



MCKENNA

March 21, 2023

Planning Commission
City of Grosse Pointe Woods
20025 Mack Plaza Dr
Grosse Pointe Woods, MI 48236

Subject: 19876 Mack Avenue Site Plan Review
Parcel ID: 40-012-01-0371-001
Site Plan Review #1
Zoning: C - Commercial Business

Dear Commissioners,

We have reviewed the above Site Plan Review for consideration of a façade and building renovation. Joseph Paluzzi of Verus Development (the “Applicant”) requests to renovate the storefront of 19876 Mack Avenue (the “Site”) and convert the building from a retail space to a restaurant. The site contains an existing one-story retail space surface adjacent to a parking lot within the C – Commercial Business. Renovations or remodeling of exterior building must be reviewed by planning commission, unless exempt in Section 50-374(b), to ensure the proposed changes are consistent with the design standards of the ordinance. This review is based on the application submitted March 17, 2023.



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SUMMARY OF REQUEST

The applicant proposes to demolish the existing exterior façade and interior walls, construct a new façade along Mack Avenue, and renovate the existing building to service a restaurant in this building.

There is an existing one-story retail building with an existing parking lot adjacent (19950 Mack) to the subject parcel. The site sits on the east side of Mack Avenue, just south of Torrey Road. It shares its eastern boundary with a single-family residence and its southern boundary with additional retail/restaurant uses.



Rendering of the proposed renovated façade.

RECOMMENDATIONS

Renovation Request. Pending decisions regarding the paint colors and any comments from the public during the Planning Commission meeting, we recommend the Planning Commission consider the following motion:

I move to recommend approval of the renovations to 19876 Mack Avenue (Parcel ID 40-012-01-0371-001) based on the following finding of fact:

- a. The subject site has historically been and is anticipated to be used for commercial space,*
- b. The architectural design elements enhance and increase compliance with the ordinance based on the exiting building design,*
- c. The proposed renovations will improve the integrity of the building without changing the building footprint or design elements.*

Prior to issuing a certificate of compliance/business license, the applicant/occupant will need to submit information regarding parking, signage, and lighting.

Respectfully submitted,

McKENNA

Brigitte Smith

Michael Boettcher, AICP



Site Plan Review

1. ZONING DESIGNATIONS

The following chart provides information on the schedule of regulations as it pertains to zoning:

Location	Existing Land Use	Zoning District	Future Land Use Designation
Subject Site	General commercial	C	General Business/Mixed-Use
North	Parking	P-1	Parking
South	General commercial	C	General Business/Mixed-Use
East	Single-family residential	R-1D	Single Family Medium Density
West	General commercial	C	General Business/Mixed Use

Findings: The zoning and general commercial reuse of this building is compliant with the ordinance and Master Plan future land use designation. Complies.

2. DIMENSIONAL REQUIREMENTS

Standard	Requirement	Existing Conditions	Proposed Conditions	Proposed Compliance
Minimum Front Setback	0'	0'-4'	0'-4'*	Yes
Minimum Side Setback (North)	No side yards are required along interior lot lines if walls abutting are fireproof and without windows/openings. Otherwise a side yard or outer court of no less than 5 feet per story must be provided. No side yard on street side of corner lots.	0'	0'	Yes
Minimum Side Setback (South)		0'	0'	Yes
Minimum Rear Setback	No rear yard are required if walls are fireproof and without windows or openings. With windows and openings, except for emergency uses, a rear yard or outer court of no less than 5 feet for a one story building is required; measured to the centerline of the public alley.	0' north-end, 22' south-end. Openings (windows and a door) exits.	One (1) Emergency Exit door	Yes
Maximum Building Height	Minimum 16 feet, Maximum 28 ft	Not provided. Less than 16'.	16' 4" west facing, 12'4" east-facing half	Yes

*Reducing the length of the façade setback from the lot line (0').

Findings: The building footprint remains the same. Reducing the length of the façade that is setback further than 0' at the lot line and removing additional openings beyond an singular emergency exit at the rear of the building increases the building's compliance with the intentions of the ordinance. Complies.

If outdoor seating is desired in the front of the building, as proposed in the rendering presented, it will need to be approved by Wayne County before receiving a city permit as this area is in county right of way.



3. ARCHITECTURE AND BUILDING DESIGN (Sec. 50-373)

The purpose of these design standards is to promote a coordinated and complimentary use of design elements that result in a theme oriented, harmonious appearance and image for the commercial and high intensity residential areas of the city.

Colonial," "Williamsburg Colonial," "Georgian Colonial," "Early American," "Classic" or "Traditional" 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: Proposed material use, including brick, brick veneer, concrete masonry, precast concrete, and CMU, is consistent with the ordinance and design standards. The extruded brick pattern used on the storefront adjacent to the entrance is consistent with the desired colonial styling. Complies.

4. COLOR (Sec. 8-207; 50-373(b))

Colors utilized in all design components shall be consistent with the approved color chart on file with the building department and shall be utilized to produce a balanced, coordinated and complimentary total design solution. The approved colors consist of colonial or early American paint colors.

Colors selected for use include Sherwin Williams 6252 Ice Cube on Masonry on the north-side of the building, 6258 Tricorn Black, and Black Pearl Wirecut on Brick Veneer. The existing is to be painted to match the new standing seam roof. All exterior and storefront windows shall be glazed 1" thick with Class A low E glass tempered.



The proposed color (Ice Cube) compared to shades from the approved color palette.



The proposed color (Tricorn Black) compared to an alternatice shades from the approved color palette.

Findings: The proposed colors are not included on the pre-approved color chart and should be reviewed by the Planning Commission to be eligible for an exemption. The recommended colors from the approved list as well as the proposed color are included above for the consideration of the planning commission. The Ice Cube – pastel white is similar to the current color of the painted brick on the north side of the building. If the Commission would prefer a shade from the approved Historical Collection color palette, we would recommend considering Coventry Gray HC-169, Stonington Gray HC-170 or Yarmouth Blue HC-150. Additionally, shades of black are not included in the approved list of colors; however, deep shades of navy and green are included (Hale Navy included above).



Can comply.

5. PARKING AND LOADING

Findings: For restaurant uses, parking requirements in Grosse Pointe Woods mandate one space per 200 square feet of gross floor area, plus one for each employee on the premises during the peak employment shift. If the restaurant offers delivery service, one additional space is required for each motorized delivery vehicle used in delivering goods sold. The gross floor area of this restaurant will be approximately 2,000 square feet, requiring ten spaces.

Per Zoning Ordinance section 5.530 (5), off-street parking requirements allow for off-street parking facilities within 300 feet of the permitted use on the same side of a major thoroughfare. **We do not have information yet on employment numbers or if there will be delivery to determine the final number of spaces required. It appears the proposed parking agreement with the Grosse Pointe Woods Presbyterian Church to the north will be necessary for this proposed use to meet off-street parking requirements.**

6. SIGNS

One business sign is planned for on the southern end of the facade (west-side of the building). It is proposed to be placed on the brick wall surrounded by the extruded brick pattern and illuminated by 3 wall wash fixtures.

Findings: Once the specific dimensions, colors, and illumination of the proposed business signage are known, the applicant should submit their plans for review and approval. Refer to Section 32.7 for specification on sign illumination and Section 32.9 for specifications on business logos. Can comply.

7. LIGHTING

Outside security lighting means any electrically operated light, except incandescent lights without a reflecting surface and not exceeding 150 watts, mounted or installed on the exterior of any building or on or upon any exterior object located upon a property or parcel of real estate within any residential district of the city.

Findings: All proposed lighting (3 fixtures in the rear of the building and 9 in the front, west-side of the building, 6 of which are under the awning) are all LED downlight. Specific information about the watts of the fixtures should be provided to ensure it complies. Can comply.