



MCKENNA

February 11, 2026

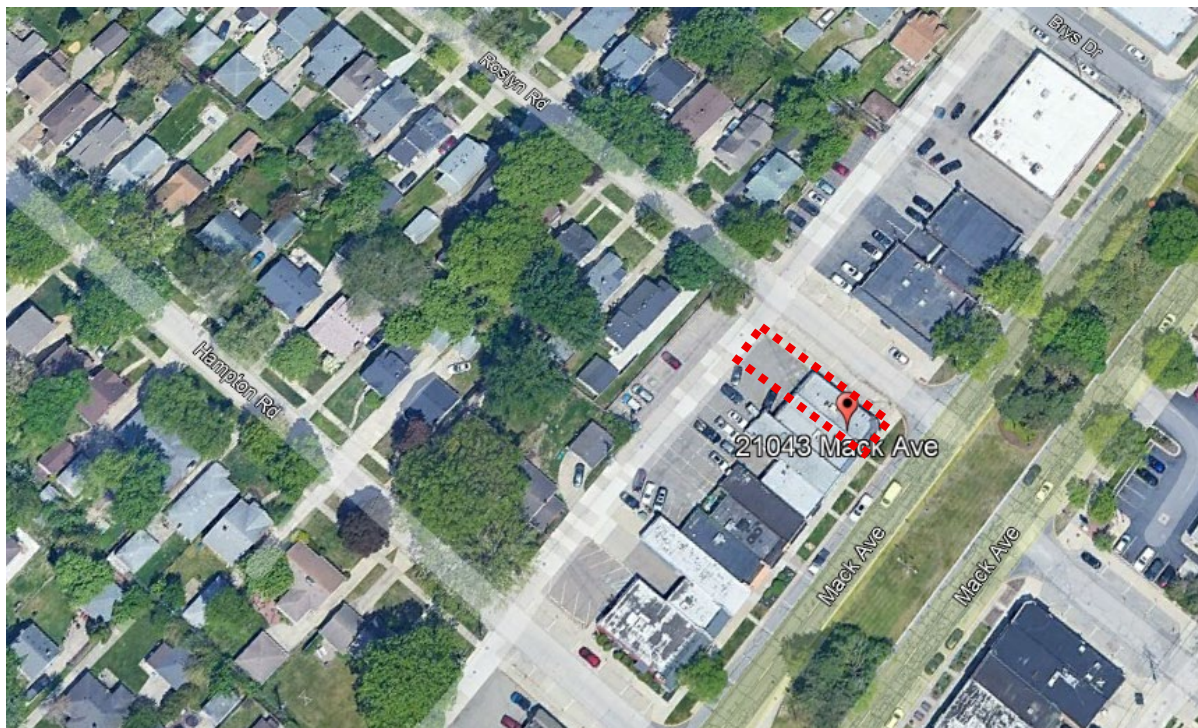
Planning Commission
City of Grosse Pointe Woods
21043 Mack Ave
Grosse Pointe Woods, MI 48236

Subject: 21043 Mack Avenue: Special Land Use for Dunkin Donuts' / Baskin Robbins
Parcel ID: 003-06-0095-000
Special Land Use: Review #1
Zoning: C, Commercial Business District

Dear Commissioners,

Jeffrey Scott Architects has submitted a special land use request for a fast-casual / take-out restaurant (Dunkin Donuts' / Baskin Robbins) in an existing, single-story building. The restaurant unit will occupy approximately 2,627 square feet. No drive-thru is proposed, and dining is take-out or within the restaurant only (no outdoor dining).

The site is located on Mack Avenue between Roslyn and Hampton Roads, and is zoned the C, Commercial Business District where take-out restaurants are a *Special Land Use*. *Special Land Uses* require a public hearing and consideration before the Planning Commission. A public hearing has been noticed for the February 24, 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 the Special Land Use for a fast-food / take-out restaurant (Dunkin Donuts' / Baskin Robbins) at 21043 Mack Avenue be recommended to City Council, subject to the following:

1. *The hours of deliveries are provided and found acceptable to the Planning Commission. The expected delivery schedule must be detailed on the final site plan.*
2. *Site plan approval is granted.*

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. Adjacent land uses are either buffered by zoning transitions or are not expected to be negatively impacted.*
- C. **No Anticipated Nuisance or Public Hazard.** *The nature of the proposed business (the serving of coffee, quick bites, and ice cream) is not anticipated to create disruptive noise, smoke, odor, glare, or vibration. The proposed use is similar in character and intensity to existing nearby commercial operations.*
- 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.*
- E. **Compliance with Zoning Ordinance Intent.** *The proposed restaurant use 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

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? Or, has the applicant demonstrated that conditions have changed significantly since the Master Plan was developed, and request is 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 complies with the future land use designation of “Corridor Mixed Use” as the use is for a smaller scale restaurant that will serve nearby residents.

Location	Existing Land Use	Zoning Districts	Future Land Use Designation
Subject Site	Vacant	C, Commercial Business	Corridor Mixed Use
North	Financial Office	C, Commercial Business	Corridor Mixed Use
South	Retail	C, Commercial Business	Corridor Mixed Use
East	Retail (across Mack Avenue)	C, Commercial Business	Corridor Mixed Use
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 restaurant will be open for quick meal services (such as coffee, sandwiches, ice cream, pastries, etc.) and features limited seating inside. The proposed restaurant is similar to surrounding uses, both on this commercial block and along the greater Mack Avenue corridor. The restaurant is not expected to be hazardous or disruptive, provided the site is properly maintained.



The restaurant is proposed to be open daily from 5:00 a.m. – 10 p.m. These hours of operation are not expected to be a concern. However, it is recommended that delivery hours are provided by the applicant to minimize any disruptions. An acceptable delivery schedule could be a condition of approval for the Special Land Use.

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 quick restaurant option to nearby residential areas. The restaurant will occupy an existing storefront along Mack Avenue, which is designed to facilitate pedestrian traffic and a mix of commercial establishments and services. The existing building is also compliant with the dimensional standards of the C, Commercial Business District.

We find that this restaurant will serve local residents, invite visitors, and encourage orderly business development along Mack Avenue.