



MCKENNA

April 10, 2026

Planning Commission
City of Grosse Pointe Woods
2005 Mack Plaza Drive
Grosse Pointe Woods, MI 48236

Subject: 20481 Mack Avenue: Special Land Use for Detroit Premier Hockey
Parcel ID: 007-03-0039-001
Special Land Use: Review #1
Zoning: C, Commercial Business District

Dear Commissioners,

Ben Warda of Detroit Premier Hockey has submitted a special land use request for an office hockey training facility. The training facility will occupy approximately 2,750 square feet in the existing, single-story building at 20481 Mack Avenue (*building outlined in red to the right, GoogleEarth*).

The facility is proposed to include a locker / cubby station, full weight room, 700 square feet of turf for various training activities, hockey puck shooting lanes with netting and synthetic ice tiles, a skating treadmill, and small office space for administrative purposes. All components of the operation will be contained within the building.

The site is located on Mack Avenue between Beaufait and Fleetwood Drives and is zoned the C, Commercial Business District where "*Miscellaneous Business Establishments*" are a *Special Land Use*. *Special Land Uses* require a public hearing and consideration before the Planning Commission. A public hearing has been scheduled for the April 28, 2026, Planning Commission meeting.



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
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Recommendation

As a Special Land Use, the Planning Commission may impose reasonable standards to offset negative impacts on surrounding properties based on their findings and comments brought forth during the required public hearing.

Based upon general compliance with the City's Zoning Ordinance, it is recommended that Special Land Use for a miscellaneous business establishment (off-ice training facility) at 20481 Mack Avenue be recommended to City Council for approval, subject to the following conditions:

1. All doors and windows parallel to Mack Avenue remain uncovered at all times to contribute to an active street presence.
2. Downward directed and shielded exterior lighting will be installed on the rear building façade, replacing the existing lighting.

This recommendation is based on the following findings:

- A. **Consistency with the Master Plan.** The subject site is designated as "Corridor Mixed Use" on the Future Land Use Map of the 2024 Master Plan. The proposed use aligns with the intended uses of the Corridor Mixed Use designation, which includes retail, restaurant, and personal service establishments serving nearby residents. Additionally, the current zoning district of the site (C, Commercial Business) is consistent with the Corridor Mixed Use designation.
- B. **Compatible Surrounding Land Uses.** The site is located on an existing commercial corridor. Improvements to the rear exterior lighting will provide a better transition for the adjacent residential properties.
- C. **No Anticipated Nuisance or Public Hazard.** The nature of the proposed business (off-ice hockey training facility offering fitness classes and private lessons) is not anticipated to create disruptive noise, smoke, odor, glare, or vibration.
- D. **Support for Walkable, Mixed-Use Development.** The site is located on Mack Avenue, a commercial corridor designed to accommodate pedestrian-oriented businesses and promote a walkable environment. The reuse of an existing commercial storefront supports compact, efficient development. The windows and doors parallel to Mack Avenue will remain unblinded and uncovered by glass advertising clings / decals. Activity inside will be visible from Mack Avenue, contributing to a positive street presence.
- E. **Compliance with Zoning Ordinance Intent.** The proposed fitness training facility is consistent with the intent of the C, Commercial Business District to support local business development that benefits both residents and merchants.

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

Respectfully submitted,

McKENNA

Laura Mangan, AICP, NCI
Vice President

Paige Smith, NCI
Assistant Planner



Special Land Use Review

This project is reviewed against the Zoning Ordinance requirements and the City’s Master Plan. We offer the following comments for your consideration; items that do not comply or require additional information are underlined.

1. HARMONY WITH MASTER PLAN (MI ZONING ENABLING ACT)

Criteria: *Is the proposal consistent with the goals, policies, and future land use map of the Master Plan? If not, has the applicant demonstrated that conditions have changed significantly since the Master Plan was developed, and request is now demonstrably consistent with the development trends in the area?*

Findings: Complies.

The chart below details the existing land use, current zoning, and future land use designations.

The Future Land Use Map of the 2024 Master Plan designates this area as “Corridor Mixed Use”. In the Master Plan, this land use classification is generally described as retail, restaurant, personal service, and office establishments which are designed for the day-to-day retail and personal service needs of nearby residents. These facilities are intended to be near residential neighborhoods with adequate buffering. The existing C, Commercial Business District corresponds to this land use classification.

The proposal can comply with the future land use designation of “Corridor Mixed Use”. While a niche service, the use is of a smaller scale fitness training facility that will serve local community members (particularly youth hockey players in the Grosse Pointe area).

This subject site is also across the street from Charles A. Parcels Middle School and its associated recreation area. The proposed recreation-based use is complimentary to the school and youth activities.

Location	Existing Land Use	Zoning Districts	Future Land Use Designation
Subject Site	Vacant	C, Commercial Business	Corridor Mixed Use
North	Retail	C, Commercial Business	Corridor Mixed Use
South	Vacant	C, Commercial Business	Corridor Mixed Use
East	School (across Mack Avenue)	C.F., Community Facilities	Institutional
West	Single-Unit Residential	R-1E, One-Family Residential	Single Family Medium Density

2. HAZARDOUS OR DISRUPTIVE SMOKE, FUME, GLARE, NOISE, VIBRATION OR ODOR POLLUTION (SEC. 50-4.11)

Criteria: *To promote such business development insofar as it is possible and appropriate in each area, uses are prohibited [in the C Commercial District] which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy truck traffic or late hours of operation.*



Findings: Complies.

The hours of the proposed training facility are dependent on the season and local school schedule. Small group classes of 5-15 athletes will be held during the spring and fall/winter season from 3:00 p.m. - 9:00 p.m. on weekdays. The facility will not be open regularly on Sundays, with limited hours on Saturday from 10:00 a.m. - 4:00 p.m. to allow for private lessons.

During the summer, the facility will have extended hours from 9:00 a.m. - 9:00 p.m. during the week, with weekend hours to remain the same as during the fall and winter months. The proposed hours of operation are not expected to generate a nuisance.

Proposed Hours of Operation:

Season	Monday - Friday	Saturday	Sunday
<i>Winter</i>	3:00 PM – 9:00 PM	10:00 AM – 4:00 PM	Closed
<i>Spring</i>	3:00 PM – 9:00 PM	10:00 AM – 4:00 PM	
<i>Fall</i>	3:00 PM – 9:00 PM	10:00 AM – 4:00 PM	
<i>Summer</i>	9:00 AM – 9:00 PM	10:00 AM – 4:00 PM	

The applicant notes that all classes, and “Open Gym” time will be capped at 15 athletes, and there will be a staff of 6-8 employees, with 3-5, coaches / employees on site at one given time. There will also be a small seating area for parents of athletes who wish to stay during classes. The proposed class attendance and staffing are not expected to generate disruptive levels of traffic to, or from, the site. On days with more than one class, a 10–15-minute gap will be provided between scheduled classes or lessons to allow athletes to exit the facility after training sessions without overlap.

Regarding site design elements, the applicant is responsible for installing exterior lighting (see image to the right) that is consistent with Ordinance requirements and appropriately shielded and downward directed.

The training facility is not expected to be hazardous or disruptive, provided the site is properly maintained, and additional site measures to ensure a smooth transition between the commercial use and adjacent residential properties are provided.





3. CONSISTENCY WITH INTENT OF THE ZONING ORDINANCE (SEC. 50-3.1)

Criteria: *The intent of the C, Commercial Business District is to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations and avoid the continuance of encouraging marginal strip business development along major streets.*

Findings: Complies.

The proposed commercial business provides a training facility for hockey players within the community. The facility will occupy an existing storefront along Mack Avenue, which is designed to facilitate pedestrian traffic and a mix of commercial establishments and services. While the door in the rear of the building is proposed to be used as the primary business entrance, the windows and doors in the front will remain unblinded at all times and uncovered by glass advertising clings / decals. Activity inside will be visible from Mack Avenue, contributing to a positive street presence.

The existing building is also compliant with the dimensional standards of the C, Commercial Business District.

We find that this facility will serve local residents and encourage orderly business development along Mack Avenue.