



MCKENNA

May 31, 2023

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

Subject: Class C Liquor License Application: Crispelli's, LLC
Location: 19852 Mack Avenue – Crispelli's Bakery and Pizzeria
Zoning: C - Commercial Business

Honorable Councilmembers:

At the request of the City, we have reviewed the Class C Liquor License application for Crispelli's, LLC who are in the process of opening a new restaurant at 19852 Mack Avenue called Crispelli's Bakery and Pizzeria. This request is for a new Class C (sale of beer, wine and spirits for consumption on the premises).

We have reviewed the application for compliance with the requirements of Chapter 4, ALCOHOLIC LIQUORS of the City Code of Ordinances. Based on our review of the submittal, we offer the following comments for your consideration:

Any application for a Class C/Tavern License must meet the standards of Section 4-24. Application and review procedures. Additional restrictions are found in Section 4-30 as well, to ensure that the applicant not only can legally hold such a license, but also to ensure that the restaurant being granted a license is a full-service sit-down restaurant with a full menu and not a carry-out or fast-food restaurant. Full service, sit-down restaurants contribute more to the vitality of the business district than fast food restaurants because they encourage patrons to stay in the area longer and visit other businesses either before or after dinner.

REVIEW COMMENTS

Section 4-24 (1) *Site location, design, operational and implementation information*

- a) *A location map of the property where the license is to be located shall be provided. The map shall show the relationship of the proposed licensed facility to surrounding property and uses and any church or school building within 500 feet of the proposed facility.*

The proposed restaurant is located within 500 feet of an existing church.

With respect to the Class C Liquor License request, the City does not have a specific separation requirement – only the requirement to show schools and churches within 500 feet. The Liquor Control Commission may waive this requirement if there are no objections from the church or school.

Based on the compact nature of Grosse Pointe Woods and the Mack Avenue Corridor, these land use relationships are common and should be considered in combination with the benefits of creating a vibrant

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mixed-use business district. The peak hours of operations for the proposed restaurant do not overlap with the peak hours of the church. As a result, the chance for conflicts is minimal.



- b) *A site plan showing the location of the building on the lot where the proposed licensed facility is to be operated, the architectural design and building elevations, and other pertinent physical features of the proposed building.*

Such site plans and elevations have been submitted and approved by the city as part of the rehabilitation of the building, completed previously.

- c) *The floor plans, seating arrangements, interior design, and the type of furniture and fixtures to be used in the proposed restaurant facilities.*

A floor plan was submitted on March 22, 2023. Drawings and specifications for furniture and fixtures have not been submitted. Any proposed changes will be reviewed for compliance with the City's codes and ordinances.

- d) *If the building is already constructed, then, in addition to the above items, the applicant shall furnish proposed renovation plans for the interior of the premises or any proposed exterior building alterations.*



All exterior building alterations except signage have been approved and completed already. All interior demolition has been completed and the space is in “white box” condition currently. Improvements are shown in the submitted floor plan.

- e) *A statement as to when the applicant intends to commence construction or renovation of the proposed building or facility and when the applicant expects to complete such construction.*

Construction on the exterior has begun and interior work is pending further approvals.

- f) *A statement as to the proposed hours of operation, menu, staff and culinary facilities and capabilities.*

Proposed hours of operation at Crispelli’s are Monday through Saturday from 11:00 am to 9:00 pm and Sunday from 11:00 am to 8:00 pm. It will hire 35 full- and part-time employees. The menu was appended to the end of the application.

- g) *Submittal by the applicant of a proposed restaurant improvement plan and ongoing development goals to maintain quality service should a license be approved.*

Based on the regional success of Crispelli’s restaurants, we believe they will maintain the operation if it is approved.

Section 4-24 (6) also contains several items germane to the Planning and Zoning functions. We will respond to those items below here. Any subsections not listed are items on which we have no comment.

- a) *The appropriate relationship between buildings and land uses.*

There is an existing appropriate relationship between buildings and land uses along this portion of the Mack Avenue corridor, which the issuance of the requested liquor licenses will not change. However, it is located within 500 feet of an existing church.

- b) *Total number of similar licenses in the city.*

Grosse Pointe Woods has 11 active Class C licenses and two available Class C licenses. Crispelli’s is requesting one of those two available licenses.

- c) *Input from residents and surrounding business owners.*

One resident has commented in opposition to restaurants at this location, though we have seen no other input as of this review. Notification has been sent to property owners within 300 feet of the subject site for public comment in advance of a public hearing.

- d) *Impact of the establishment on surrounding businesses and neighborhoods.*

Impact is anticipated to be minimal on surrounding businesses and neighborhoods. Having an additional business of this caliber will help improve the attractiveness of the city.



e) *Pedestrian and vehicular movement.*

Existing street and sidewalk infrastructure is sufficient to accommodate the additional traffic this proposed restaurant may create.

f) *Parking availability.*

According to the zoning ordinance, “On all changes of occupancy where a new tenant occupies the building, whether the new tenant continues the same use or not, in structures existing prior to the adoption of the ordinance from which this subsection is derived, the off-street parking requirements shall conform to at least 50 percent of the requirements specified in this subsection, provided that the total area of the original structure remain unchanged.”

According to the zoning ordinance all of the uses on this block, including the two proposed restaurants, are required to provide 28 parking spaces. There are currently 23 shared parking spaces located in this block. In addition, the applicant has obtained a parking agreement with the Grosse Pointe Woods Presbyterian Church to the north. This lot, within 50 feet of the restaurant, will accommodate overflow parking during peak use times with 57 parking spaces available during all hours except during church services.

h) *Substantial renovation of existing buildings.*

The subject structure has been substantially renovated.

i) *Concentration of drinking establishments and impact on policing requirements.*

There is no concentration of drinking establishments near the subject site. Within 1,000 feet of the site are two Class C-licensed establishments: Mack Avenue Grill at approximately 260 feet to the southwest, and Da Edoardo, about 650 feet away in the same direction.

n) *Diversification of the type of commercial activity in a given area or block.*

The Mack Avenue corridor contains a diverse mix of retail, service, and food-related businesses, which this proposed business will reinforce.

p) *Type or character of the establishment, e.g., full-service restaurant, “bar only” or hotel.*

Crispelli’s will be a full-service restaurant.

v) *The effect that the proposed establishment would have in contributing to the economic stability or revitalization of areas with the city.*

The addition of a Crispelli’s to Grosse Pointe Woods will contribute to the economic stability of the city, likely drawing customers and dollars to the Mack Avenue Corridor.



RECOMMENDATION

Based on our review, we find that the proposal for the Class C Liquor License meets the requirements of Section 4-24 of the Grosse Pointe Woods Code of Ordinances. We recommend the City Council approve the applicant's request for a Class C Liquor License subject to the approval of the Liquor Control Commission with respect to the 500-foot separation requirement.

Respectfully submitted,
McKENNA



John R. Jackson, AICP
President



Michael Boettcher, AICP
Senior Planner

Note: The applicant has also applied for an SDM license which will be reviewed at a future date.