



CITY OF GROSSE POINTE WOODS
PLANNING COMMISSION AGENDA
Tuesday, March 25, 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 – February 25, 2025
- 7. PUBLIC HEARING**
 - A. Host Public Hearing on Short Term Rental Ordinance, which requires a minimum tenant tenure of 30 days.
- 8. NEW BUSINESS**
 - A. Consider recommending approval of the proposed Zoning Ordinance Amendment.
 - B. Consider Rezoning Application for 20160 Mack Avenue and consider date for Public Hearing.
- 9. OLD BUSINESS**
- 10. BUILDING OFFICIAL'S MONTHLY REPORT**
 - A. Building Department Report –February 2025 to March 2025
- 11. COUNCIL REPORT/s**
 - A. March 3, 17 - Hamborsky
 - B. Next Month: April 7, 28 - Mackinnon
- 12. INFORMATION ONLY**
 - A. Crosswalk Improvement Discussion: Public Safety Data
 - B. Planning Commission Budget Line Items
- 13. PUBLIC COMMENT**
- 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



CITY OF GROSSE POINTE WOODS
PLANNING COMMISSION AGENDA
Tuesday, February 25, 2025 at 7:00 PM

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 **FEBRUARY 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 Chair Fenton.

Roll Call: Chair Fenton
Commission Members: Fuller, Gilezan, Mackinnon, Marx, McNelis, O'Keefe, Vitale
Absent: Hamborsky

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

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

Motion carried by the following vote:

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

Chair Fenton recognized Council Representative Gafa.

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

Chair Fenton recognized and congratulated Commissioner Vitale on the award he received for over 30 years of service to the Planning Commission.

MOTION by Fuller, seconded by Vitale, to accept tonight's agenda as presented and accept and place on file the McKenna updated memo on Short Term Rentals dated February 24, 2025.

Motion carried by the following vote:

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

MOTION by Vitale, seconded by Fuller, that the January 28, 2025, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

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

Commissioner Hamborsky arrived at 7:15 p.m.

The first item, under **Old Business**, was to **discuss ongoing crosswalk improvements along Mack Avenue.**

Planner Jankowski provided an overview of the February 20, 2025, memo and background on previous discussions during the 2020 Vision Plan. The 2020 Vision Plan outlined the need for 6 new crosswalks. Discussion ensued as to whether the commission should prioritize one of the crosswalks based on government regulations, the Michigan State Police requirements, and data from GPW Public Safety on pedestrian traffic. Costs of crosswalks depend upon the type of crosswalk desired. Planner Jankowski will speak with Public Safety about the data.

This discussion will continue at the next meeting.

The next item, under **Old Business**, was **discussion on short-term rental ordinance language.**

Planner Jankowski reviewed the language proposed in the McKenna February 20, 2025, and February 24, 2025, memos and information from other communities. The February 24 memo, supported by City Attorney Tomlinson, indicates there would be no “grandfathering” of any existing short-term rentals as they are not lawful or permitted under the City Code of Ordinances. Discussion ensued as to the effective date of the ordinance amendment, and consensus was reached on January 1, 2026.

MOTION by Marx, seconded by Fuller, to schedule a Public Hearing for the March 25, 2025, Planning Commission meeting.

Motion carried by the following vote:

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

The next item was the **Building Department Report, January 2025 to February, 2025.**

Planner Jankowski provided an overview of current projects and permits.

The next item was the **City Council Reports for February 3 and 24, 2025.**

Commissioner Gilezan spoke on the February meetings, highlighting the presentation on the development of the City Hall front lawn at the February 3 Committee-of-the-Whole, and the presentation on the tree canopy by the Tree Commission at the February 24 Committee-of-the-Whole.

Commissioner Vitale suggested that planting of a tree be required when building permits are requested.

Commissioner Marx reiterated the desire to improve the configuration of Cook Road during the 2028 project, particularly the burying of power lines, and to ensure the Planning Commission has input to AEW's plan. Planner Jankowski will speak with AEW on this topic. Commissioner Fenton recalled previous conversations about burying power lines and the expense that was quoted.

Commissioner Hamborsky will attend the March meetings.

The next item was **Information Only about the Planning Commission Budget and Budget Requests to Council.**

Planner Jankowski confirmed the 2024-2025 FY budget for the commission is \$3,025 and so far, we have spent \$725 of it. Budget increases must be requested of City Council. FY 2025-2026 budgets are being prepared now, so any increases should be requested now.

In order to gain further information and understanding on the design and the cost of crosswalks, the commission would have to contract with an appropriate entity, which will require funds in excess of \$3K.

Council Representative Gafa shared that the Planning Commission's request for a Committee-of-the-Whole (COW) meeting to share the 2024 Master Plan targeted goals was approved at the February 3 Council meeting. Mayor Bryant schedules COWs.

MOTION by Hamborsky, seconded by Gilezan, to request a budget increase of \$20K for FY 25-26 for resources to support the Master Plan targeted goals as reviewed by the COW at a future meeting.

Motion carried by the following vote:

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

MOTION by Hamborsky, seconded by Vitale, to immediately certify the budget increase request.

Motion carried by the following vote:

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

Under **Public Comment**, the following were heard:

- Bethann Bayus, 1615 Ford Ct., asked about the plans for the front lawn of City Hall, and if there would be a public hearing on those.

Ms. Bayus also inquired about plans on planting more trees on the front lawn.

- Tambre Tedesco, 1665 Ford Ct., spoke against having an amphitheater across the street from her home.

MOTION by Gilezan, seconded by Vitale, to adjourn at 8:14 p.m.

Motion carried by the following vote:

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

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



MCKENNA

Memorandum on Zoning Ordinance Amendment



TO: Grosse Pointe Woods Planning Commission

FROM: Ashley Jankowski

SUBJECT: Zoning Ordinance Amendment – Short Term Rentals

DATE: March 19, 2025

The City Administration believes that short term rentals pose a threat to the supply of quality housing stock for Grosse Pointe Woods community members. Following our initial conversations on disallowing short term rentals, this Planning Commission meeting includes the required public hearing. Pending any concerns not yet discussed brought forth during the public hearing, we believe the proposed language regarding short term rentals be recommended to Council for adoption.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

Communities for real life.

**CITY OF GROSSE POINTE WOODS
WAYNE COUNTY, MICHIGAN**

ORDINANCE NO. ____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GROSSE POINTE WOODS, CHAPTER 50 – ZONING; PROVIDING A DEFINITION OF SHORT-TERM RENTALS AND REGULATING SHORT-TERM RENTALS.

THE CITY OF GROSSE POINTE WOODS ORDAINS:

Section 1. The City of Grosse Pointe Woods Code of Ordinances, Chapter 50 - Zoning, Section 50-2.19, Definitions, is hereby amended to define short-term rentals as follows:

Section 50-2.19 – Definitions

*

*

*

SHORT TERM RENTAL (STR) means the rental or subletting of any investor-owned or owner-occupied dwelling on a premises for a term of 29 days or less.

*

*

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Section 2. The City of Grosse Pointe Woods Code of Ordinances, Chapter 50 - Zoning, Section 50-4.34, Rental Properties, is added to provide as follows:

SECTION 50-4.34. – Rental properties

1. **All rental units must be occupied by the same tenant for a minimum of 30 days.**
2. **All rental units must abide by the rental property provisions and code regulations provided in *Article VII. – Exterior Building Maintenance* of the City Code of Ordinances.**

Section 3. **Repealer Clause.** Any ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. **Validity and Severability.** Should any portion of this Ordinance be found invalid for any reason, such a holding shall not be construed as affecting the validity of the remaining portions of the Ordinance.

Section 5. **Effective Date.** This Ordinance shall be effective January 1, 2026.

AYES.....

NAYS.....

ABSENT.....

Arthur W. Bryant, Mayor

Attested:

Paul Antolin, City Clerk

CERTIFICATION OF CLERK

I, Paul Antolin, City Clerk of the City of Grosse Pointe Woods, Wayne County, Michigan, do hereby certify that Ordinance No. _____ was adopted by the City Council of Grosse Pointe Woods, assembled in regular session on _____, 2025. Said Ordinance was posted in the following places:

Notice of said posting was published in _____ (*insert newspaper*) on _____, 2025.

Paul Antolin, City Clerk

First Reading: _____

Proposed Second Reading: _____

Published by Title: _____

Adopted: _____

Effective:

Published Final:

**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, March 25 at 7:00 p.m., at City Hall in the Council Chamber/Courtroom (located at 20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236) to consider an amendment to the zoning ordinance to prohibit short term rentals in all zoning districts with new Ordinance text added to Section 50-2.2 (Definitions) and Section 50-4 (Use Standards).

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.gpwmi.us. For additional project information, contact the Building and Planning Department at 313-343-2426 or e-mail building@gpwmi.us.

Paul P. Antolin
City Clerk

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.

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

REZONING APPLICATION

1. Applicant: John Vitale

Mailing Address: 27172 Woodward Ave. Royal Oak 48067
Street City Zip

Daytime Phone: 248-546-6700 Fax: 248-546-8454

2. Property Owner: Buccellato Development

Mailing Address: 20259 Mack Ave, Suite 2 Grosse Pointe Woods, MI 48236

Daytime Phone: (313) 300-7280 Fax: _____

3. Project Manager: (required) John Vitale

Mailing Address: 27172 Woodward Ave. Royal Oak 48067
Street City Zip

Daytime Phone: 248-546-6700 Fax: 248-546-8454

Other Phone: 313-516-9810

4. Address of Property: 20160 Mack Ave, Grosse Pointe Woods, MI 48236

5. Legal Description of Property: See attached Legal Description

(or attach a legal boundary description)

6. Permanent Parcel Number: 40009010001000

7. Request: To Rezone From: RO-1 To: C

For the Following Purpose:
RE-DEVELOPMENT OF THE SITE FOR COMMERCIAL USE

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

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.

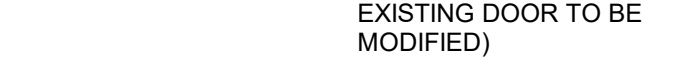
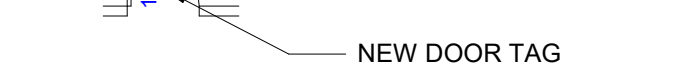
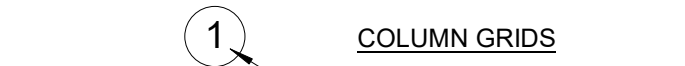
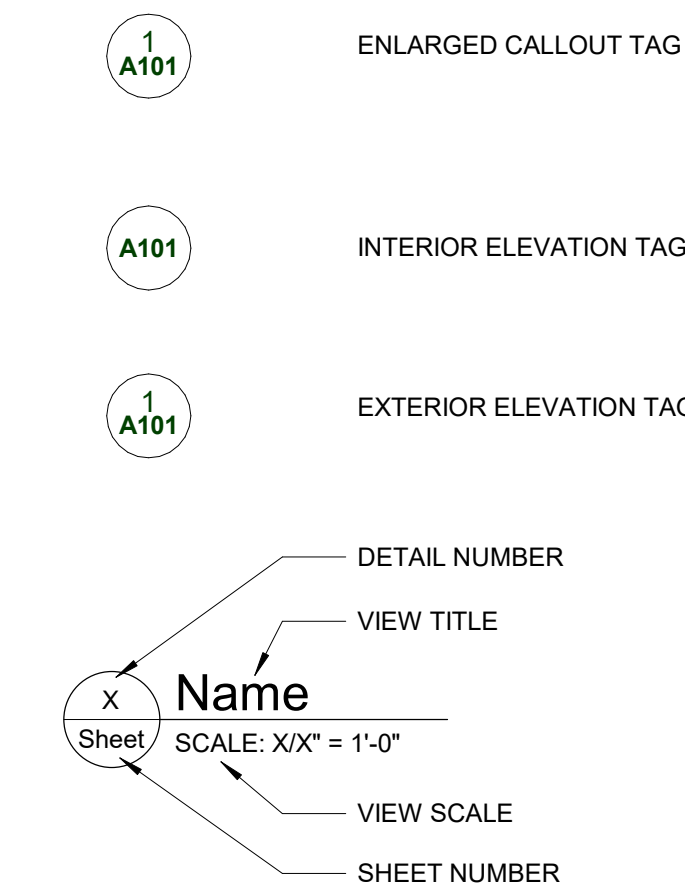
DEMOLITION OF EXISTING STRUCTURE & CONSTRUCTION OF NEW RETAIL DEVELOPMENT.

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



ABBREVIATION LEGEND

&	AND	±	CENTERLINE
L	ANGLE	Ø	DIAMETER
@	AT	±	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	REINQ	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
E.L.	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	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	WI	WITH
F.O.S.	FACE OF STUD	WB	WALL BASE
FPRF	FIREPROOF	WC	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	WSCT.	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.	GYPSONUM		
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		
JT.	JOINT		
KIT.	KITCHEN		
LAV.	LAVATORY		
LG	LENGTH		
L.L.V.	LONG LEG VERTICAL		
LT	LIGHT		
LVT	LUXURY VINYL TILE		
MAX	MAXIMUM		
MECH	MECHANICAL		
MTL	METAL		
MFR.	MANUFACTURER		
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		
M.O.	MASONRY OPENING		



VICINITY MAP
SCALE: N.T.S.



EXTERIOR RENDERING

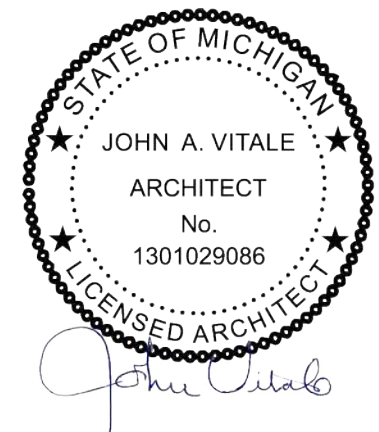


STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MI 48067-0925
P. 248.546.6700
F. 248.546.8454
WWW.STUCKYVITALE.COM

STATEMENT OF INTELLECTUAL PROPERTY:
THE IDEAS, CONCEPTS, DRAWINGS AND THOUGHTS CONVEYED HEREIN ARE THE INTELLECTUAL PROPERTY OF STUCKY VITALE ARCHITECTS. THIS SET OF DRAWINGS, IN WHOLE OR IN PART, MAY NOT BE REPRODUCED, WITHOUT THE WRITTEN CONSENT OF STUCKY VITALE ARCHITECTS. THIS INFORMATION IS PROTECTED UNDER U.S. COPYRIGHT LAW. ALL RIGHTS RESERVED.

Consultants

Seal:

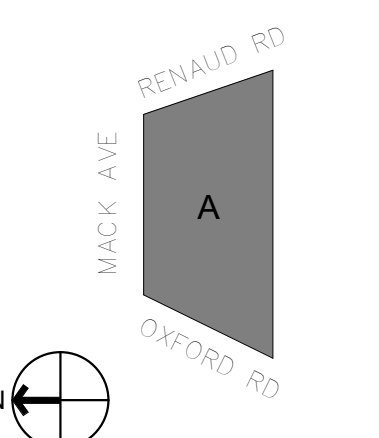


Project:

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

Sheet No.:

G001

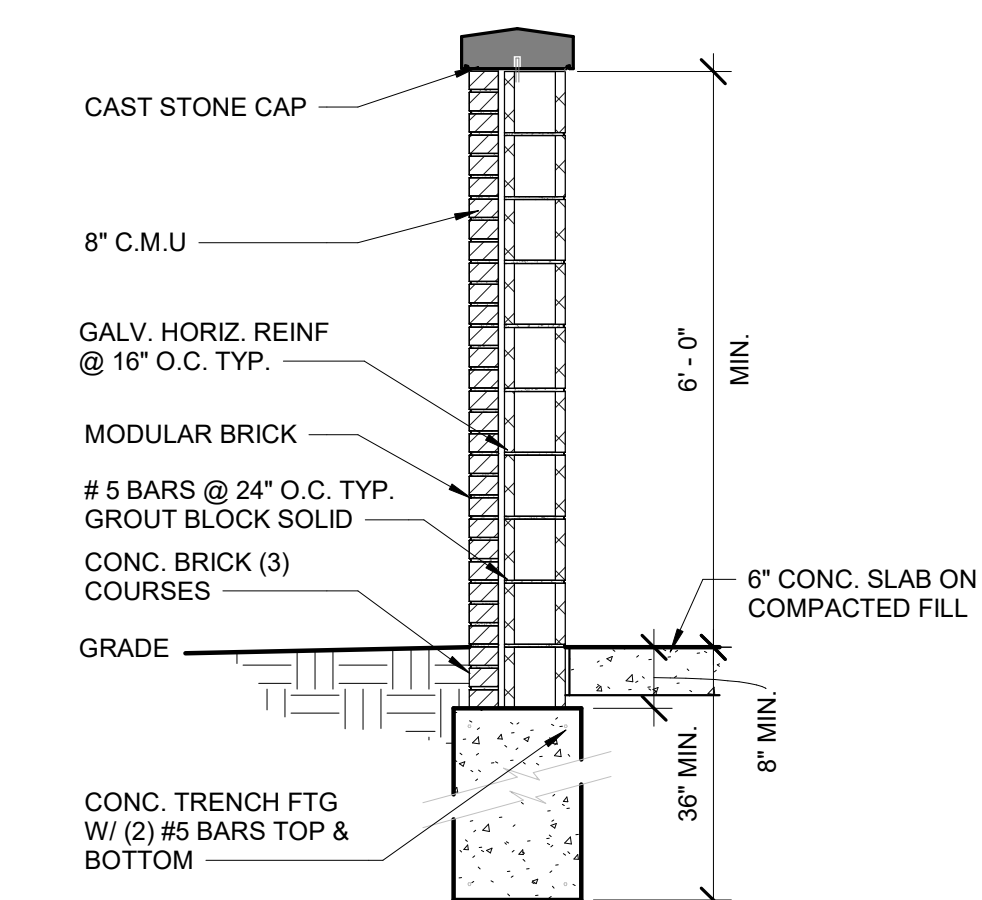
PROPOSED BUILDING FLOOR AREA AND PARKING			
FLOOR AREA	BUILDING USASE	PARKING PER USABLE AREA	PROPOSED REQUIRED PARKING
11,000 SF	RETAIL	200 SF	55

SITE AREA:
 EXISTING SITE AREA: 34,350 SF (0.79 ACRES)
 PARKING LOT AREA: 17,648 SF
 LOT SIZE: (EXISTING UNCHANGED)

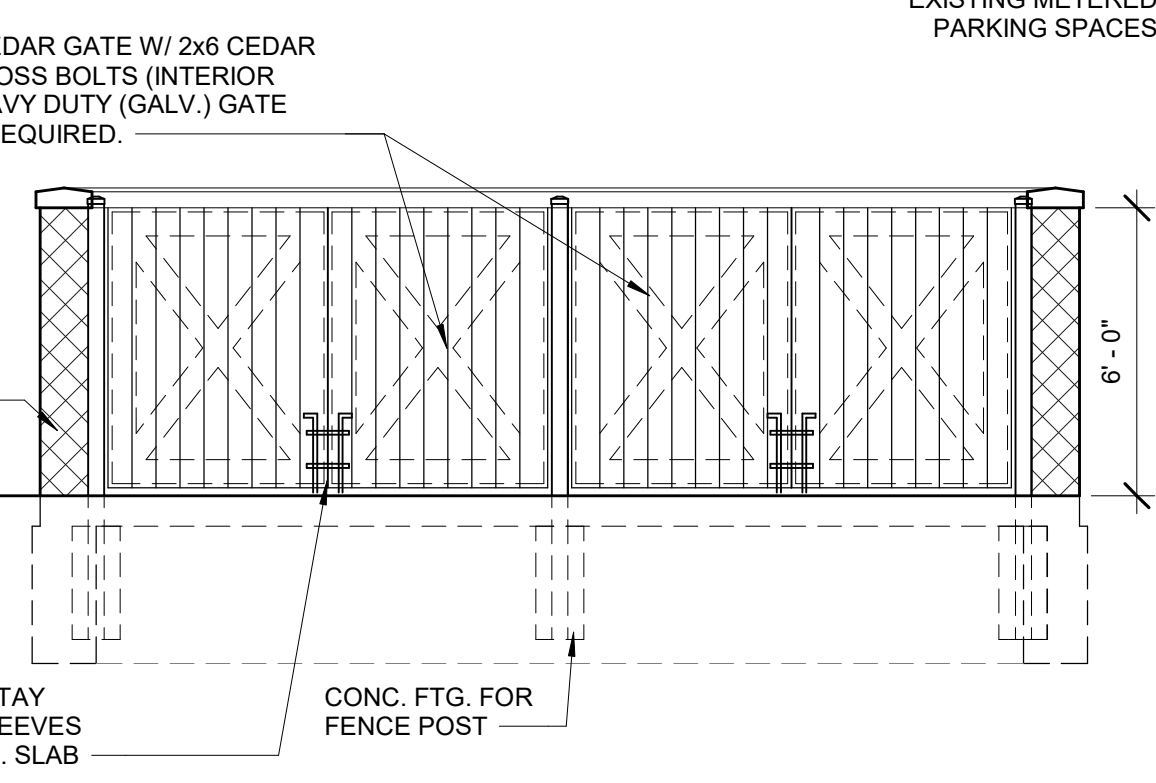
SETBACKS:
 C-COMMERCIAL BUSINESS
 FRONT YARD SETBACK: 0
 SIDE YARD SETBACK: 0
 CORNER LOT
 MAXIMUM BUILDING HEIGHT:
 (2) STORIES
 28 FEET
 PROPOSED HEIGHT: 20 FEET

Parking Schedule
 Count
 46 + 4 METERED PARKING SPACES MACK AVE.

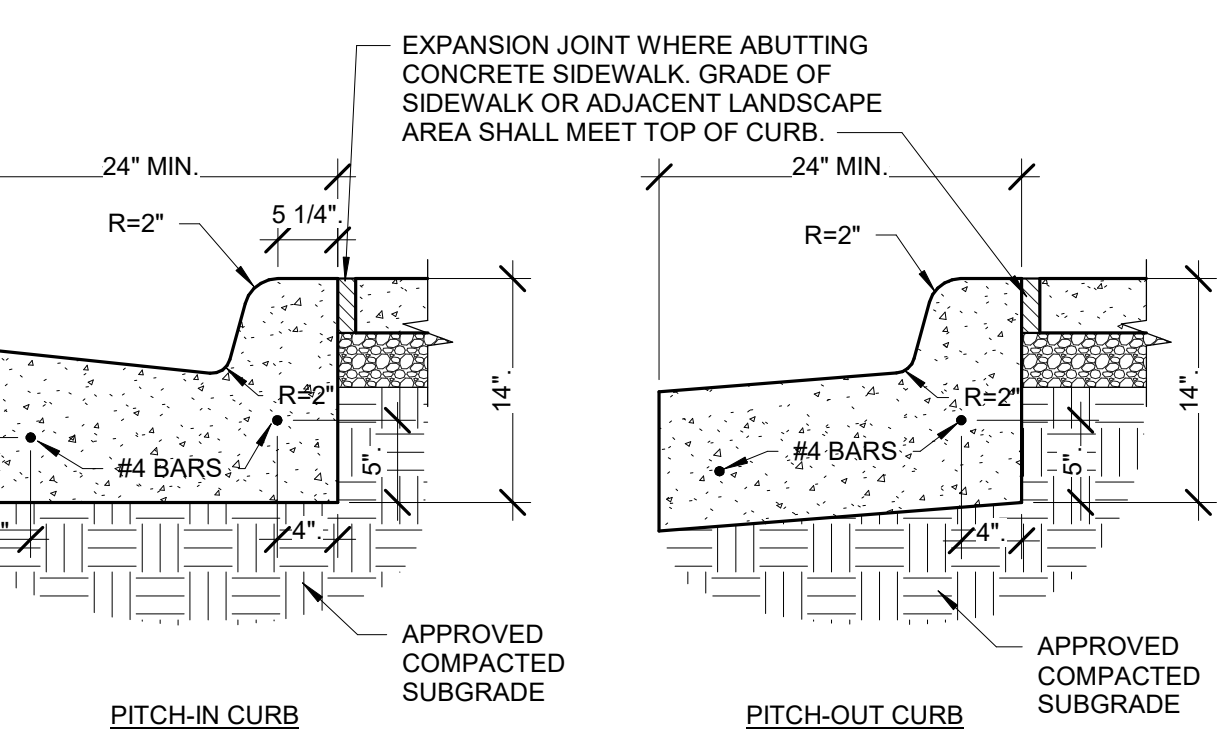
* Calculations resulting in fractional space. When units or measurements determining the number of required parking spaces result in a requirement of a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one parking space



2 Section At Dumpster Screen
 1/2" = 1'-0"

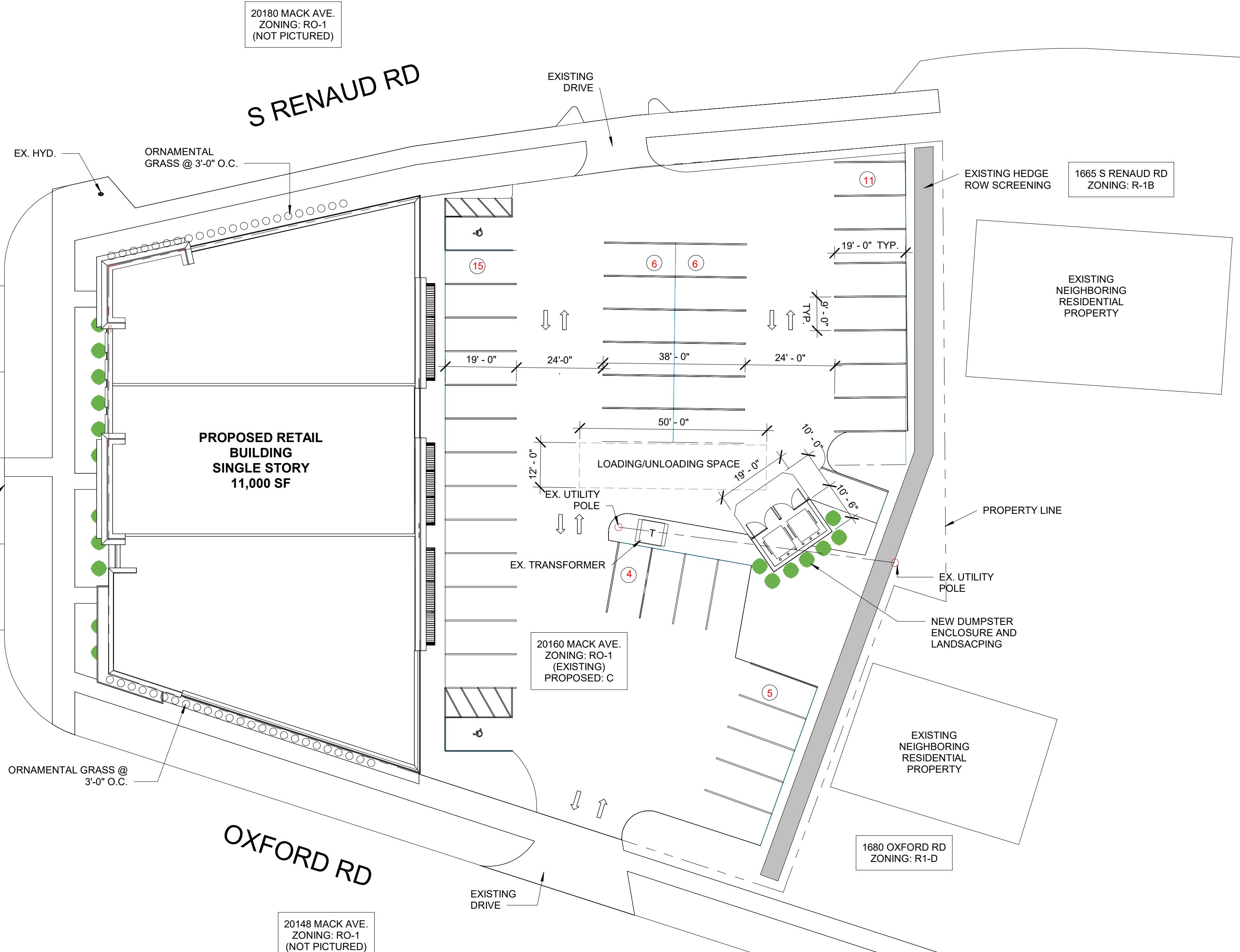


3 Dumpster Screening Detail
 1/4" = 1'-0"

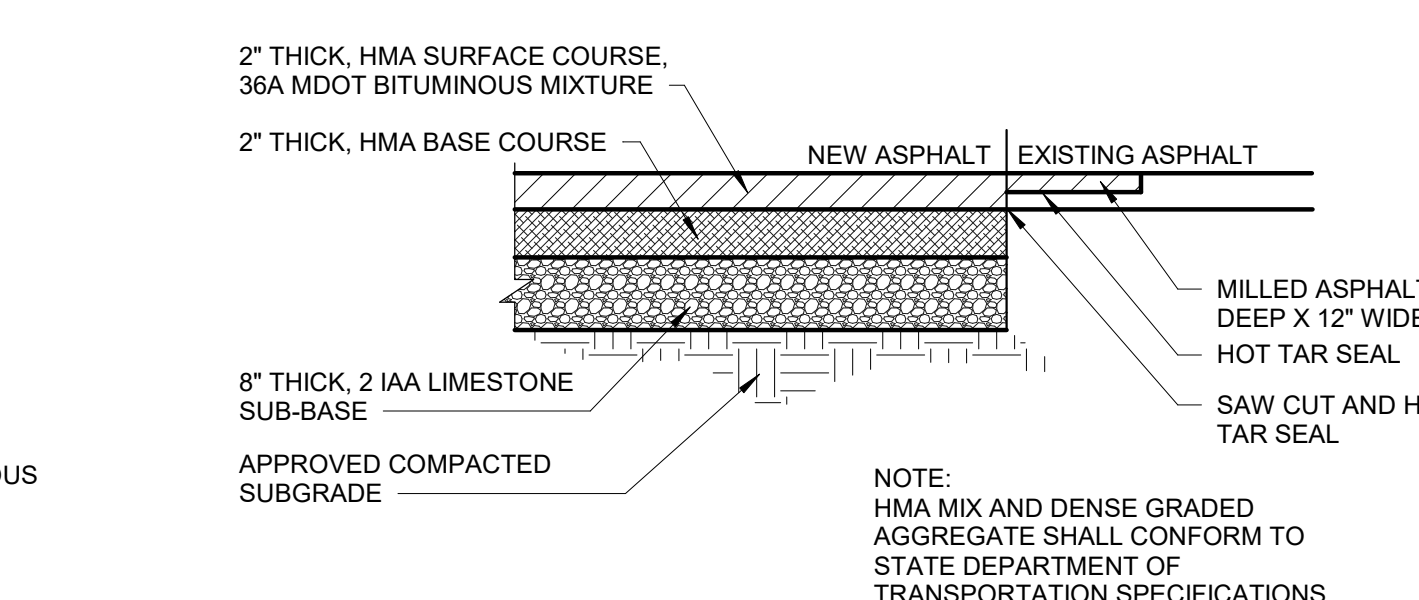


- NOTES:**
- CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
 - TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED BITUMINOUS JOINT FILLER, RECESSED 1/4" FROM SURFACE.
 - HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
 - 14" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

4 CONCRETE CURB AND GUTTER DETAIL
 1" = 1'-0"



1 SITE PLAN
 1" = 20'-0"



5 ON-SITE FULL DEPTH ASPHALT PAVEMENT DETAIL
 1" = 1'-0"

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 2 DISTANCE OF 44.00 FEET TO THE PLACE OF BEGINNING.

- GENERAL SITE PLAN NOTES**
- PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:
 - CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.
 - ASPHALT: BASE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.
 - PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.
 - ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.
 - ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.
 - ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.
 - ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.
 - ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.
 - CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.
 - FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.
 - EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.
 - EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADI.
 - SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.
 - ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.
 - FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.
 - ALL LANDSCAPED AREAS TO BE PROVIDED W/ SPRINKLER SYSTEMS FOR 100% COVERAGE.
 - MAINTAIN EXISTING DRAINAGE PATTERNS ON SITE IN COMPLIANCE WITH REQUIREMENTS OF AHJ.
 - EXISTING UTILITIES ON SITE TO REMAIN - TYP. U.N.O.
 - MAINTAIN EXISTING SITE TOPOGRAPHY - TYP. U.N.O.

- DEMOLITION SCOPE:**
- ALL DEMOLITION WORK REQUIRED IS NOT NECESSARILY LIMITED TO WHAT IS DESCRIBED IN THE DEMOLITION SCOPE. THE INTENT IS TO REMOVE ALL MECHANICAL, ELECTRICAL AND ARCHITECTURAL ITEMS AS REQUIRED TO FACILITATE NEW CONSTRUCTION.
 - EXISTING STRUCTURE AND BASEMENT TO BE DEMOLISHED COMPLETELY. DISCONNECT AND CAP EXISTING UTILITIES AS REQUIRED PRIOR TO DEMOLITION.
 - GENERAL PRECAUTIONS SHALL BE TAKEN AS NECESSARY TO HOLD ALL DISRUPTION, DUST, DIRT, NOISE, AND DEBRIS TO A MINIMUM. G.C. TO OBTAIN DEMOLITION PERMIT AND PROVIDE ALL NECESSARY BARRIERS AND SAFETY MEASURES IN COMPLIANCE WITH REQUIREMENTS BY AHJ.
 - REMOVE ALL DEBRIS FROM THE SITE AND LEGALLY DISPOSE OF THESE MATERIALS.
 - REPAIR DAMAGED AREAS IN EXISTING PARKING LOT. PREPARE FOR NEW ASPHALT CAP



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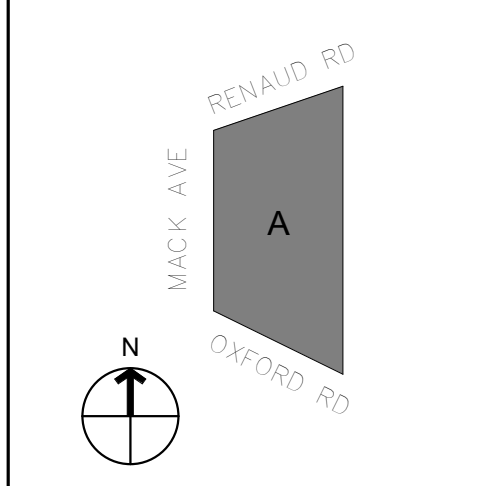
Seal:



Project:
 RETAIL DEVELOPMENT

20160 Mack Ave, Grosse Pointe Woods, MI 48236

Key Plan:



Issued for
 CITY SUBMITTAL 03.14.25

Drawn by:
 JGB
 Checked by:
 JPM, JAV
 Sheet Title:
 SITE PLAN + DETAILS

Project No. :
 2025.018

Sheet No. :
A1

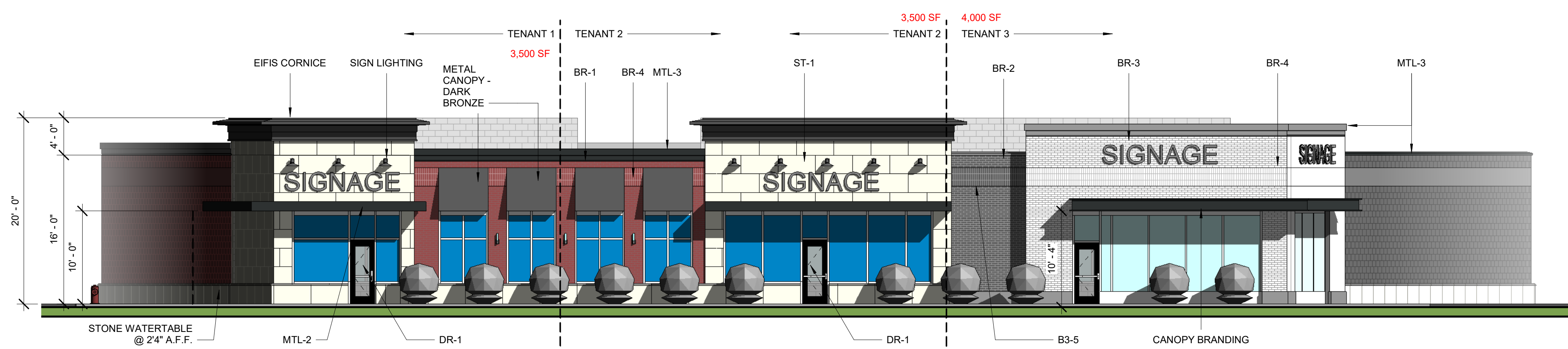
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EXTERIOR FINISH SCHEDULE

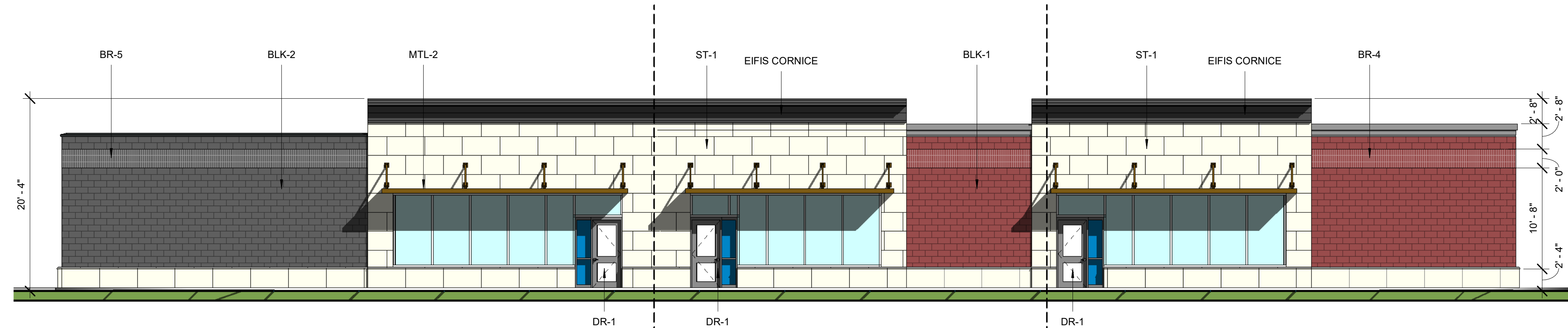
MASONRY	BR-1	BRICK MFG: BELDEN BRICK OR APPROVED EQUAL COLOR: 503-505 Smooth Red SIZE: MODULAR	
	BR-2	BRICK MFG: BELDEN BRICK OR APPROVED EQUAL COLOR: Carbon Black Smooth SIZE: MODULAR	
	BR-3	BRICK MFG: BELDEN BRICK OR APPROVED EQUAL COLOR: Alaska White Velour - grouted black SIZE: MODULAR	
	BR-4	BRICK 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	
STRUCTURAL CMU	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	
WIND.	SF-1	STOREFRONT MFG: KAWNEER OR SIMILAR COLOR: CLEAR ANODIZED ALUMINUM SIZE: 2" X 4 1/2"	
	DOORS	DR-1	ALUMINUM ENTRANCE DOOR SYSTEM MFG: KAWNEER OR APPROVED EQUAL STYLE: 2" X 6" COLOR: TO MATCH WINDOW FRAME WITH CLEAR GLASS
		GL-1	ALL GLASS TO BE: 1" LOW-E, INSULATED GLASS MFR: VIRACON OR APPROVED EQUAL COLOR/STYLE: CLEAR
GLASS	TR-1	TRIM & COPING: PREFINISHED ALUMINUM COLOR: MATCH ADJACENT MATERIALS	
	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	



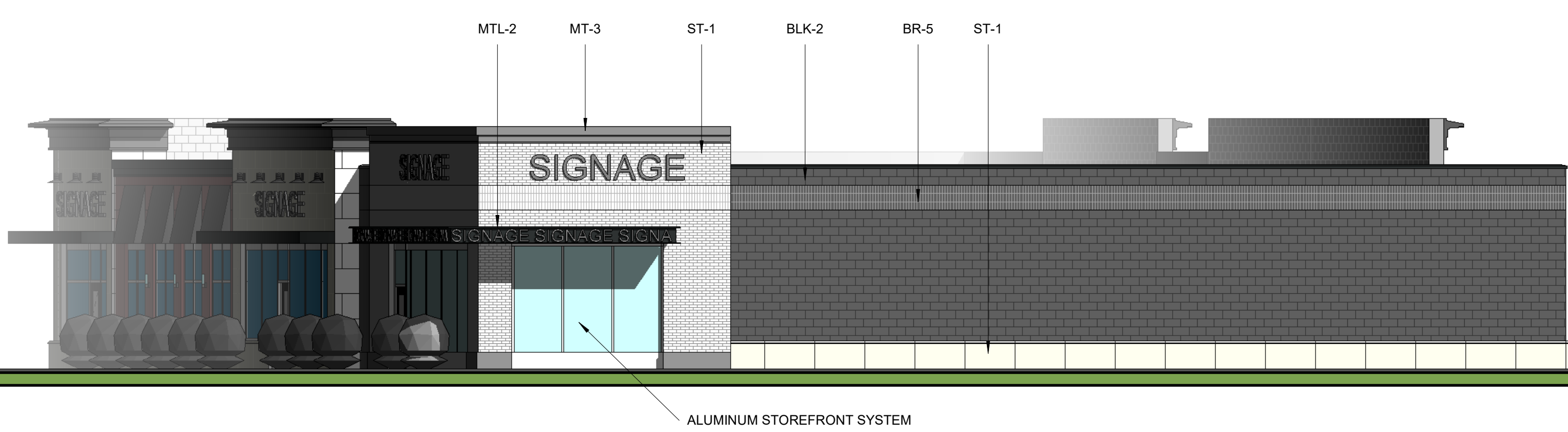
EXTERIOR RENDERING



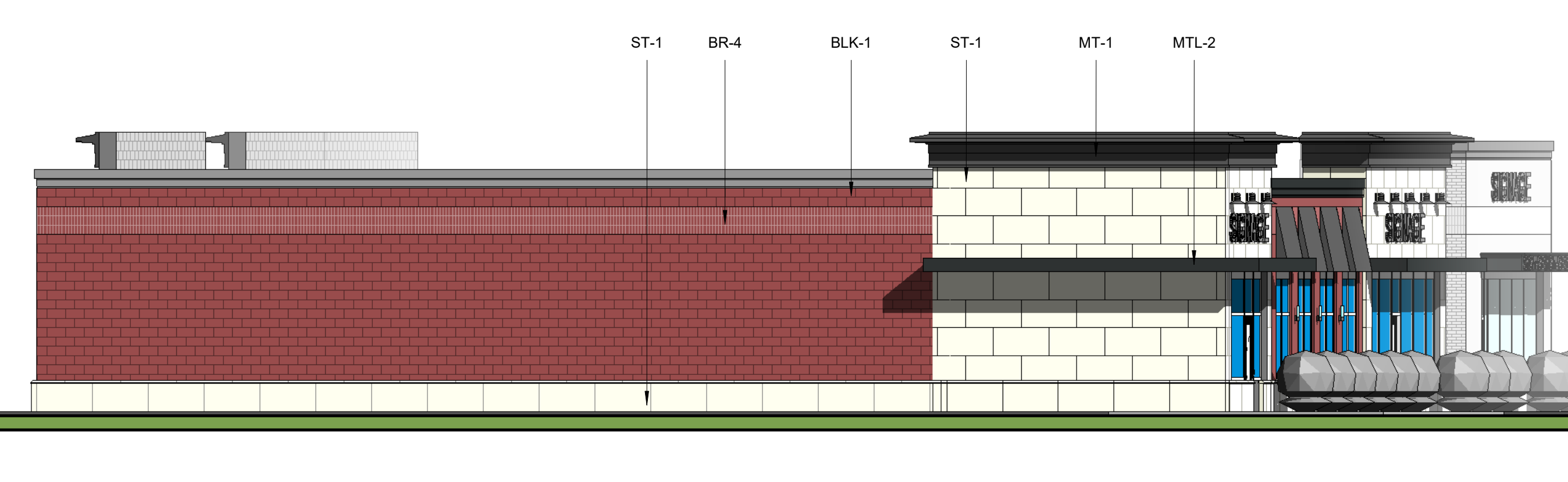
1 WEST ELEVATION - MACK AVE.
1/8" = 1'-0"



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"

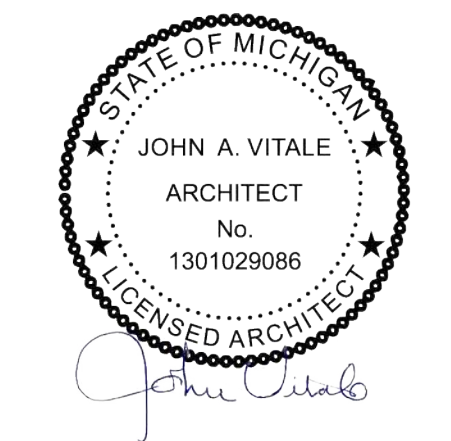


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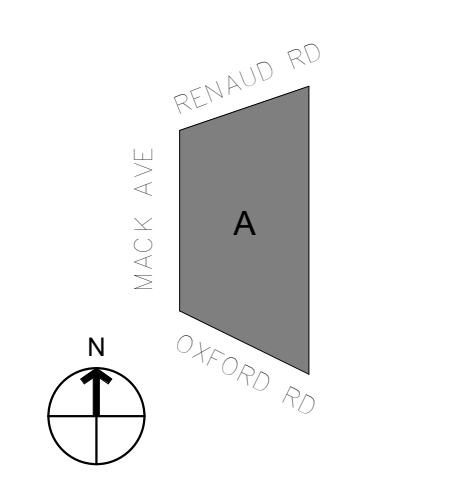
Seal:



Project:
RETAIL DEVELOPMENT

20160 Mack Ave, Grosse Pointe Woods, MI 48236

Key Plan:



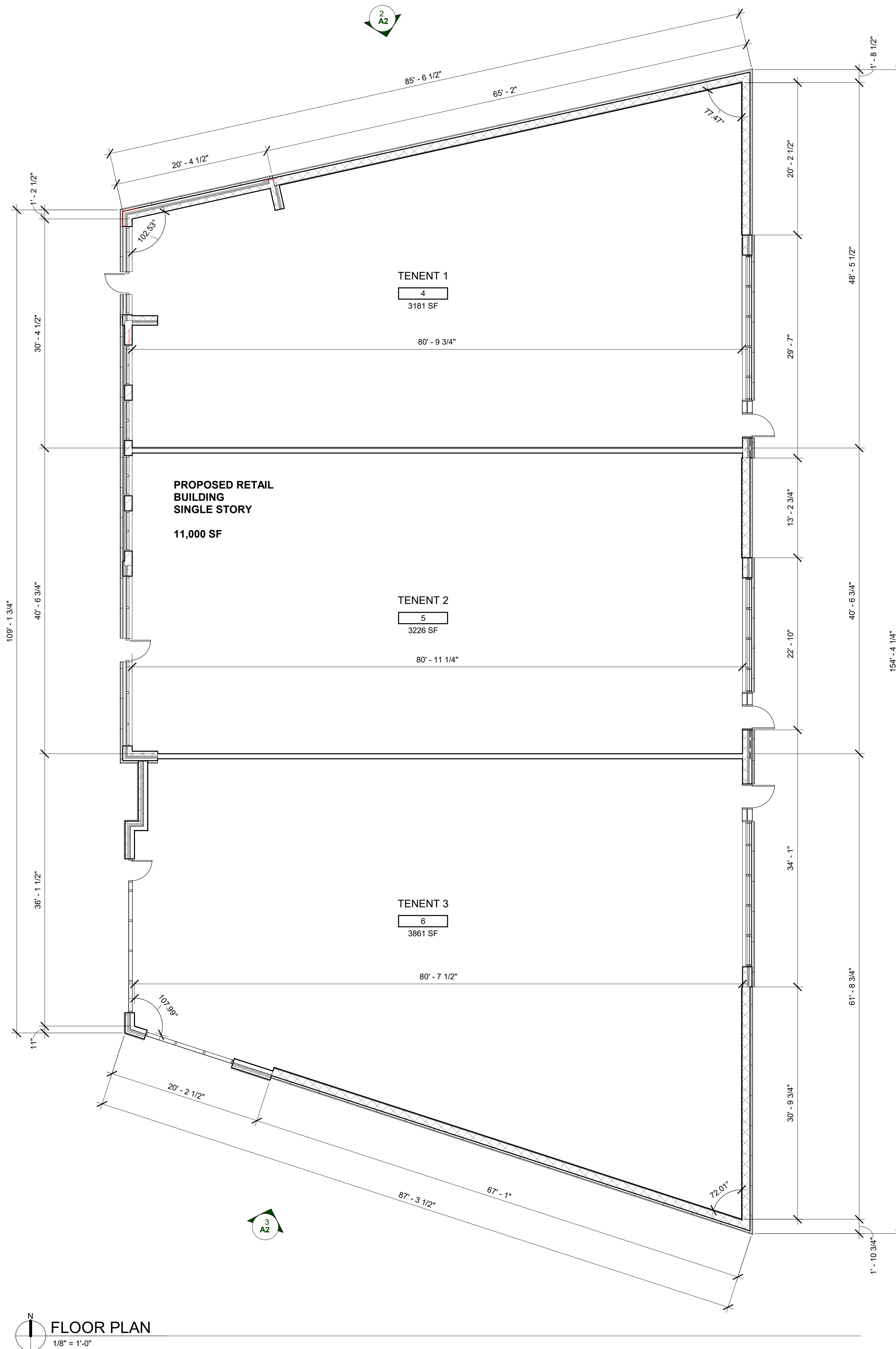
Issued for
CITY SUBMITTAL 03.14.25

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

Project No. :
2025.018

Sheet No. :
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FLOOR PLAN
1/8" = 1'-0"

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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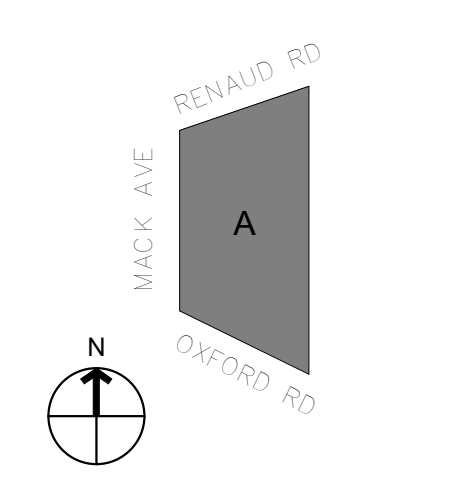
Seal:



Project :
RETAIL DEVELOPMENT

20160 Mack Ave, Grosse Pointe Woods, MI 48236

Key Plan:



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Checked by :
JAV
Sheet Title :
FLOOR PLAN

Project No. :
2025.018

Sheet No. :
A3

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MCKENNA

March 19, 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.



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Northville, Michigan 48167

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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

Rezoning Request Consideration. The following findings of fact have been made, in favor of the rezoning:

- 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 in Grosse Pointe Woods, and to promote walkability, and*
- c. *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.*

The next step is to host a public hearing on the rezoning, following proper noticing, prior to making a recommendation to Council. We recommend the Planning Commission consider the following motion:

I move to add a public hearing to our April Planning Commission Meeting agenda to further consider the proposed 20160 Mack Avenue (Parcel ID 40-009-01-0001-000) from the RO-1 Restricted Office District to the C Commercial Business District.

Respectfully submitted,

McKENNA

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 his 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.



CITY OF GROSSE POINTE WOODS

BUILDING DEPARTMENT REPORT

TO: PLANNING COMMISSION

FROM: JEREMY COLLINS, BUILDING OFFICIAL

DATE: FEBRUARY 2025 & MARCH 2025

SUBJECT: BUILDING DEPARTMENT REPORT

1670 Ford Ct. - Roof repair has been completed at the property. Building permits have been issued for a new 4 season room. Foundation work is scheduled to begin as early as the week of March 24th. Materials for the foundation construction have been delivered to the site.

19437 Mack Ave. - A sign permit was processed for "Cottage Inn Pizza" on Jan. 31st, 2025. Permit Status: Issued. Minor interior work is wrapping up and the business should be opened within the next few weeks.

19803 Mack Ave. - Sign installation for the new business occupancy "The Wool and Floss" was approved on March 11th, 2025. Now open for business.

19700 Mack Ave. - Bank of America. The newly installed EV chargers have been approved by our electrical inspector on March 6th, 2025. DTE has set the transformer and energized the chargers. We are waiting on an update as to when the chargers will be available for public use.

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

20160 Mack Ave. - Applications have been received for a *Proposal to rezone from RO-1 to C. 14* plans for a retail development were received to redevelop the existing site for commercial purposes. **Applications status:** Awaiting Payment.

20710 Mack Ave - A building permit has been approved and issued for a selective interior and exterior renovations for the new Daily Jam restaurant on March 3rd 2025. Sign permit has not been approved by Zoning and Building department. **Sign permit status:** Awaiting revised plans.

19299 Mack Ave. - A building permit has been approved and issued for a change of use and interior renovation of first floor for new dentist's office - Toothworks. **Trade permits applied:** Electrical and Mechanical.