



MCKENNA

March 16, 2026

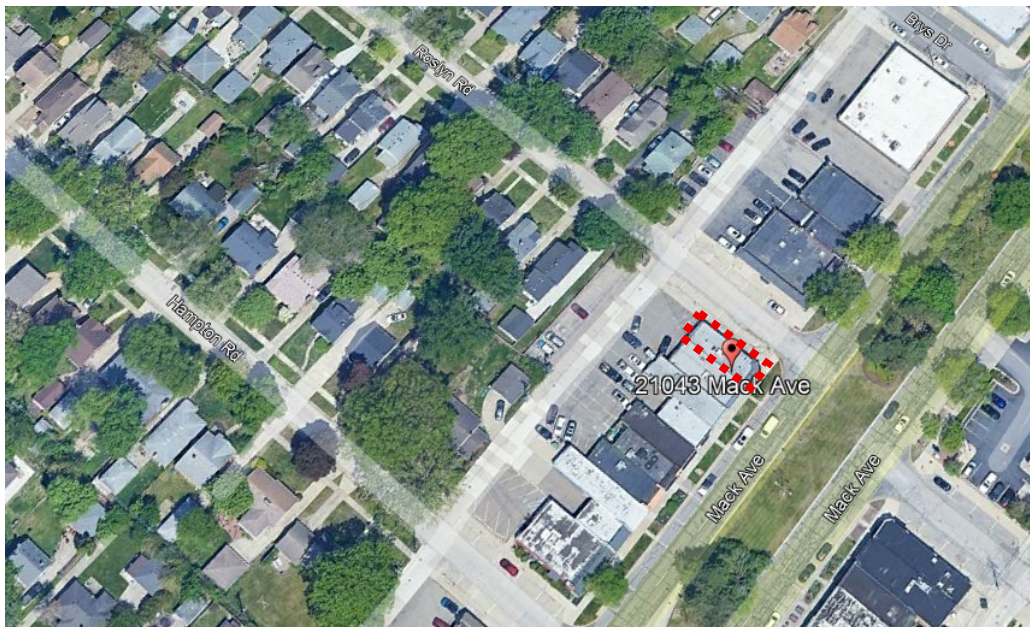
Planning Commission
City of Grosse Pointe Woods
21043 Mack Ave
Grosse Pointe Woods, MI 48236

Subject: 21043 Mack Avenue: Site Plan for Dunkin Donuts' / Baskin Robbins
Parcel ID: 003-06-0095-000
Site Plan: Review #2
Zoning: C, Commercial Business District

Dear Commissioners,

Jeffrey Scott Architects has submitted revised exterior elevations and site plan for a fast-food / take out restaurant (Dunkin Donuts' / Baskin Robbins) following discussion at the February 24, 2026, Planning Commission meeting. The restaurant unit will occupy approximately 2,627 square feet in an existing single-story, multi-tenant building. No drive-thru is proposed, and dining is take-out or within the restaurant only (no outdoor seating).

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*. A public hearing was held, and Special Land Use approval was granted at the February 24, 2026, Planning Commission meeting. Site Plan approval remains subject to the City Council granting Special Land Use approval.



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235 East Main Street
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Northville, Michigan 48167

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Recommendation

Based upon general compliance with the City's Zoning Ordinance, it is recommended that the Site Plan for a fast-food / take-out restaurant (Dunkin Donuts' / Baskin Robbins) at 21043 Mack Avenue be granted, subject to the resolution of the following items:

- 1. Special Land Use approval is granted by City Council (including any conditions of that approval).*
- 2. The revised building design and proposed materials are found acceptable to the Planning Commission. Please note, a discrepancy between the materials labeled on the exterior building elevations must be corrected on a revised, final site plan.*
- 3. A note is added to the site plan stating: "No signage is approved as part of this site plan; future signage will be submitted under separate cover."*

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

Respectfully submitted,

McKENNA

Paige Smith, NCI
Assistant Planner



Site Plan Review

We have reviewed the proposal in conformance to the City’s Ordinances and offer the following comments. Items that do not comply or require additional information are underlined.

1. ZONING DESIGNATIONS

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

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

Findings: Can comply; contingent on Special Land Use approval by City Council. Please find our Special Land Use review under separate cover. The findings in that report detail the following:

- **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.
- **Compatible with 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.



2. DIMENSIONAL REQUIREMENTS

Findings: Complies. The table below details the required dimensional standards. No dimensional changes are proposed, and compliance is met.

Standard Type	Requirement Details	Required	Existing / Proposed Conditions	Notes
Min. Front Setback (East)	In the Commercial Business District, no front yard is permitted where the property use is for the purposes specified in section 50-4.9 Retail businesses.	0 ft.	0 ft.	Complies
Min. Side Setback	In the Commercial Business District, no side yard is required on the street side of corner lots.	0 ft.	0 ft.	Complies
Min. Rear Setback	In the Commercial Business District, 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.	N/A	N/A	N/A
Max. Building Height	2 stories, 28 ft.	2 stories, 28 ft.	1 story, ~20 ft.	Complies

3. ARCHITECTURE AND BUILDING DESIGN (SEC. 50-5.18)

The Zoning Ordinance’s design standards are intended to promote a coordinated and complimentary use of design elements that result in a theme-oriented, harmonious appearance and image for commercial and high intensity residential areas.

Per Section 50-5.18, “*New construction, renovations, remodeling, or exterior building alterations in the C, Commercial Business District shall be in conformance with approved design standards.*”

The Ordinance also encourages specific design standards for the C, Commercial District, as follows:

Colonial," "Williamsburg Colonial," "Georgian Colonial," "Early American," "Classic" or "Traditional" styles, which shall collectively refer to use of a pallet of materials, trim, shapes, forms, colors and details most commonly associated with the dominant architectural styles utilized during the early development of the east coast American towns and cities.

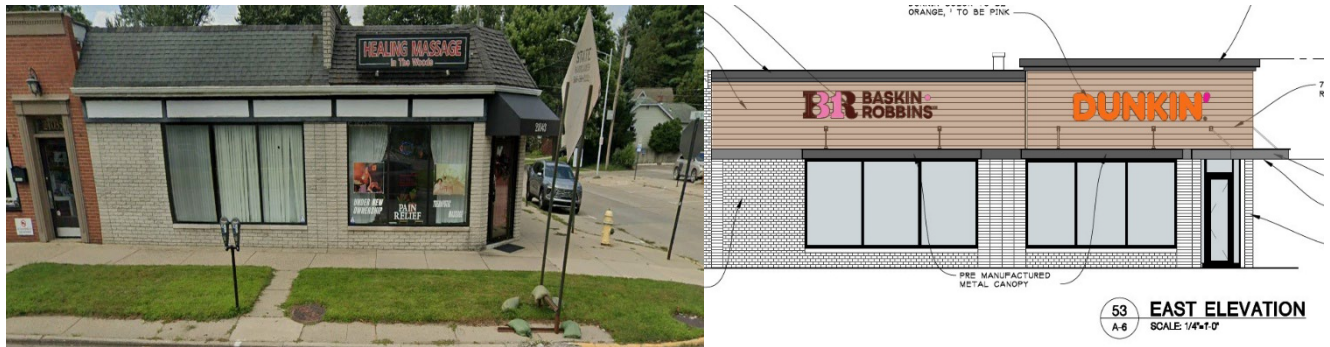
Findings: Can Comply. The proposed exterior building alterations include replacement of the existing hip roof feature with a more modern parapet, preservation of the existing light brick, and incorporation of materials such as cement lap siding with wood textures in light tan, and metal banding (see images on the following page).



The proposed façade renovations are more consistent with the architectural styles encouraged in the Zoning Ordinance. The revised building design, façade materials, and colors now provide closer alignment with the traditional commercial character along Mack Avenue.

Final building design and materials are subject to Planning Commission approval. It is recommended that the Applicant bring physical samples of the proposed building materials to the meeting, as available.

Please note, the material labels must be corrected on a revised site plan – there are currently labels for both fiber cement panels and fiber cement lap siding on the elevations.



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

Per Section 50-5.3(H), establishments for the sale and consumption of beverages, food, or refreshments require “one off-street parking space for each employee on the premises during peak shift.” The maximum number of employees during peak shift is 6 employees.

Building Square Footage	Number of Off-Street Parking Spaces Required	Number of Off-Street Parking Spaces Provided	Number of Parking Spaces within 500 ft.	Total Parking Spaces Available (on- and off-site) within 500 ft.
2,627 sq. ft.	6 parking spaces	7 parking spaces (behind the building)	13 parking spaces directly along just Mack Avenue and Roslyn Road*	20 parking spaces

*The existing parking spaces to the north of the alley are reserved for a neighboring tenant, and do not contribute toward the parking space requirements for this site. They have been labeled as such on the revised site plan.

Findings: Complies. Per Ordinance 907 and Section 50-5.3 (Off-Street Parking Requirements), “the off-street parking facilities required for all other uses shall be located on the lot or on property in the city within 500 feet of the permitted use requiring such off-street parking”. The site already provides more than the required amount of parking (behind the building) and there is additional parking with 500 feet of the property.

The existing rear alley is sufficient for deliveries: a 12 ft. by 50 ft. loading zone is required and can be accommodated in the alley.



5. LANDSCAPING (SEC. 50-6.1)

The Ordinance requires that 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.

Findings: Complies. No additional landscaping or screening is proposed. The rear of the site contains a 3-foot, screen brick wall (see image below). The applicant proposes constructing a 3-foot and 4-inch masonry wall along the employee parking area (along Roslyn Road) to ensure streetscape continuity and provide parking lot screening for nearby residences.



6. SIGNS

Chapter 32 of the City's Code of Ordinances details signage requirements.

Findings: Adjustments recommended. All exterior signage must be submitted under separate cover for administrative review and approval. No signage is approved as part of this application, and must be so noted on a revised site plan.

7. LIGHTING

The Ordinance requires that exterior lighting be designed so that it is shielded from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.

Findings: N/A. No changes to the exterior site lighting is proposed at this time. Any future exterior lighting must be submitted under separate cover for review.

8. TRASH RECEPTACLE

The Ordinance requires that trash receptacles be screened with quality materials that complement the site and adjacent properties.

Findings: Complies. A new 6-foot-in-height dumpster enclosure is provided at the rear of the building, with access to the alley, and will be collected twice a week. The placement and dimensional standards of the dumpster enclosure are appropriate, with a note stating that the fence is to be a treated natural wood enclosure.