



MCKENNA

Lot Split Request: 19655 & 19653 Mack Ave.

TO: City of Grosse Pointe Woods City Council
FROM: Ashley Jankowski
SUBJECT: **Lot Split Request: 1655 & 19653 Mack Avenue.**
DATE: July 1st, 2025

In April 2025, the Building Department received a request for a Lot Split of 19655 and 19653 Mack Avenue. This request was reviewed by the Planning Commission at the May 27th, 2025 Regular Planning Commission meeting. The Planning Commission unanimously recommended the proposed lot split to City Council for a public hearing and approval.

A summary of the lot split request and our review is included below.

CURRENT PARCEL AND PROPOSED LOT SPLIT

The current parcel is owned by the Applicant, John Lamia, and is situated along Mack Avenue, adjacent to Stanhope Avenue. The two businesses, including “Salvatore Scallopini” and “Lamia & Lamia”, have been operating side-by-side amicably for many years, with the Applicant leasing one side of the building to Salvatore Scallopini. The Applicant is now requesting to split the lot to allow for ownership by each respective building.

The Applicant is proposing the lot be split into two parcels, including Parcel 1 at 19655 Mack Avenue (to be owned by Deda Paloka) and Parcel 2 at 19653 Mack Avenue (to be owned by Charles Lamia). No changes in the business uses or occupancy will be proposed.

The completed Lot Split Application has been reviewed and recommended by the following Departments:

- City Engineering
- Department of Public Works
- Building Department and Planning/Zoning
- Assessing Department

The Applicant has paid all associated fees with the Lot Split to the Building Department.

ALIGNMENT WITH C-COMMERCIAL BUSINESS DISTRICT REGULATIONS

Both parcels proposed by the requested lot split are categorized within the C – Commercial Business District. The intent of the C - Commercial Business District is to permit retail business and service uses which are needed to serve the nearby residential areas. **Retail businesses, including both restaurants and salons, are permitted by right in this District. Complies.**

As it pertains to lot size, within the C – Commercial Business District, there is no minimum area, width, or lot coverage. **Neither parcel is held to any lot size standards. Complies.**

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ALIGNMENT WITH OFF-STREET PARKING STANDARDS

Currently, the two businesses have been operating side-by-side with a shared parking lot and on- and off-street parking spaces without problem. Per Section 50-5.3 of the Zoning Ordinance, the following Off-Street Parking Requirements must be met:

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>Beauty parlors and barbershops</i>	<i>Three spaces for each of the first two beauty or barber chairs, and 1.5 spaces for each additional chair.</i>

Provided in Lot: 33 Spaces, including 1 ADA space.

Off-Street (within 500 ft): 13 spaces

On-street (within 500 feet): 14 spaces

Total: 60 spaces

Complies.

ALIGNMENT WITH FUTURE LAND USE PLAN

The Future Land Use Plan, adopted as part of the 2024 Master Plan at the end of last year, indicates the following zoning designations for 19655 and 19653 Mack Avenue:

Location	Existing Land Use	Zoning District	Future Land Use Designation
Subject Site 1	Salvator Scallopini (Restaurant)	C	Corridor Mixed Use
Subject Site 2	Lamia & Lamia (Salon)	C	Corridor Mixed Use

The 2024 Master Plan Future Land Use Map designates the two parcels as 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 uses, including as restaurant and a salon, align with the intentions of the Corridor Mixed Use designation and the spirit of the Future Land Use Plan.



LOT SPLIT PROCESS

Per the Zoning Ordinance (Section 50-6.4), the following steps are necessary for a Lot Split:

- A. Applicant submits application and drawing for the proposed lot split, following requirements of Section 50-6.4.
- B. The city clerk shall transmit a copy of the proposed lot split to the city engineer, department of public services, building inspector and city assessor for review and recommendation.
- C. The city planning commission shall review the proposed lot split for conformance with all ordinances, administrative rules and regulations and the land use plan for the city, and shall prepare recommendations to be submitted to the city council prior to the council public hearing.
- D. The petitioner or developer shall pay to the city a hearing notice fee as currently established or as hereafter adopted by resolution of the city council from time to time for the notice of public hearing. Payment shall be made at the time the application for council hearing is made.
- E. The city clerk shall notify all property owners within 300 feet of the proposed lot split, as found in the records of the city assessor, of the council public hearing to be held. A notice of hearing and drawing of the proposed lot split shall be sent to the county drain commission, Michigan Bell Telephone Company, Detroit Edison Company and Michigan Consolidated Gas Company. All notices shall be sent at least 15 days prior to the public hearing date as established by the city clerk.
- F. On receipt of the recommendation of the city planning commission, the city clerk shall establish a date for a public hearing before the City Council for consideration of the proposed lot split. If the city council approves the lot split, it shall adopt a resolution effectuating the lot split and shall transmit the resolution to the city clerk for recording.**

RECOMMENDATION

Pending public comments during the Public Hearing, we recommend that City Council approve the lot split of 19655 and 19653 Mack Avenue.

If you have any questions, please feel free to contact us.

Respectfully submitted,

McKENNA

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Associate Planner