



MCKENNA

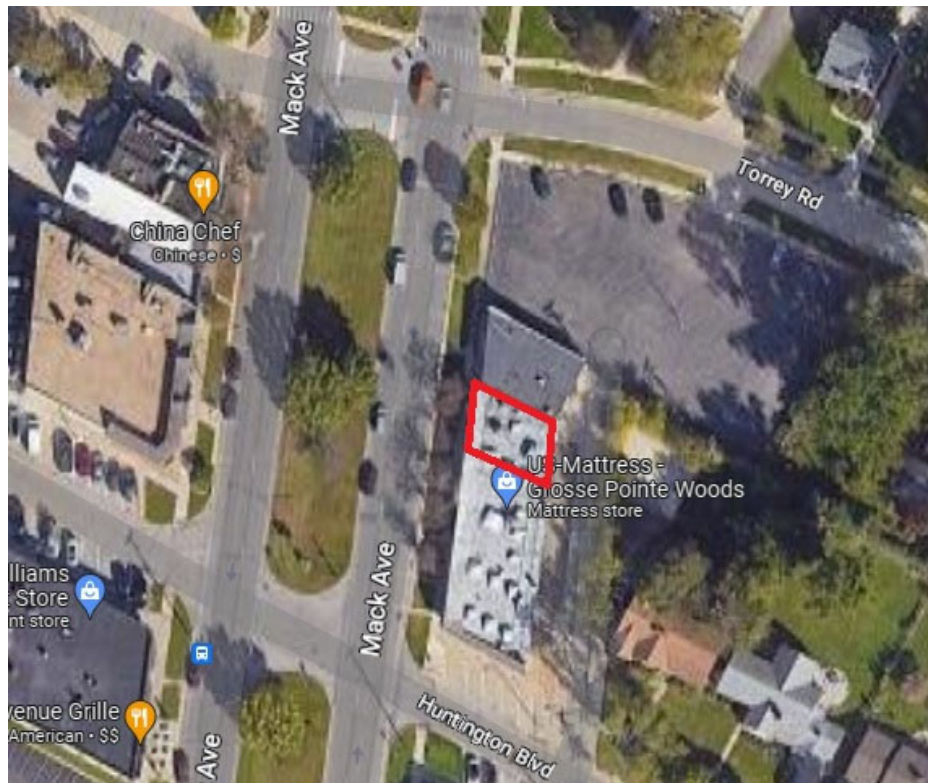
March 21, 2023

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

Subject: 19850 Mack Avenue Site Plan Review
Parcel ID: 40-012-01-0373-301
Site Plan Review #1
Zoning: C - Commercial Business

Dear Commissioners:

In advance of a formal Site Plan Review application, we have reviewed information submitted by architect John Vitale of Stucky Vitale architects on behalf of Joseph Paluzzi of Verus Development (the "Applicant"), who requests to renovate one unit of a larger storefront building at 19850 Mack Avenue (the "Site") and construct a restaurant within a rehabilitated multi-tenant commercial structure. The site contains an existing one-story retail building with a small, rear parking lot within the C - Commercial Business Zoning District.



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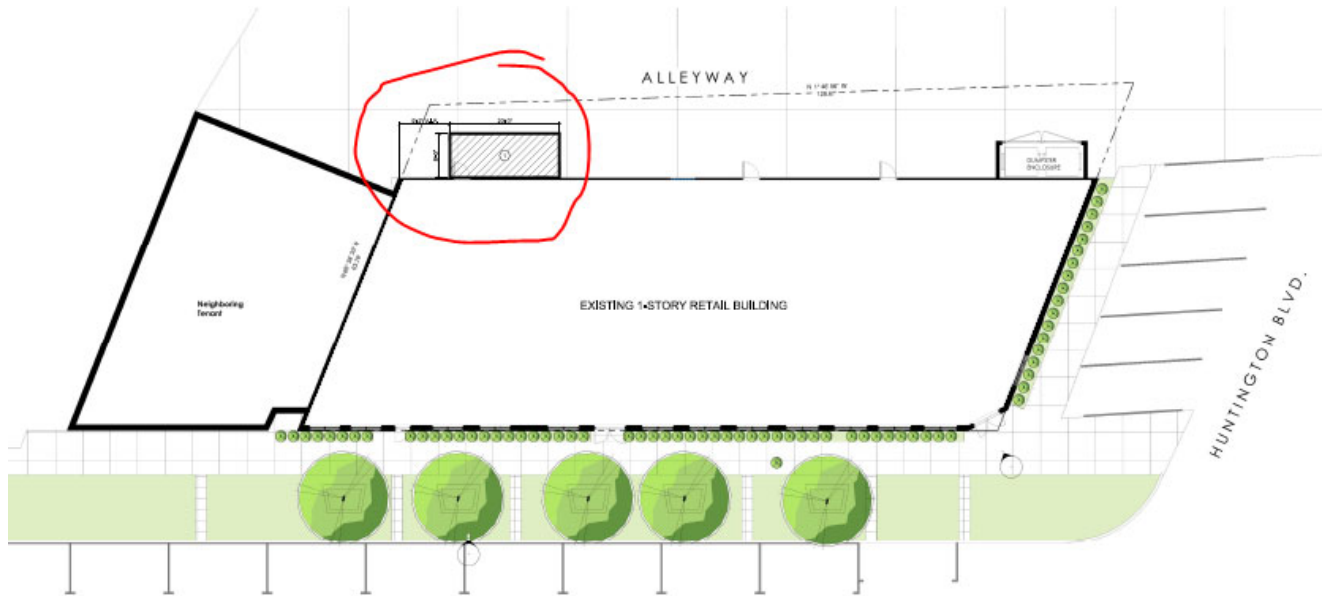
Communities for real life.



SUMMARY OF REQUEST

The applicant proposes to demolish a portion of the rear (east) wall of the existing exterior façade, construct a foundation outside the exterior wall and install on it a new walk-in freezer unit to attach to and be accessed from the building. No changes will be made to any other building façade.

There is an existing one-story retail building adjacent (19876 Mack) to the north of the subject parcel, with a surface parking lot immediately further north. The site sits on the east side of Mack Avenue, between Torrey Road and Huntington Boulevard. Immediately east of a small surface parking lot on the property is an alley which abuts a single-family residence. The south wall of the subject structure abuts Huntington Boulevard.



Above: location of the proposed freezer installation. Below: an example of a similar installation elsewhere.





SURROUNDING SITE USES AND ZONING RECOMMENDATIONS

Freezer Construction Request Consideration. We recommend the Planning Commission consider the following or a similar motion:

I move to recommend approval of the demolition of a portion of the rear wall to accommodate the installation of a walk-in freezer unit at 19850 Mack Avenue (Parcel ID 40-012-01-0373-301) to City Council based on the following finding of fact:

- a. The proposed installation has no impact on the permitted use of the structure; and*
- b. The proposed installation will not change the leasable area of the structure, and thus will not modify parking requirements for the use at this site; and*
- c. The proposed use of the structure conforms with both current Zoning and the Master Plan Future Land Use Plan Map for the subject site and surrounding sites along the adjacent Mack Avenue corridor.*

Respectfully submitted,

McKENNA

Michael Boettcher, AICP



Site Plan Review

1. ZONING AND MASTER PLAN DESIGNATIONS

The following chart provides information on existing land use, current zoning, and future land use.

Location	Existing Land Use	Zoning District	Future Land Use Designation
Subject Site	Multi-tenant commercial building	C	General Business/Mixed Use
North	General commercial	C	General Business/Mixed Use
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

The 2006 Master Plan Future Land Use Map designates this site and the immediate surrounding Mack Avenue corridor as *General Mixed Use/Business*, described in the text of the Master Plan as, “retail, restaurant, and office establishments which are designed for the day-to-day needs of nearby residents”, and equating to “the City’s C Commercial Business zoning district...”, which is the zoning category that currently applies to the site. Complies.

2. DIMENSIONAL REQUIREMENTS

Standard	Requirement	Existing Conditions	Proposed Conditions	Proposed Compliance
<i>Minimum Front Setback</i>	0'	0'-4'	0'-4**	Yes
<i>Minimum Side Setback (North)</i>	<i>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.</i>	0'	0'	Yes
<i>Minimum Side Setback (South)</i>		0'	0'	Yes
<i>Minimum Rear Setback</i>	<i>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.</i>	0' north-end, 22' south-end. Openings (windows and a door) exits.	One (1) Emergency Exit door	Yes
<i>Maximum Building Height</i>	Minimum 16 feet at front elevation, Maximum 28 ft	Front elevation 17'-7 1/2" at coping.	Same	Yes

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

Findings: Despite the installation of the freezer, the building footprint itself remains the same. Complies.



If outdoor seating is desired in the front of the building, as has been discussed, 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.

Findings: The subject structure underwent a recent full renovation with new façades approved by the Planning Commission and city. The front façade, clad in brick, limestone and masonry façade with stucco accents, plus metal awnings and parapet panels and caps, is consistent with the ordinance and design standards. The proposed equipment will be installed against a rear façade wall of painted masonry, and if painted to match, or screened to minimize its visual effect, will comply.

4. 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 is approximately 1,841 square feet, requiring nine 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.**

5. SIGNS

We have not received elevations showing business signs to review. The existing, approved façade was designed containing areas specifically for tenant signage, however.

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.

6. 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: We have not received any lighting plan that may have been submitted and approved along with the elevations, etc. for this structure. If a lighting plan was approved, including for the rear area, this proposed equipment jutting out from the rear wall of the structure may impact the effectiveness of lighting. Specific information about the lighting of this area should be provided to ensure it complies. Can comply.