVE
FRAME UNLESS NOTED
OTHERWISE.

EXISTING DOOR &
FRAME TO BE REMAIN.
VERIFY CONDITION.

EXISTING TO BE
REMOVED.

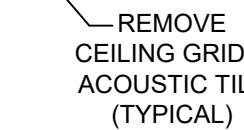
DEMOLITION PLAN

024-128

ME

AD100

Permit No.:



— REMOVE
DOOR MATERIAL
(TYPICAL)

REMOVE
LUMINOUS
FIXTURES

- REMOVE
CEILING GRID
ACOUSTIC TILE
(TYPICAL)

- REMOVE PLUMBING FIXTURES

REMOVE
FLOOR MATERIAL

1. DEMOLITION REQUIRES THE SELECTIVE REMOVAL AND SUBSEQUENT OFF SITE DISPOSAL OF THE FOLLOWING

PORTIONS OF THE BUILDING STRUCTURE INDICATED ON DRAWINGS AND AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.
REMOVAL OF INTERIOR PARTITIONS AS INDICATED ON DRAWINGS.
REMOVAL OF DOORS AND FRAMES AS INDICATED ON DRAWINGS.

2. PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO OWNER.

3. COMPLY WITH EPA REGULATIONS AND HAVING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

4. OWNER MAY OCCUPY PORTIONS OF THE BUILDING IMMEDIATELY ADJACENT TO SELECTIVE DEMOLITION AREAS. CONDUCT SELECTIVE DEMOLITION SO OWNER'S OPERATIONS WILL NOT BE DISRUPTED.

5. IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY ARCHITECT AND OWNER. OWNER WILL REMOVE HAZARDOUS MATERIALS UNDER A SEPARATE CONTRACT.

6. PERFORM SELECTIVE DEMOLITION WORK IN SYSTEMATIC MANNER. DEMOLISH CONCRETE AND MASONRY AT JUNCTURES WITH CONSTRUCTION TO REMAIN USING POWER-DRIVEN MASONRY SAW OR HAND TOOLS. PROVIDE SERVICES FOR EFFECTIVE AIR AND WATER POLLUTION CONTROLS AS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION. DEMOLISH AND REMOVE BELOW-GRADE WOOD OR METAL CONSTRUCTION. BREAK UP BELOW GRADE CONCRETE SLABS.

7. LOCATE, IDENTIFY, SHUT OFF, DISCONNECT AND CAP OFF UTILITY SERVICES AND MECHANICAL / ELECTRICAL SYSTEMS SERVING AREAS TO BE SELECTIVELY DEMOLISHED. IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF CONFLICT. SUBMIT REPORT TO OWNER'S REPRESENTATIVE IN WRITTEN, ACCURATE DETAIL. PENDING RECEIPT OF DIRECTIVE FROM OWNER'S REPRESENTATIVE REARRANGE SELECTIVE DEMOLITION SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY.

8. MAINTAIN SERVICES / SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. BEFORE PROCEEDING WITH DEMOLITION, PROVIDE TEMPORARY SERVICES / SYSTEMS THAT BYPASS AREA OF SELECTIVE DEMOLITION AND THAT MAINTAIN CONTINUITY OF SERVICES / SYSTEMS TO OTHER PARTS OF THE BUILDING.

9. REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE TRANSPORT AND LEGALLY DISPOSE AND RECYCLE OF MATERIALS OFF SITE. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. BURNING OF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.

10. PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.

11. PROVIDE AND MAINTAIN SHORING, BRACING AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN OR CONSTRUCTION BEING DEMOLISHED. UNLESS SPECIFICALLY NOTED, ALL WALLS ARE ASSUMED TO BE LOAD BEARING.

12. PROVIDE TEMPORARY WEATHER PROTECTION TO PREVENT WATER LEAKAGE AND DAMAGE TO STRUCTURE AND INTERIOR AREAS.

13. PROTECT WALLS, CEILINGS, FLOORS AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN. ERECT AND MAINTAIN DUSTPROOF PARTITIONS. COVER AND PROTECT FURNITURE, FURNISHINGS AND EQUIPMENT THAT HAVE NOT BEEN REMOVED

14. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION.

15. UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE AREAS BROOM CLEAN. LEGALLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT BURN DEMOLISHED MATERIALS.

16. FIX AND REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO RETURN CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR CHANGED BY SELECTIVE DEMOLITION WORK.



SCALE: 3/16" = 1'-0"



SHEET TITLE:
ALTERATION FLOOR PLAN
PROJECT NUMBER: 2024-128
DRAWN BY: KMB
CHECKED BY: --
SHEET NUMBER: A100 Permit No.:

CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT

MEMORANDUM

TO: Planning Commission

FROM: Jeremy Collins, Building Official

DATE: April 15th, 2025

SUBJECT: New Business Occupancy-Little Nest Coffee Roasters

The applicant is requesting approval for a new business occupancy, Little Nest Coffee Roasters, located at 21003 and 21011 Mack Ave. In addition, the space located at 21015 Mack Ave. will remain unaltered and is proposed for future use of a business office/professional office occupancy.

The information submitted by the applicant has been reviewed for compliance.

The proposed new business occupancy for “Little Nest Coffee Roasters”, 21003 and 21011 Mack Ave. complies the requirements of Sec. 50-5.3 Off-street parking requirements.

However, if the building at 21015 Mack Ave. is occupied in the future, two (2) additional off-street parking spaces will be required. There *are* three (3) metered parking spaces located on Mack Ave. in front of the buildings. I suggest a parking waiver be granted for the additional parking spaces needed.

I believe that the exterior site improvements and façade updates will enhance the appearance of the building, the surrounding neighborhood and the north Mack Ave. business district.

It is my recommendation that the Planning Commission approve the site plan for 21003, 21011, and 21015 Mack Ave. with stipulations. The stipulations shall include the following:

- Submittal and approval of all building plans and sign applications.
- Submittal of any Wayne County Health Department approvals that may be required.
- Submittal of a Commercial Certificate of Occupancy application
- Submittal of a Business License application
- That any future occupancy of 21015 Mack Ave follows current guidelines and procedures for new business occupancies.
- A parking waiver for 21015 Mack Ave be approved by the Planning Commission.
- Provide a photometric plan that includes cut sheets of site lighting information.



CITY OF GROSSE POINTE WOODS

BUILDING DEPARTMENT REPORT

TO: PLANNING COMMISSION

FROM: JEREMY COLLINS, BUILDING OFFICIAL

DATE: MARCH 2025 & APRIL 2025

SUBJECT: BUILDING DEPARTMENT REPORT

19599 Mack Ave. - State Farm - An initial Certificate of Occupancy inspection was completed on March 31st. The building owner is in the process of completing minor interior renovations. Permits received for a new awning and wall sign were disapproved on April 1st and we are waiting for revisions.

20195 Mack Ave. – Lola’s Tacos Bar – A building permit was issued on April 15th. Permission was granted to begin interior demo work at the property. Work has yet to begin.

19299 Mack Ave. – Toothworks - Trades permits were issued March 17th, March 19th, and March 21st. Awaiting inspections.

19307 Mack Ave. – Verizon - Rough electric was approved on March 28th. Rough plumbing was approved on April 9th. Rough building inspection is scheduled for April 17th.

1670 Ford Ct. – A footing inspection was completed and approved on March 25th, 2025. The addition at the rear of the home has been constructed and is awaiting rough inspections. We have contacted the contractor and requested that the fencing around the property and the boards covering the first-floor windows be removed.

20083 Mack Ave. – Pangea Global Kitchen – Approval has been given for a “soft opening” and a Conditional Certificate of Occupancy for 30 days has been issued. An additional mechanical permit is required to be obtained, inspected and approved prior to a full C of O being issued.

19700 Mack Ave. – Bank of America. Three sign permits had *rough* inspections done and approved. Two wall signs have been installed. Additional work was required to pour a new footing for the new pole sign. The interior project has had a rough electrical inspection (common area walls) completed and approved on March 28th.

19702 Mack Ave. - Bank of America. The newly installed EV chargers project was finalized on March 26th. The EV chargers are now available for public use.

20710 Mack Ave. – The Daily Jam – Electrical and plumbing underground inspections have been completed and approved. A sign permit was submitted on April 1st and is awaiting payment and review.

19437 Mack Ave. – Cottage Inn Pizza – A rough inspection was completed on March 21st for a new wall sign. Minor interior work is nearing completion with an anticipated opening in mid May 2025.

20139 Mack Ave. – The “Edmund T. Ahee Jewelers” addition is nearing completion still with an anticipated completion date of April 2025.