



MCKENNA

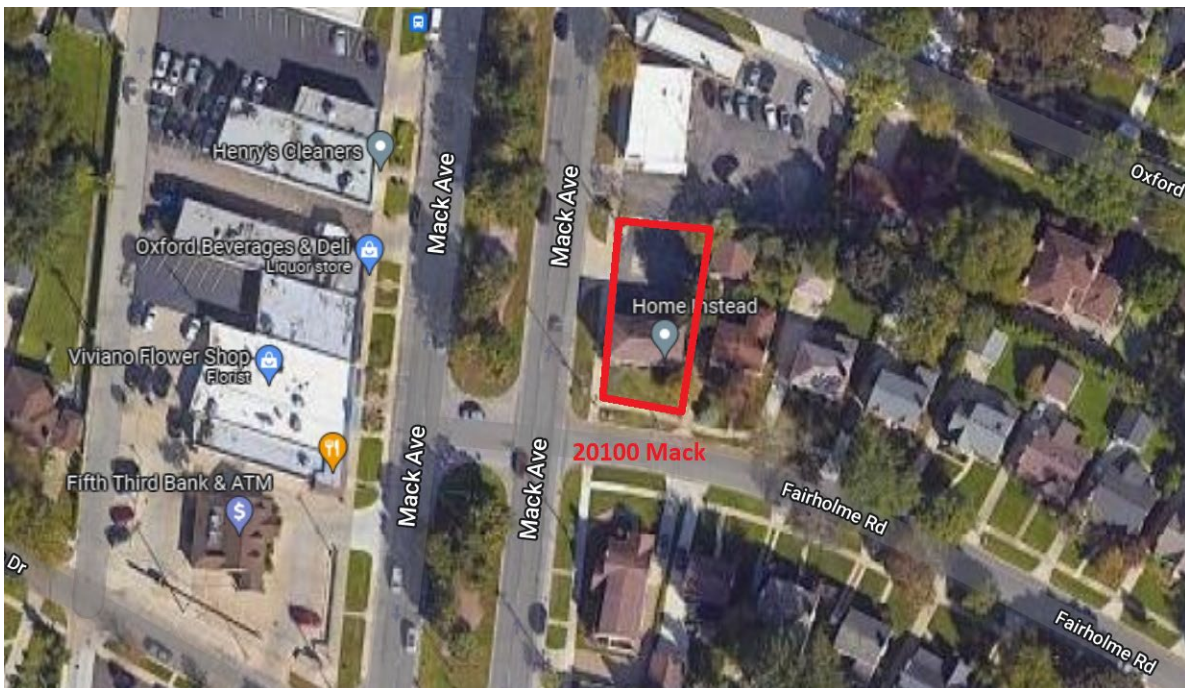
May 1, 2024

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

Subject: RO-1 to C Rezoning Request for 20100 Mack Avenue
Parcel ID: 40-012-05-0090-000
Rezoning Review #1
Existing Zoning: RO-1, Restricted Office District
Proposed Zoning: C, Commercial Business

Dear Councilmembers,

We, along with Planning Commission, have reviewed the above application for consideration of a rezoning request. Justin Buccellato (the “Applicant”) requests a rezoning for 20100 Mack Avenue (the “Site”) from Restricted Office to Commercial Business to allow for the consideration of a special land use request to open a children’s event space. The site itself contains an existing two-story office building of approximately 3,240 square feet alongside an existing nine-space parking lot. Given that the lot has been vacant for a couple of years, the Applicant wishes to seek a rezoning to support an interested commercial business not permitted in the district as zoned, RO-1 Restricted Office. This review is based on the application submitted March 1, 2024.



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

Communities for real life.



SUMMARY OF REQUEST

The applicant proposes to rezone the site to allow for an interested commercial business to occupy the vacant building. The existing structure onsite was constructed as an office building approximately 30 years ago. It has been vacant since September 2022. The applicant wishes to seek zoning as the C Commercial District to support an interested tenant, which would operate as an event space for children.

There is an existing two-story office building with an existing parking lot on the subject parcel. The site sits at the northeast corner of Mack Avenue and Fairholme Road. It shares its eastern boundary with a single-family residence and its northern boundary with additional office uses.

SURROUNDING SITE USES AND ZONING

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	Vacant office building and parking lot	RO-1	Office; proposed as commercial in the 2024 Zoning Ordinance draft
North	Office	RO-1	Restricted Office
South	Office	RO-1	Office
East	Single-family residential	R-1D	Single Family Medium Density
West	General commercial	C	General Business/Mixed Use

RECOMMENDATIONS

Rezoning Request Consideration. Following a public hearing at the March 26, 2024, Planning Commission meeting, the Commission unanimously voted to recommend the rezoning without conditions. Pending any comments from the public during the second public hearing, we recommend the City Council consider the following motion:

I move to recommend approval of the proposed rezoning at 20100 Mack Avenue (Parcel ID 44-012-05-0090-000) from the RO-1 Restricted Office District to C Commercial Business based on the following finding of fact:

- a. The subject site has been sitting vacant and is situated on the Commercial Corridor;*
- b. Being architecturally consistent with the neighboring residential neighborhood; and*
- c. Expanding the site to commercial uses aligns with the direction of the Master Plan Future Land Use Plan Map based on discussions throughout the 2023-2024 master planning process.*

Respectfully submitted,

McKENNA

Brigitte Wolf, AICP



Rezoning Review

1. HARMONY WITH MASTER PLAN

Is the requested rezoning consistent with the goals, policies, and future land use map of the Master Plan? Or, has applicant demonstrated conditions have changed significantly since the Master Plan was developed, and request is demonstrably consistent with the development trends in the area?

Findings:

The 2006 Master Plan Future Land Use Map designates this area as *Office*, described in the text of the Master Plan as, “All areas used for office purposes including professional and medical office complexes.” However, conditions and the demand for professional office spaces has since changed, especially since COVID-19, as more people work from home. The building, despite an exterior remodel for a more modern, appealing façade, has been vacant since September 2022. Additionally, the City is currently in the process of updating its Master Plan, which proposes removing Restricted Office designations and classifying this property, and all other properties abutting Mack Avenue, as Commercial.

Mack Avenue, being the commercial spine of and providing principal entryways into the community receives special attention in the Master Plan. Elements called out in the Plan related to Mack Avenue include architectural design and parking. The Plan calls the popular “colonial theme” in local architecture “attractive” and “still acceptable as a suitable style.” The design of the building on the subject parcel can be called “colonial” and in fact despite being for office use, the building blends harmoniously in terms of design, scale, and style with the neighborhood to its east.

2. COMPATIBILITY OF ENVIRONMENTAL FEATURES

Are the site’s physical, geological, hydrological and other environmental features compatible with the host of uses permitted in the proposed zoning district, especially for sites without public utilities?

Findings: Given the off-street parking lot, the site’s physical features are conducive to uses permitted in the C, Commercial District. Parking requirements in Grosse Pointe Woods mandate one space per 300 square feet of gross floor area for general business and professional offices. General business uses would require 3.6 parking spaces. The nine spaces currently onsite more than meet both the needs of general business / commercial purposes. There is not any known physical, geological, hydrological, or other environmental features that would inhibit commercial retail uses at this site.

3. COMPATIBILITY WITH SURROUNDING USES

Are all of the potential uses allowed in the proposed zoning district compatible with surrounding uses in terms of land suitability, density of use, environmental impacts, nature of use, traffic impacts, aesthetics, infrastructure and maintenance of property values.

Findings: The site shares its northern boundary with additional office use, zoned RO-1. Immediately east is a single-family residential district with an R1-D, One-Family Residential classification. Across Mack Avenue to the west is a mile-plus corridor of largely single-story commercial storefronts, interrupted by the Grosse Pointe Woods



municipal complex nearby to the southwest. Across Fairholme Road, is a single-family home recently converted to office use on an RO-1-zoned parcel, with additional office uses south of that.

Aesthetically, the office building on the subject site blends well with its surroundings. It is similarly scaled to the office uses up and down the east side of Mack Avenue as well as the commercial uses across Mack. The scale of the building creates a nice transition between the commercial corridor along Mack Avenue and the Fairholme residential neighborhood. In fact, the modern gabled roof, brick façade, setbacks and landscaping give the building a residential feel.

Furthermore, the onsite parking exceeds the required number of spaces for general business by a number of spaces and the traffic is directed by the ingress/egress of Mack Avenue. No curb cuts exist, nor can they be accommodated on Fairholme Road. Local infrastructure is well suited to accommodate site users.

4. ECONOMIC VIABILITY OF CURRENT ZONING

Has the applicant demonstrated that he/she cannot receive a reasonable return on investment through developing the property with at least one (1) of the uses permitted under the current zoning?

Findings:

Despite recent exterior renovations, with its designation as RO-1, the existing office has been vacant since September 2022. The owner is requesting this rezoning to allow for a commercial tenant who is interested in leasing the property, enabling them to receive a reasonable return on their investment in modernizing this property.

5. DEMAND FOR PROPOSED USE

Is there evidence of demand for additional land uses permitted in the requested zoning district in relation to the amount of land currently zoned and available to meet the demand?

Findings: Based on the interest of the potential tenant for this property, it is clear that there is demand for commercial spaces with off-street parking lots along Mack Avenue. However, with its current zoning designation, it has been vacant.

6. EXCLUSIONARY ZONING

Is the rezoning necessary to avoid exclusion of a lawful land use?

Findings: No, the C Commercial zoning classification exists in other portions of the City on corner lots abutting Mack Avenue and residential streets. This rezoning is necessary to ensure the building is occupied and used for its highest and best use, which has not been possible with its current zoning designation.

7. DESIRABLE ZONING POLICY TREND

Is the rezoning establishing a desirable zoning trend policy for similar or identical lands?

Findings: This rezoning may be a desirable zoning trend for similar parcels of land along Mack Avenue. The trend of parcels abutting Mack Avenue has been to function retail and restaurant spaces or a combination of offices/commercial uses.



8. HARMONY WITH DIMENSIONAL REQUIREMENTS

Are the boundaries of the requested rezoning reasonable in relationship to surroundings and ability to meet the dimensional regulations in the zoning ordinance?

Findings: If the site is rezoned to C, the existing office structure meets all dimensional regulations in the zoning ordinance in relation to the adjacent office and residential uses. The requested rezoning is thus reasonable in relation to its surroundings.

9. ZONING CORRECTION

Does the requested zoning correct an error in the zoning map? Or zoning text?

Findings: There is no known error in the zoning map or zoning text associated with this site.

10. AVOIDANCE OF SPOT ZONING

Does the requested rezoning avoid creating an isolated and unplanned spot zone? (i.e. does it provide the landowner with privileges not readily available to other landowners in similar circumstances?)

Findings: In considering its adjacent uses on the west side of Mack Avenue, zoning this parcel as C Commercial would not be created an isolated spot zone. This rezoning would allow the landowner secure a tenant that would enhance the commercial corridor and offer a service to the community that is not currently available. Additionally, as stated prior, a recommendation of the future land use in the 2024 Master Plan update is to remove the RO-1 zoning classification and instead have office uses be considered a part of the C Commercial district.

10. REQUEST SUBMISSION

Has the request previously been submitted within the past one (1) year? Or have conditions changed or new information been provided?

Findings: In fall of 2022, the property owner did sough a rezoning from P-1 to RO-1 Restrict Office to allow for the existing building to be occupied by a tenant for office uses. This was approved more than one year ago. New information and circumstances, such as its vacancy since then, has shown the changing conditions in that there is less of a demand for office uses as there is for more general commercial business uses.

CITY OF GROSSE POINTE WOODS
20025 Mack Plaza, Grosse Pointe Woods, MI 48236
Phone (313) 343-2440

REZONING APPLICATION

RECEIVED

MAR 01 2024

1. Applicant: Buccellato Development, LLC

Mailing Address: 20259 Mack Ave. Grosse Pointe Woods, MI 48236
Street City Zip

Daytime Phone: (313) 300-7280 Fax: _____

2. Property Owner: Buccellato Development, LLC

Mailing Address: 20259 Mack Ave. Grosse Pointe Woods, MI 48236

Daytime Phone: (313) 300-7280 Fax: _____

3. Project Manager: (required) Stucky Vitale Architects

Mailing Address: 27172 Woodward Ave. Royal Oak, MI. 48067
Street City Zip

Daytime Phone: (248) 546-6700 Fax: _____

Other Phone: _____

4. Address of Property: 20100 Mack Ave. Grosse Pointe Woods, MI.

5. Legal Description of Property: Lot 90, Fairholme No. 1, according to the plat thereof, as recorded in Liber 68 of Plats, Page 84, Wayne County Records.

(or attach a legal boundary description)

6. Permanent Parcel Number: Tax ID: 40-012-05-0090-000

7. Request: To Rezone From: RO-1 Restricted Office To: C Commercial

For the Following Purpose:

Renovation to an Event space as a Special Land Use under Section 50-4.11
Miscellaneous business establishments of the Zoning Ordinance

Attach a detailed written statement fully explaining your request.

8. Present Use of Property: Vacant

9. Attach an Accurate Drawing of the Site Showing:

- a) Property boundaries
- b) Existing buildings
- c) Unusual physical features of the site or building
- d) Abutting streets
- e) Existing zoning on adjacent properties
- f) Location of buildings on adjacent properties

10. Names and Addresses of all other Persons, Firms or Corporations having a Legal or Equitable Interest in the Property:

Applicant must provide lease, purchase agreement or written authorization from Owner.

DECLARATION:

I, the applicant, do hereby declare that I am the owner, or the authorized agent of the owner, of the above, legally described property on which the request is proposed, and that the answers given herein are true to the best of my knowledge. I understand that if the request is granted, I am in no way relieved from all other applicable requirements of the City of Grosse Pointe Woods Zoning Ordinance.

By virtue of my application, I do hereby declare that the appropriate appointed officials and City staff responsible for the review of my application are given permission to visit and inspect the property regarding my petition in order to determine the suitability of the request.

Applicant Signature: _____  _____ Date: _____

Filing Fee: \$500.00

**CITY OF GROSSE POINTE WOODS
INTERNAL TRACKING FORM**

1. Applicant: _____
2. Request: _____
3. Fee: _____
4. Dispersed as is Appropriate to the Following Departments for Review and Comments with Recommendations:

	<u>Date Dispersed</u>	<u>Date Report Received</u>
BUILDING & ENGINEERING DEPT.	_____	_____
CITY ATTORNEY (If Applicable)	_____	_____
DEPT. OF PUBLIC WORKS	_____	_____
FIRE DEPT.	_____	_____
PLANNING COMMISSION	_____	_____
POLICE DEPT.	_____	_____
COMMUNITY DEV. DEPT. (If Applicable)	_____	_____
COMMENTS:		

CITY OF GROSSE POINTE WOODS
Building Department
20025 Mack Plaza, Grosse Pointe Woods, MI 48236
(313) 343-2426

SITE PLAN REVIEW

COMMERCIAL – Zoned As – Please Check One:

- C – Commercial Business RO-1 – Restricted Office P-1 – Vehicular Parking
 CF – Community Facilities C-2 – High Intensity City Ctr

Property Owner Name: Buccellato Development, LLC Date: 03.01.2024

GPW Property Address: 20100 Mack Ave. Grosse Pointe Woods, MI.

Telephone #: Work (313) 300-7280 Home: _____

Contractor/Applicant Name: Stucky Vitale Architects

Telephone # (248) 546-6700 Mobile Phone # _____ Fax # _____

Contractor/Applicant Address: 27172 Woodward Ave. Royal Oak, MI. 48067 e-mail: jvitale@stuckyvitale.com

MI Builder's License #: _____ MI Driver's License #: _____

Nature of Proposed Work:

Interior renovation and re-occupancy of an existing unoccupied office building to an event space "Friendship Factory".

Buccellato Development, LLC Address: 20259 Mack Ave. Grosse Pointe Woods, MI 48236

Value of Construction \$ 85,000

Section 23a of State Construction Code Act of 1972, No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the State relating to persons who are to perform work on a residential building or a residential structure. Violations of Section 23a are subject to civil fines.

Applicant Signature: _____

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

#50-7.10 Special Land Use PC Fee:	\$ 250	
PC Site Plan Review Fee:	\$ 350	
Deposit – Est. Costs Incurred by the City:	\$ 400	
PC APPLICATION FEE DUE:		\$ 1,000

Date Received: _____ Name: _____



**CITY OF GROSSE POINTE WOODS
DEPARTMENT OF PUBLIC SAFETY**

JOHN G. KOSANKE, Director

20025 Mack Plaza

Grosse Pointe Woods, MI 48236-2397



Date: March 25, 2024

To: Building Department

From: Director John G. Kosanke

Subject: 20100 Mack Ave, Site Plan Review

RECEIVED
MAR 25 2024
CITY OF GROSSE PTE WOODS
BUILDING DEPARTMENT

I have reviewed the site plan that was submitted for the proposed project at 20100 Mack Ave. The proposed project and rezoning will not have a negative impact on Public Safety Operations.

Respectfully,

A handwritten signature in cursive script that reads "John G. Kosanke".

Director John G. Kosanke

MEMO 24-17

To : Planning Commission

From : James Kowalski, Director of Public services

Date: May 3, 2024

Subject: Rezoning of 20100 Mack Ave

I have reviewed the rezoning / site review request by applicant Justin Buccellato.

The footprint and exterior are remaining the same, therefore will not have any impact on the Department of Public Services or its utilities.

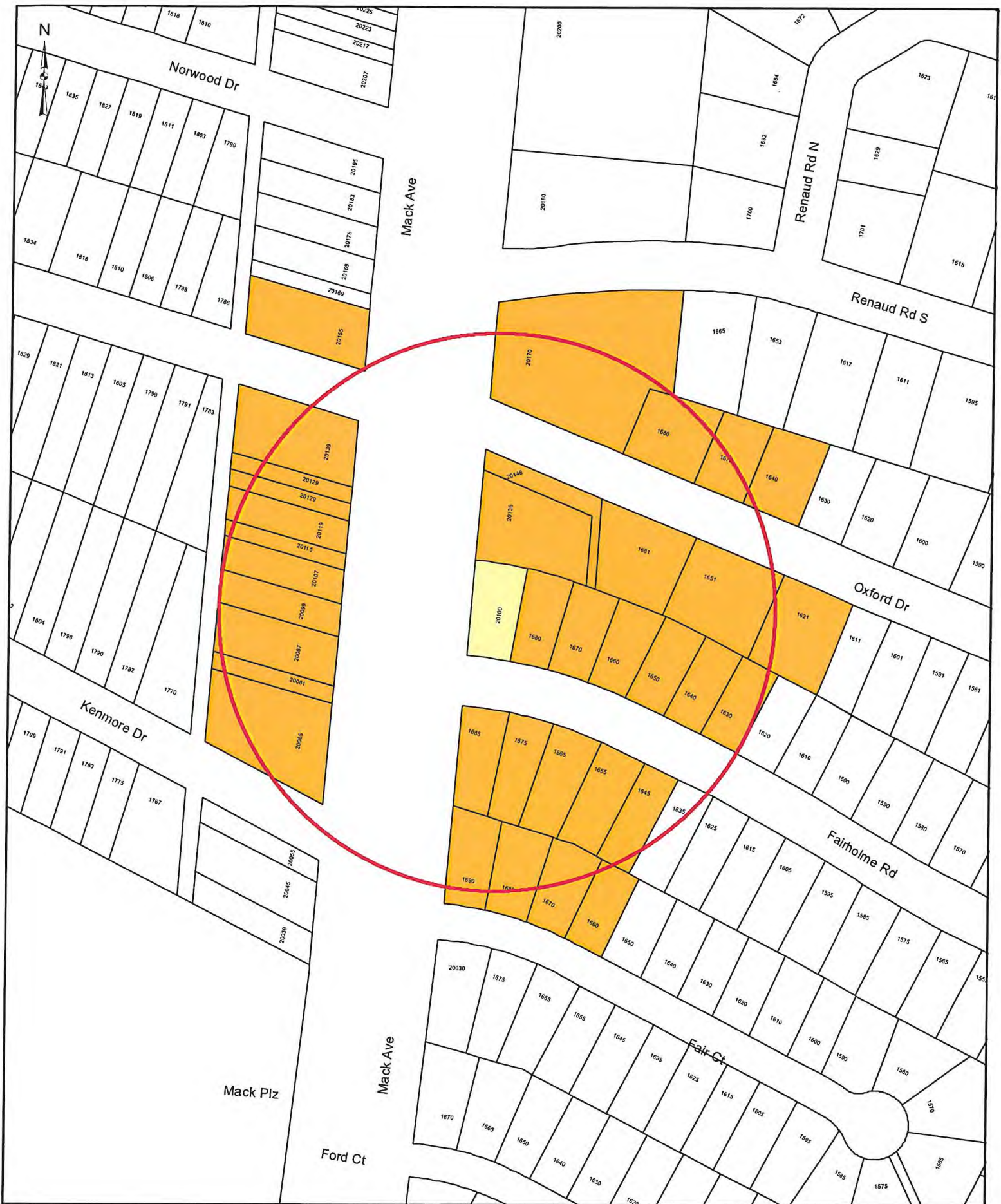
Please contact me if you have any questions

20100 Mack Avenue - 300' Radius

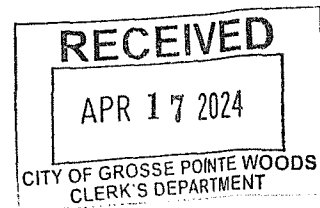
	A	B	C	D	E	F
1	PARCEL	ADDRESS		OWNER	OWNER ADDRESS	OWNER CITY/ST/ZIP
2	011 01 1603 000	20139 MACK AVE	GROSSE POINTE WOODS, MI 48236	20139 MACK AVENUE LLC	20139 MACK AVE	GROSSE POINTE WOODS, MI 48236
3	009 01 0002 002	1680 OXFORD RD	GROSSE POINTE WOODS, MI 48236	FELTS, GARY	1680 OXFORD RD	GROSSE POINTE WOODS, MI 48236
4	011 01 1562 000	20155 MACK AVE	GROSSE POINTE WOODS, MI 48236	20155 MACK LLC	1270 N OXFORD	GROSSE POINTE WOODS, MI 48236
5				OCCUPANT	20155 MACK AVE	GROSSE POINTE WOODS, MI 48236
6	008 01 0490 000	1665 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	DOUGHERTY, PATRICIA - JON	1665 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
7	009 01 0003 002	1670 OXFORD RD	GROSSE POINTE WOODS, MI 48236	FRANCIS, JAMES W	1670 OXFORD RD	GROSSE POINTE WOODS, MI 48236
8	009 01 0004 002	1640 OXFORD RD	GROSSE POINTE WOODS, MI 48236	WORDEN, WILLIAM T	1640 OXFORD RD	GROSSE POINTE WOODS, MI 48236
9	011 01 1606 000	20129 MACK AVE	GROSSE POINTE WOODS, MI 48236	20129 MACK LLC	20139 MACK AVE	GROSSE POINTE WOODS, MI 48236
10				OCCUPANT	20129 MACK AVE	GROSSE POINTE WOODS, MI 48236
11	011 01 1608 000	20119 MACK AVE	GROSSE POINTE WOODS, MI 48236	COOK, HONG	20119 MACK AVE	GROSSE POINTE WOODS, MI 48236
12	011 01 1610 000	20115 MACK AVE	GROSSE POINTE WOODS, MI 48236	20107 MACK AVE LLC	20107 MACK AVE	GROSSE POINTE WOODS, MI 48236
13	011 01 1611 002	20107 MACK AVE	GROSSE POINTE WOODS, MI 48236	20107 MACK AVE LLC	20107 MACK AVE	GROSSE POINTE WOODS, MI 48236
14	012 05 0090 000	20100 MACK AVE	GROSSE POINTE WOODS, MI 48236	MACK & FAIRHOME LLC	503 LAKESHORE ROAD	GROSSE POINTE SHORES, MI 48236
15				OCCUPANT	20100 MACK AVE	GROSSE POINTE WOODS, MI 48236
16	012 05 0089 000	1680 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236	KETELS, KEVIN	1680 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236
17	011 01 1613 000	20099 MACK AVE	GROSSE POINTE WOODS, MI 48236	CASEY, MARTIN	221 RIDGE RD	GROSSE POINTE FARMS, MI 48236
18				OCCUPANT	20099 MACK AVE	GROSSE POINTE WOODS, MI 48236
19	009 01 0290 000	1621 OXFORD RD	GROSSE POINTE WOODS, MI 48236	MCATEE, JOHN R	1621 OXFORD RD	GROSSE POINTE WOODS, MI 48236
20	012 05 0088 000	1670 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236	YOUNGBLOOD, JOSEPH P	1670 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236
21	012 05 0087 000	1660 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236	OWEN, STEPHANIE & JUSTIN	1660 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236
22	011 01 1615 000	20091 MACK AVE	GROSSE POINTE WOODS, MI 48236	CAPRARA, JULIA	471 SHOREHAM RD	GROSSE POINTE WOODS, MI 48236
23				OCCUPANT	20091 MACK AVE	GROSSE POINTE WOODS, MI 48236
24	012 05 0086 000	1650 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236	LAZARUS, NICHOLAS	1650 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236
25	012 05 0085 000	1640 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236	DONALDSON, GAIL F (TRUST)	1640 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236
26	011 01 1618 000	20081 MACK AVE	GROSSE POINTE WOODS, MI 48236	LESCHÉ INVESTMENTS LLC	58976 VALLEY VIEW DRIVE	WASHINGTON, MI 48094
27				OCCUPANT	20081 MACK AVE	GROSSE POINTE WOODS, MI 48236
28	012 05 0084 000	1630 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236	KARS, DAVON-FRANCES	1630 FAIRHOME	GROSSE POINTE WOODS, MI 48236
29	011 01 1619 000	20065 MACK AVE	GROSSE POINTE WOODS, MI 48236	FIFTH THIRD BANK	2727 LBJ FREEWAY SUITE 806	DALLAS, TX 75234
30				FIFTH THIRD BANK	20065 MACK AVE	GROSSE POINTE WOODS, MI 48236
31	012 05 0083 000	1620 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236	SZABO, ROBERT P - MONICA M	1620 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236
32	012 05 0027 000	1685 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236	DOMUS ELIT TERRAM, LLC	8300 LONG ISLAND CT	FAIR HAVEN, MI 48023
33				OCCUPANT	1685 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236
34	012 05 0028 000	1675 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236	SCARSELLA, JAMES	1675 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236
35	012 05 0029 000	1665 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236	ARMBRUSTER, STEPHEN P	1665 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236
36	012 05 0030 000	1655 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236	MONDALE, K GEORGE	1655 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236
37	012 05 0031 000	1645 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236	COLLIER, SARAH	1645 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236
38	012 05 0032 000	1635 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236	ZASACKY, DOUGLAS	1635 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236
39	012 05 0033 000	1625 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236	NELSON, ANTHONY	1625 FAIRHOLME RD	GROSSE POINTE WOODS, MI 48236
40	012 04 0001 000	1690 FAIRCOURT ST	GROSSE POINTE WOODS, MI 48236	STONISCH, MARY S	20040 MACK AVE	GROSSE POINTE WOODS, MI 48236
41				OCCUPANT	1690 FAIRCOURT ST	GROSSE POINTE WOODS, MI 48236
42	012 04 0002 000	1680 FAIRCOURT ST	GROSSE POINTE WOODS, MI 48236	KADE, DAVID - PATRICIA	1680 FAIRCOURT ST	GROSSE POINTE WOODS, MI 48236

20100 Mack Avenue - 300' Radius

	A	B	C	D	E	F
43	012 04 0003 000	1670 FAIRCOURT ST	GROSSE POINTE WOODS, MI 48236	RUDOLPH, BURTON	1670 FAIRCOURT ST	GROSSE POINTE WOODS, MI 48236
44	012 04 0004 000	1660 FAIRCOURT ST	GROSSE POINTE WOODS, MI 48236	BEIL, IAN J. - CAROLINE C.	1660 FAIRCOURT ST	GROSSE POINTE WOODS, MI 48236
45	009 01 0001 000	20160 MACK AVE	GROSSE POINTE WOODS, MI 48236	REAL PROPERTIES INC	20160 MACK AVE	GROSSE POINTE WOODS, MI 48236
46	009 01 0291 002	1651 OXFORD RD	GROSSE POINTE WOODS, MI 48236	PEPLER, JANET L	1651 OXFORD RD	GROSSE POINTE WOODS, MI 48236
47	009 01 0293 004	1681 OXFORD RD	GROSSE POINTE WOODS, MI 48236	ASHLEY, PAUL J. & ORVILLA	1681 OXFORD RD	GROSSE POINTE WOODS, MI 48236
48	009 01 0295 002	20136 MACK AVE	GROSSE POINTE WOODS, MI 48236	BC1 OFFICE LLC	20136 MACK AVE	GROSSE POINTE WOODS, MI 48236
49	009 01 0295 001	20148 MACK AVE	GROSSE POINTE WOODS, MI 48236	LAKMACK LLC	20148 MACK AVE	GROSSE POINTE WOODS, MI 48236



Select Parcels within 300'
of 20100 Mack Ave.



AFFIDAVIT OF LEGAL PUBLICATION

Grosse Pointe News

16980 Kercheval Pl
Grosse Pointe, Michigan 48230
(313)882-3500

COUNTY OF WAYNE
STATE OF MICHIGAN, SS.

Melanie Mahoney

being duly sworn deposes and says that attached advertisement of

CITY OF GROSSE POINTE WOODS

was duly published in accordance with instructions, in the GROSSE POINTE NEWS on
the following date: APRIL 18, 2024

#2 PHN REZONING SPL 5-6

and knows well the facts stated herein, and that she is the Administrative Assistant
of said newspaper.

Robert M Ardelan

Melanie Mahoney

City of **Grosse Pointe Woods**, Michigan
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Grosse Pointe Woods City Council, under the provisions of Public Act 110 of 2006, MCL 125.3101 as amended, and Grosse Pointe Woods City Code of 2022 Chapter 50, Article 7, Section 50-7.15, will hold multiple Public Hearings on Tuesday, May 6, 2024 at 7:00 p.m., at City Hall in the Council Chamber/Courtroom (located at 20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236) for the following purposes: 1) consider rezoning of 20100-20102 Mack Avenue from RO-1 Restricted Office to C Commercial and 2) consider special land use for 20100-20102 Mack to be a children's event space.

All interested persons are invited to attend and will be given opportunity for public comment. The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's Office, up to close of business preceding the hearing. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at 313-343-2440 seven days prior to the meeting. The agenda and pertinent documents will be available at www.gpwmt.us.

For additional project information, contact the Building and Planning Department at 313-343-2426 or e-mail building@gpwmt.us.

Paul P. Antolin
City Clerk

ROBERT M ARDELAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires October 29, 2028
Weyne

City of **Grosse Pointe Woods**, Michigan

NOTICE OF PUBLIC HEARING - CORRECTION

The notice for Grosse Pointe Woods regarding multiple public hearings: 1) Consider rezoning of 20100 – 20102 Mack Avenue from R0-1 (Restricted Office) to C (Commercial) and 2) Consider special land use for 20100 – 20102 to be a children's event space, will be held on Monday, May 6, 2024 @ 7:00 p.m. at City Hall in the Council Chamber/Courtroom located at 20025 Mack Plaza Drive. The original notice in last week's issue stated Tuesday rather than Monday, May 6, 2024.

Paul P. Antolin
City Clerk



TRANSMITTAL COVER SHEET

To: Mollie Mackinnon

From: James McNelis

COMPANY: City of Grosse Pointe Woods
Building Department

DATE: 03.06.2024
SVA PROJECT NO: 2024.023
PROJECT NAME: Friendship Factory

PURPOSE FOR:

APPROVAL USE REVIEW & COMMENT RECORD DISTRIBUTION

ENCLOSURES:

COPIES	DATE	ISSUED FOR	DESCRIPTION
14	02.16.24	Site Plan + SLU	24x36 Site Plan Approval + SLU Drawings
1	03.01.24	Site Plan + SLU	Application form
1	03.06.24	Site Plan + SLU	Application fee (check)
1	02.16.24	Site Plan + SLU	Digital Copy - issued via email

COMMENTS:

TRANSMITTED VIA:

MESSENGER UPS GROUND UPS OVERNIGHT USPS ELECTRONICALLY PICK UP
 OTHER Drop Off

CC:



LEGAL DESCRIPTION

Land situated in the City of Grosse Pointe Woods, County of Wayne, State of Michigan, described as follows:
 Lot 90, Fairholme No. 1, according to the plat thereof, as recorded in Liber 68 of Plats, Page 84, Wayne County Records.
 20100 Mack Avenue
 Tax ID: 40-012-05-0090-000

BASIS OF BEARING NOTE

The basis of bearing for this survey was established by the aforesaid recorded Plat.

TITLE NOTES

- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by making inquiry of persons in possession of the Land.
- Easements, encumbrances, or claims thereof, not shown by the Public Records.
- Rights of the public and any governmental unit in any part of the land taken, deeded or used for street, road or highway purposes.
- Covenants, conditions and restrictions and other provisions as contained in instrument recorded in Liber 5817, Page 331, Wayne County Records. Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable. [LOCATION OF BUILDING SETBACK RESTRICTIONS IS SHOWN].
- Subject to the easements, restrictions and reservations contained in the Fairholme No. 1 Plat recorded in Liber 68, Page(s) 84, Wayne County Records. [LOCATION OF EASEMENT WITHIN THE SURVEYED LAND IS SHOWN].
- Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records.
- Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned Land.
- Rights of tenants under any unrecorded leases.

ALL EXCEPTIONS SHOWN OR NOTED ON THIS SURVEY WERE OBTAINED FROM TITLE COMMITMENT NO. TC13-105243, WITH A COMMITMENT DATE OF 07-29-2022, ISSUED BY TITLE CONNECT.

SITE DATA

Gross Land Area: 6,310 Square Feet or 0.145 Acres.
 Zoned: P-1 (Vehicular Parking District)
 Building Setbacks:
 Front= None
 Sides= 20' Parking structure
 Rear= None

Max. Building Height permitted: Attendant's shelter-15'; Parking structure-30'
 Total Parking: 5 spaces including 0 barrier free (handicap) spaces.

The above setback & height requirements were obtained from the City of Grosse Pointe Woods Zoning Ordinance.

NOTE: The setbacks & height restrictions noted above are for reference purposes only and should not be used for design or construction and should not be used to determine compliance. A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. A zoning endorsement letter should be obtained from the City of Grosse Pointe Woods to insure conformity as well as make a final determination of the required building setback & height requirements.

FLOOD HAZARD NOTE

The Property described on this survey is not located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency, the property lies within Map No. 28163C0171F. According to the current available Map Index for Wayne County, Michigan, dated 10-21-2021, Map No. 28163C0171F is not printed and is indicated as being a No Special Flood Hazard Area.

TABLE A NOTES

- There was no observable evidence of current earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- There are no known proposed changes in street right-of-way lines available from the controlling jurisdiction.
- There was no observable evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- Improvements within offsite easements or servitudes as provided by the Title Company are shown within 25 feet of the subject land only.

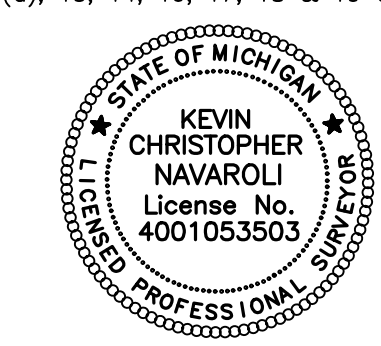
SURVEYOR'S CERTIFICATION

To:
 Buccellato Development LLC
 Daher B. Rahi and Jeanette Rahi, his wife
 Title Connect
 First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 & 19 of Table A thereof.

The field work was completed on 09-22-2022.

Kevin Christopher Navaroli
 Kevin Christopher Navaroli, P.S.
 No. 4001053503
 Date of Plat or Map: 10-04-2022
 Revised:



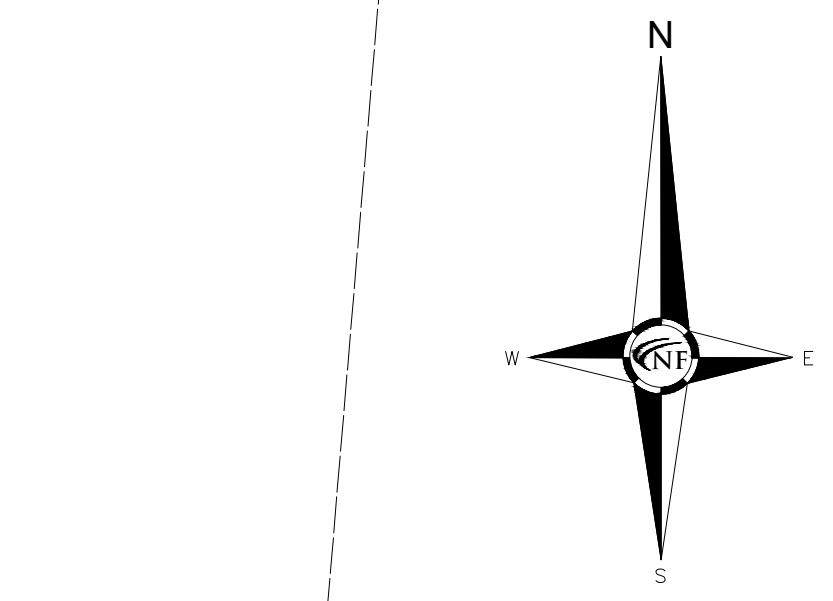
PROJECT
 "HOME INSTEAD"
 SENIOR CARE

PROJECT LOCATION
 No. 20100
 Mack Avenue
 Part of Private Claim 393
 City of Grosse Pointe Woods,
 Wayne County, MI

SHEET
 ALTA / NSPS
 Land Title Survey

REVISIONS
 SITE PLAN APPROVAL 04.18.24
 MARKUP BY: JPM (SVA)

DRAWN BY:
 A.G.
APPROVED BY:
 K.N./R.FRAUS
EMAIL:
 rfraus@nfe-engr.com
DATE ISSUED:
 10-04-2022
SCALE:
 1"=10'
NFE JOB NO. SHEET NO.
N216 1 of 1



- LEGEND**
- AC = Air Conditioner
 - ASPH = Asphalt
 - CATV = Cable Television/Box/Riser
 - CB = Catch Basin
 - CO = Clean Out
 - CONC = Concrete
 - EMH = Electric Manhole
 - EM = Electric Meter
 - EC = Electric Conduit/Riser
 - FI = Found Iron
 - FIP = Found Iron Pipe
 - FMON = Found Monument
 - G = Gas Service/Gas Main
 - GL = Ground Light
 - GM = Gas Meter
 - GP = Guard Post
 - GV = Gate Valve
 - HYD = Hydrant
 - LP = Light Pole
 - L/S = Landscape
 - MH = Manhole
 - MON = Monument
 - MW = Monitor Well
 - OH LINES = Overhead Lines
 - PI = Phone/Box/Riser
 - PH = Physically Handicapped
 - PIV = Post Indicator Valve
 - P/L = Property Line
 - PM = Parking Meter
 - ROW = Right of Way
 - SAN = Sanitary Manhole
 - SB = Stop Box (Water)
 - SMH = Storm Manhole
 - S.I. = Set Iron
 - SD = Shutoff (Water)
 - STM = Storm Sewer
 - T.MH = Telephone Manhole
 - TRANS = Transformer
 - UP = Utility Pole
 - WM = Water Main
 - (R) = Record Measurement
 - (M) = Surveyed Measurement
 - (C) = Calculated

CEMETERY NOTE
 There was no observable evidence of cemeteries or burial grounds within the subject property.

UTILITY NOTE
 All utilities are underground unless otherwise noted.
 The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.

NOTE: DTE has new regulations that may impact development outside their easement or the public right of way. Client shall contact DTE to determine the "New Structures and Power Line" requirements as they may apply to any future building or renovation of a structure. DTE Energy can be contacted at 800-477-4747.

GENERAL NOTE:
 ALL SIGNAGE
 PERMITTED
 SEPARATELY.

NEW TRAFFIC LANE
 MARKING ARROWS
 TO BE ADDED AS
 REQUIRED

DESIGNATED PICK
 UP/DROP OFF SPACE
 & LOADING ZONE
 (OFF-PEAK HOURS)

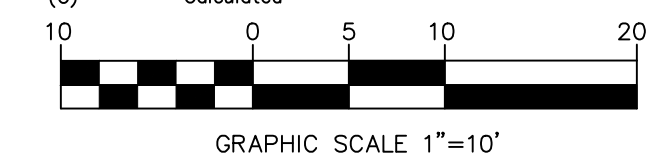
CURRENT RUBBISH
 AREA - GARBAGE AND
 RECYCLE BINS
 PROPOSED TO REMAIN.

No. 20100
 TWO STORY
 BRICK BUILDING
 W/PITCHED ROOF
 1,080 S.F.
 BUILDING S.F. IS BASED ON EXTERIOR
 BUILDING DIMENSIONS AT GROUND LEVEL ONLY
 BLDG. HEIGHT= 22' (HIGHEST POINT)

L=50.00'(R&M)
 R=590.81'(R&M)
 Δ=04°50'56"(M)
 CH=N84°36'27"W
 49.99'(M)

FAIRHOLME ROAD (60' WIDE)
 ASPHALT PAVEMENT W/ CONC. CURB

MACK AVENUE (155' WIDE)
 ASPHALT PAVEMENT W/ CONC. CURB



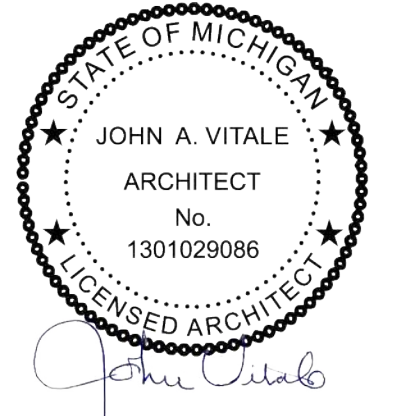
GRAPHIC SCALE 1"=10'



STUCKY VITALE ARCHITECTS
 27172 WOODWARD AVENUE
 ROYAL OAK, MI 48067-0925
 P. 248.546.6700
 F. 248.546.8454
 WWW.STUCKYVITALE.COM

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Consultants:



Project:
FRIENDSHIP FACTORY
 20102 MACK AVE,
 GROSSE POINTE WOODS,
 MI. 48236

Issued for:
 OWNER REVIEW 02.16.24

Drawn by:
 CRB, JFM, JFN
 Checked by:
 JAV

Sheet Title:
 FLOOR PLAN
 SCHEME 1

Project No.:
2024.023

Sheet No.:
A101

DO NOT SCALE DRAWINGS
 © 2020 Stucky Vitale Architects

GENERAL FLOOR PLAN NOTES:

- THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK. COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
- ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
- WALL THICKNESS ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
- ALL WOOD, INCLUDING BLOCKING, USED ON THE PROJECT SHALL BE FIRE RETARDANT TREATED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
- PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.
- PROVIDE TRANSITION STRIPS AT EACH CHANGE IN FLOOR FINISH MATERIALS.
- PAINT, PATCH AND REPAIR THE FOLLOWING TO MATCH EXISTING MATERIALS: FLOOR, WALL AND CEILING SURFACES AS REQUIRED ADJACENT TO AREAS BEING DEMOLISHED. REFER TO DEMOLITION DRAWINGS FOR MORE INFORMATION.
- REINFORCE WALL AND PROVIDE BLOCKING AS REQUIRED TO SUPPORT WALL CABINETS AND COUNTERTOPS.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL WALL REINFORCING FOR INSTALLATION OF ACCESSORIES, COAT RACKS, CHART RACKS, CASEWORK, AND OTHER WALL MOUNTED ITEMS.
- CLEAN AND REPAIR ALL EXISTING FLOOR FINISHES AS NECESSARY.
- ALL EXPOSED PIPES, DUCTS, AND CONDUIT TO BE PAINTED TO MATCH EXISTING.
- PROVIDE CONTROL JOINTS IN GYPSUM BOARD PARTITIONS AT 30'-0" O.C. MAXIMUM AND AS INDICATED IN THE CONTRACT DOCUMENTS.
- COORDINATE WITH OWNER'S EQUIPMENT SUPPLIER FOR INSTALLATION REQUIREMENTS / LOCATIONS OF FLOOR / WALL / CEILING MOUNTED ITEMS; I.E. CAMERAS, TV'S, SPEAKERS, SENSORS, SECURITY WIRING, VAULTS, ATMS.
- CONTRACTOR SHALL CONDUCT A ROUGH ELECTRICAL INSPECTION WITH OWNER, PRIOR TO ENCLOSING WALLS, FOR THE PURPOSE OF CONFIRMING ALL J-BOX LOCATIONS FOR POWER, DATA, VOICE, SWITCH, THERMOSTAT, ETC.
- CONTRACTOR TO FILL ANY AND ALL EQUIPMENT PENETRATIONS OR DEPRESSIONS INTO OR THROUGH THE EXISTING SLAB THAT WILL NOT BE UTILIZED TO FEED NEW EQUIPMENT (I.E. ABANDONED FLOOR CORES, IMPRESSION FROM PREVIOUS EQUIPMENT FLOOR-PLATE REMOVAL). PENETRATIONS SHALL BE FILLED WITH NON-SHRINK GROUT. THE SIDES OF ANY EXISTING OPENINGS SHALL BE MODIFIED/TAPERED SO THAT THEY ARE WIDER AT THE TOP THAN AT THE BOTTOM. FOR LARGE OPENINGS, PROVIDE ONE (1) #5 BAR 2" UP FROM BOTTOM OF HOLE.
- A TACTILE SIGN STATING 'EXIT' AND COMPLYING WITH ICC-A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN 'AREA OF REFUGE', AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, AN EXIT PASSAGEWAY, AND THE EXIT DISCHARGE.
- PROVIDE PERMANENT MIN 3-INCH HIGH CONTRASTING COLOR MARKING AND IDENTIFICATION AT ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS WITHIN 15 FEET AT THE END OF EACH WALL, AND NOT EXCEEDING 30 FEET MAXIMUM HORIZONTAL INTERVALS, MINIMUM 2 LOCATIONS EACH WALL, TYPICAL FOR ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING, OR ATTIC SPACES PER CODE (MBC 703.7)

FLOOR PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

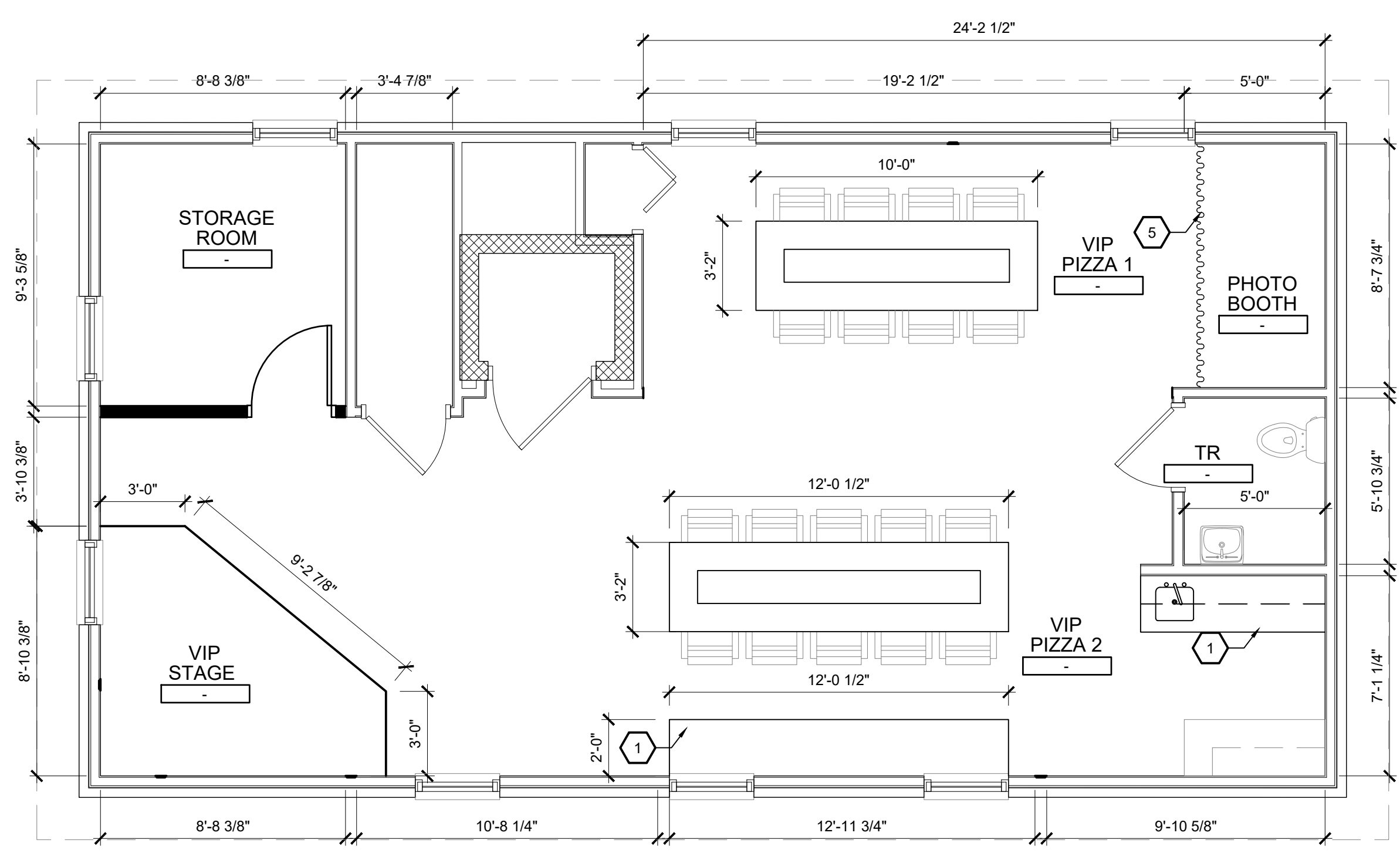
- 1 NEW MILLWORK COUNTER
- 2 NEW CLOTHING RACKS
- 3 NEW CHANGING ROOM BENCH
- 4 NEW MOP SINK
- 5 NEW PHOTO BOOTH CURTIAN

PROJECT DATA:

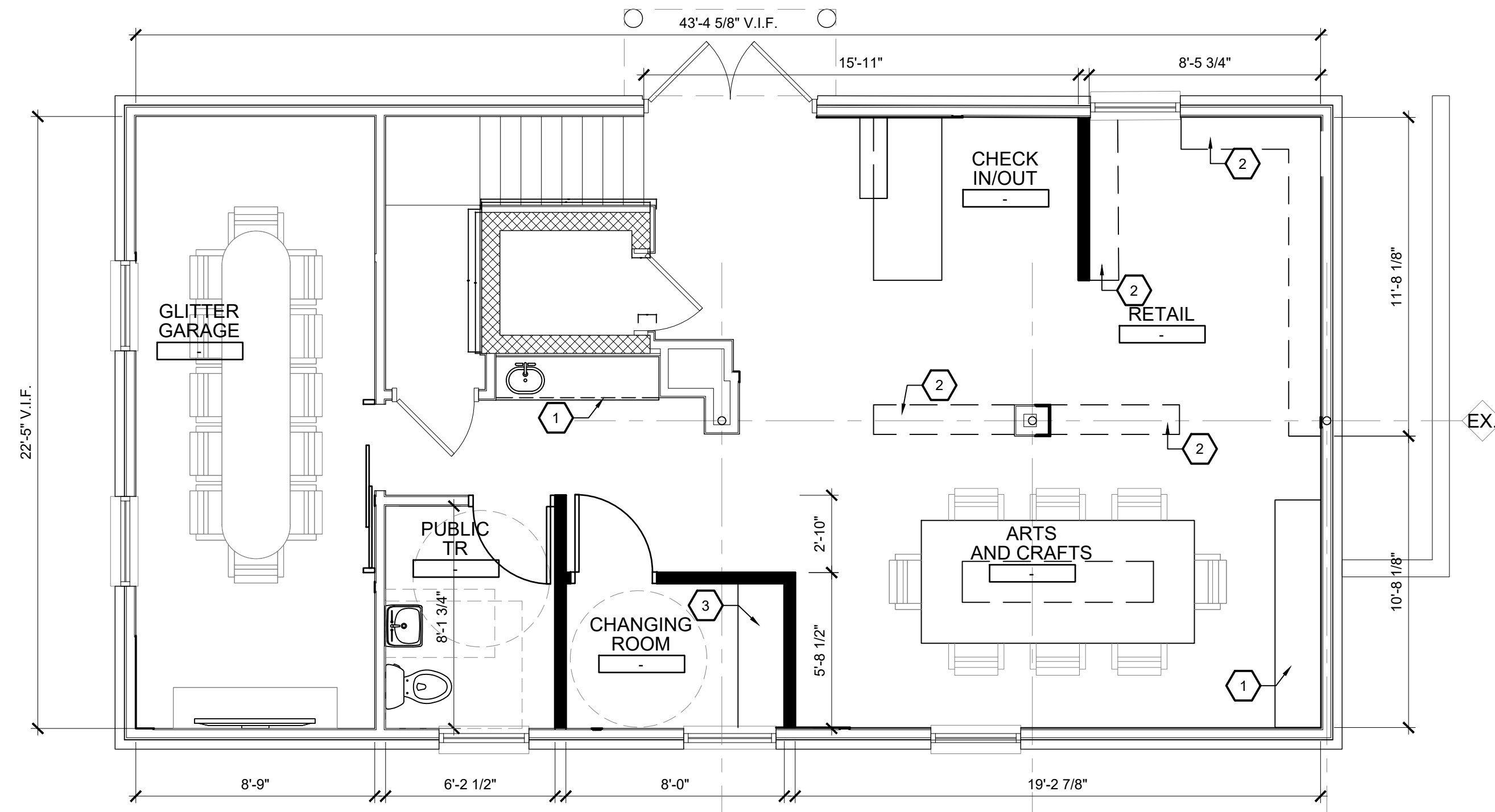
BUILDING CODE AUTHORITY:
 CITY OF GROSSE POINTE WOODS

PROJECT AREA:
 EXISTING BUILDING FOOTPRINT = 1,075 GSF
 RENTABLE* SQUARE FOOTAGE:
 EXISTING UPPER LEVEL = 889 SF
 EXISTING GROUND LEVEL = 879 SF
 EXISTING LOWER LEVEL = 883 SF

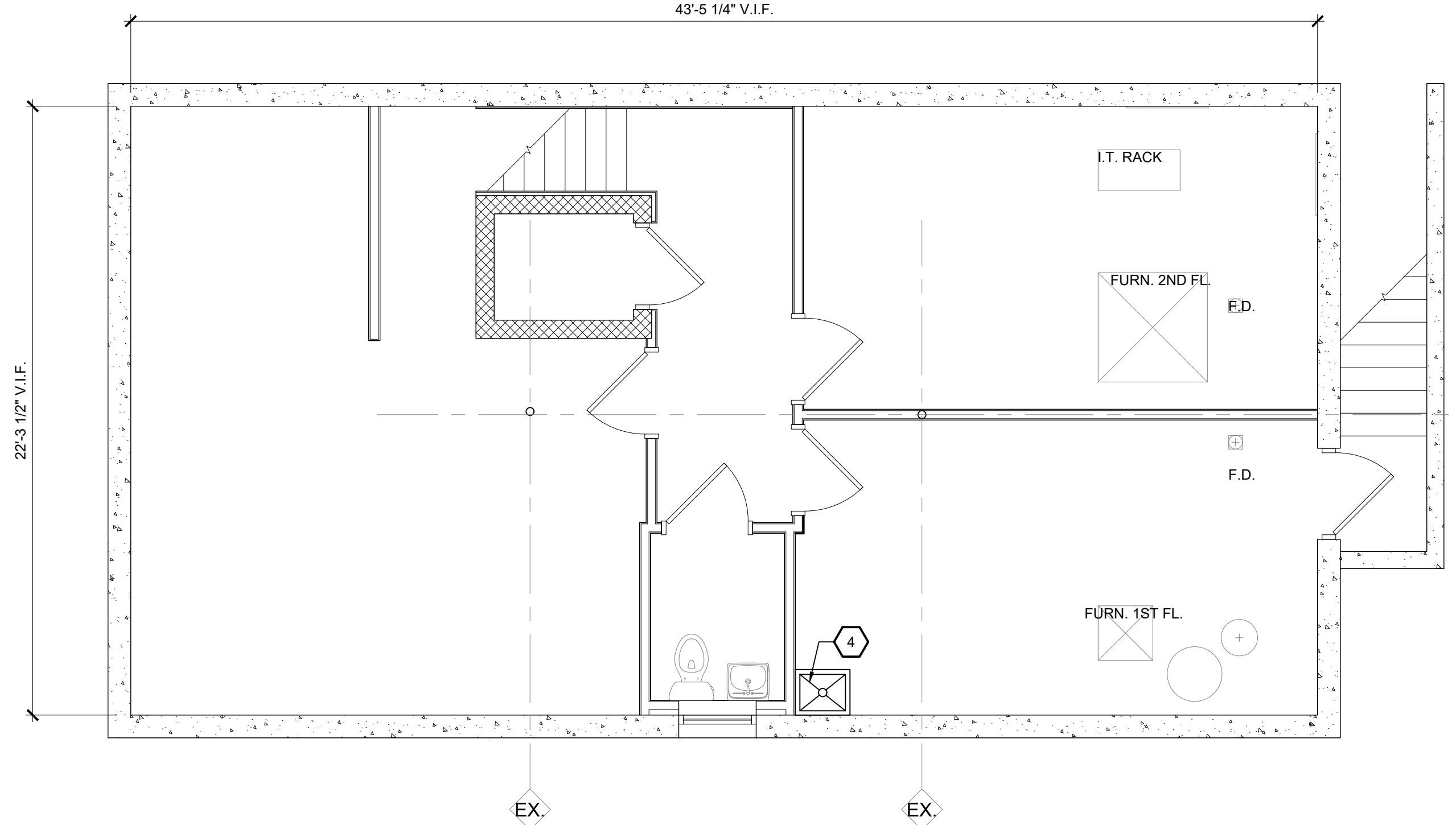
*NET SQUARE FOOTAGE, NOT INCLUDING EXISTING STAIR & ELEVATOR



FLOOR PLAN - UPPER LEVEL
 SCALE: 1/4" = 1'-0"
 CONCEPT 1



FLOOR PLAN - GROUND LEVEL
 SCALE: 1/4" = 1'-0"
 CONCEPT 1



FLOOR PLAN - LOWER LEVEL
 SCALE: 1/4" = 1'-0"
 CONCEPT 1

