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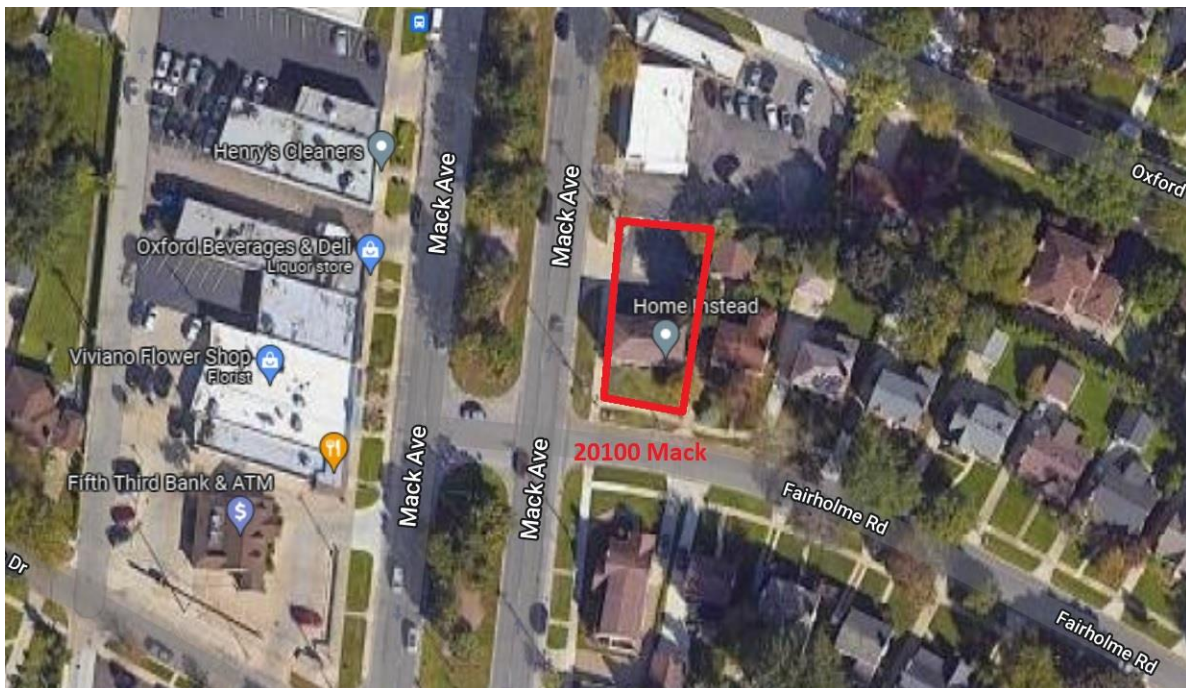
March 21, 2024

Planning Commission
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

Dear Commissioners,

We 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 to allow for the consideration of a special land use request to open an event space. The site itself contains an existing two-story office building of approximately 1,080 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.



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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. Pending any comments from the public during the public hearing, we recommend the Planning Commission 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 to City Council 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;*
- 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.