



MCKENNA

March 22, 2024

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

SUBJECT: 20419 MACK AVENUE (BEAUILOFTS) SITE PLAN REVIEW #1 AND VARIANCE REQUEST

Parcel ID: 400-07-0400-09000, Acres: 0.14
Site Plan Review #1
Zoning: C , Commercial Business District
Applicant: Lauren Falzone, Property Owner

Dear Commissioners:

At the January Planning Commission meeting, we reviewed the site plan for business and address listed above. The application submitted by Lauren Falzone, property owner of 20419 Mack Avenue, is for an interior renovation and parking variance request to allow for a complete interior build-out of an existing vacant retail lease space to include 15 salon-like rooms as well as a laundry and break room, waiting area, and restrooms. While the proposed business type complies with the zoning of this property, the proposed intensity of the use does not comply with the off-street parking requirements set in Section 50-5.3 of the zoning ordinance.

Based upon the request of the Commission, the review was tabled until this month to offer an opportunity for the applicant to pursue a shared parking agreement with a property within 500 feet. The applicant has been unsuccessful in solidifying the agreement with a property the permitted distance.

During this time, the City Attorney provided an opinion on the business licensing and review of this applicant, these include:

- Each tenant must obtain their own business license.
- To alleviate concerns that the rooms may not remain as beauty parlors or related businesses, the Planning Commission should include this as a condition of approval. For instance, it can be approved for *health, beauty or wellness services only*.
- In terms of off-street parking requirements, the space [building] should be treated as one unit for parking calculation. This is consistent with the language of the Zoning Ordinance that provide for "Beauty parlors, or related businesses..."

Upon review of the proposed plan compared to the applicable ordinance standards, we offer the following comments for your review. Items that do not comply or require additional information are in **bold and underlined**. Planning Commission must determine what is feasible for this location and to what extent a parking waiver is suitable.

HEADQUARTERS

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Suite 105
Northville, Michigan 48167

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PLAN DETAILS

No changes will be made to the building footprint or the exterior of the building. Drawings of the proposed interior renovation and the parking and dumpster layout were submitted along with the application. The applicant proposes to sub-divide the building of 3,260 square feet into 15 rooms ranging from about 100 SF to 159.06 SF. The rooms are to be rented out to an independent beauty-related service providers that assists customers on-site, each service provider chooses their own schedule, it is not coordinated by the facility.



Figure A: Site Plan, Parking and Dumpster Layout

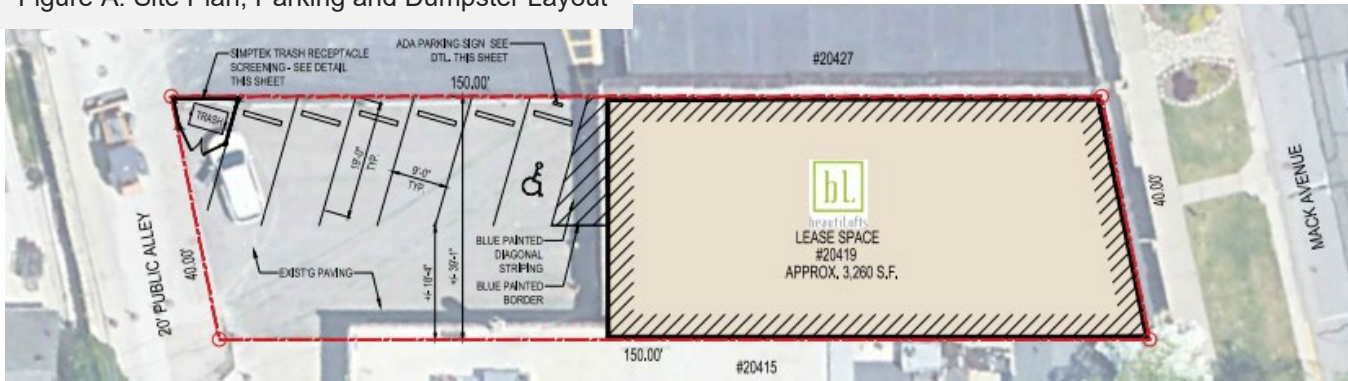
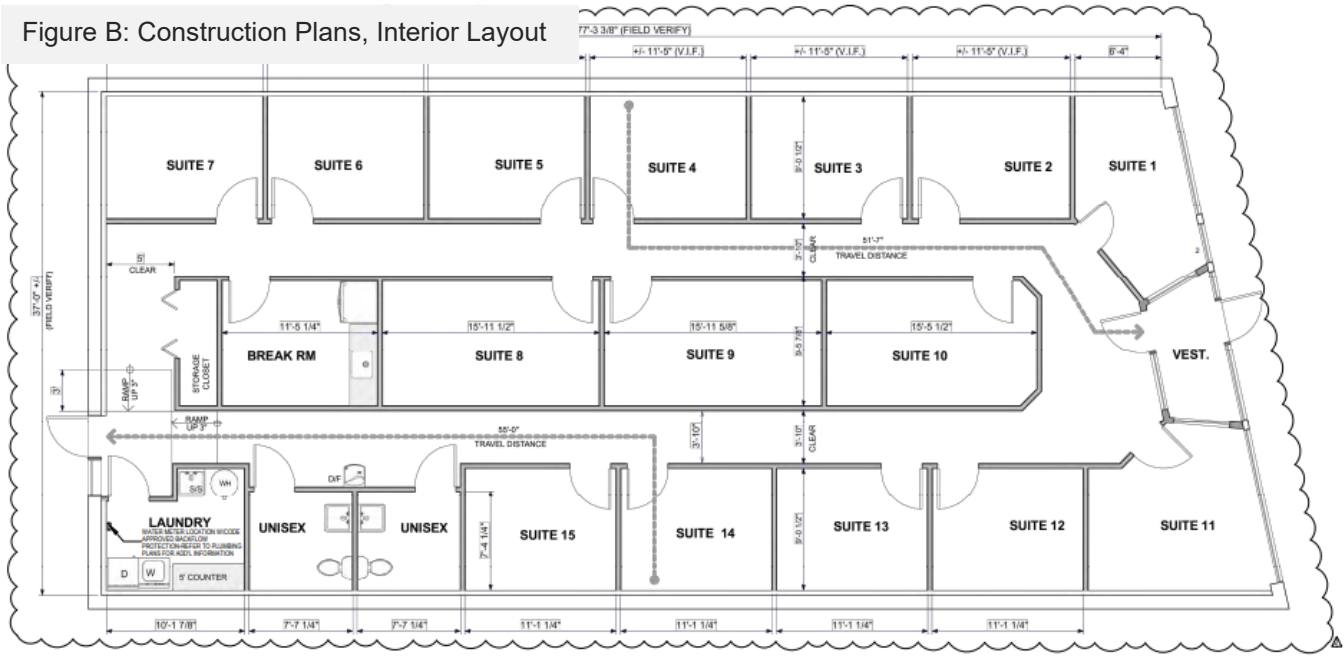


Figure B: Construction Plans, Interior Layout





RECOMMENDATION

The intensity of the proposed use is dependent upon off-street parking. Based on the analysis in this review, it is recommended that 11 interior service units be approved as an intensity that can be accommodated at this location and that the floor-plan be modified and resubmitted for administrative review. This would entail a parking waiver of two (2) off-street parking spaces.

Planning Commission should consider whether they find additional evidence to support more interior units based on this review letter, their understanding of the site's context, and additional information provided by the applicant during the meeting. If there is evidence to support a waiver greater than 2 off street parking spaces, the applicant would be allowed to proceed with a greater quantity of interior units.

If the commission does find a parking waiver suitable, Planning Commission may schedule a public hearing to consider a parking waiver of the amount they decide is a suitable allowance.

If you have further questions, please do not hesitate to contact me.

Respectfully submitted,

MCKENNA

Brigitte Wolf, AICP
Asisstant Planner



Site Plan Review

LANDSCAPING AND SCREENING (SEC. 50-6.1)

Visually unattractive structures (e.g., transformers, generators, utility cabinets, mechanical equipment and similar structures or equipment) shall be screened with either landscaping, fencing or walls. The planning commission may require additional landscaping fences or walls in accordance with the standards and intent of this section and Chapter 50, Article 7 - Administration and Enforcement.

Findings: To screen the dumpster, located at the rear property line in the northwest corner, the applicant proposes gray eco-stone paneled fence at 6 feet high. While the color does vary from the rear exterior of the principal structure, it does align with the pre-approved historical colors for commercial exteriors.

The positioning of the dumpster and its enclosure is not ideal as it blocks the clear vision triangle for vehicle exiting and entering the parking in the rear of the buildings for this property and adjacent properties; however, given the layout and the dimensions of the lot this is the only feasible placement. The Department of Public Works does not expect any issues so long so as there is not an encroachment of the alley.

PARKING AND LOADING (SEC. 50-5.3)

Beauty parlors, or related businesses, require three spaces for each of the first two beauty or barber chairs, and 1.5 spaces for each additional chair.

Six (6) off-street parking spaces are provided in the rear of the building, accessed by the alley. The dimensions of the parking spaces are 9' by 19', angled at 54 to 74 degrees, with a 18'4" maneuvering lane. The following table below shows a breakdown of the number of parking spaces required for the proposed renovation of an existing building. Given that this is an existing structure and the total area of the structure remains unchanged, the off-street parking must only conform to at least 50 percent of the requirements listed above.

Additionally, "when units or measurements determining the number of required parking spaces result in a requirement of a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one parking space."

Table 1. Off-street parking required for the number of chairs for service

Number of Chairs for Service	Number of Off-Street Parking Spaces Provided	Number of Off-Street Parking Spaces Required	Number of Deficient Off-Street Parking Spaces	Number of On-Street Parking (9 total along Mack on this block)
9	6	11 @ 50% = 6 6 off-street parking spaces are provided in the rear.	0	2
11	6	17 @ 50% = 8	2	2 spaces spanning the building frontage
12	6	18 @ 50% = 9	3	The space in front of their building + 1 additional on-



				street parking space.
13	6	20 @ 50% = 10	4	Would utilize 44% of the block's on-street parking
15	6	$((13 \times 1.5) + 3) / 2 = 11$ This is the required amount of off-street for occupancy of an existing building with 15 service units.	5	Would utilize the majority of the on-street parking on the block.
18	6	$((16 \times 1.5) + 3) / 2 = 13$ This is the required amount of off-street for occupancy of an existing building with 15 service units and 18 chairs.	7	Would utilize the majority of the on-street parking on the block.

To proceed with a parking waiver, the following stipulations are now adopted and must be followed:

Proof from Applicant. *In order for the Zoning Administrator or Planning Commission to waive off-street parking requirements, the applicant must demonstrate that the required amount of parking spaces is excessive based on the needs of the proposed use or that the site cannot physically accommodate the required number of parking spaces.*

Process. *If the parking space reduction is more than 10% of the total site parking, then a public hearing is required. Planning Commission has final authority over granting parking waivers.*

Findings: In considering the context of the site, the provided off-street parking, and on-street parking, there is conclusive evidence to support 11 interior units. There is insufficient parking to support the proposed 15 interior units. **However, Planning Commission should consider whether they find additional evidence to support more interior units based on this review letter, their understanding of the site's context, the business model and additional reasoning provided by the applicant during the meeting.**

SIGNS

Chapter 32 of the City's Code of Ordinance concerns signage.

Findings: Any exterior signage must undergo separate administrative review and approval.

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: Lighting details have not been provided, no changes are proposed at this time.