

**Motion** by Koester, seconded by Brown, regarding **First Reading: Conditional Rezoning (Map Amendment) Review #2 – 20160 Mack Avenue (RO-1, Restricted Office District to C, Commercial Business District, Conditionally)** that City Council concur with the City Planner's and Planning Commission's recommendations and approve the first reading of the ordinance and zoning map amendment for the proposed conditional rezoning at 20160 Mack Avenue from the RO-1, Restricted Office District to the C, Commercial Business District (Conditionally), based on the following findings of fact and set a date of January 5, 2026 (confirm if there is a quorum), for a public hearing and second reading/final adoption, and to authorize the City Clerk to publish same by title in the Grosse Pointe News:

- a. *This rezoning and proposed development is consistent with numerous goals from the 2024 Master Plan, including Goal #1 - Housing: Provide a range of housing choices for all ages, abilities, and incomes; Goal #2 – Economic Development: Elevate Mack Avenue as a thriving, vibrant commercial corridor that meets the daily needs of residents and is a destination for visitors; and Goal # 3 – Community Character: Strengthen sense of place, identity, and character throughout the City and its neighborhoods.*
- b. *This rezoning brings the site closer to the intentions of the 2024 Master Plan's Future Land Use Plan, which designates the site as "Corridor Mixed Use".*
- c. *The uses permitted in the C, Commercial Business District, including a mix of retail, office, restaurant, and residential uses, are generally compatible with the commercial nature of Mack Avenue surrounding this property. The applicant must provide appropriate buffering between adjacent properties of dissimilar zoning, per the requirements of the Ordinance, during the site plan review process.*
- d. *While the Voluntary Conditions offered by the applicant place an additional limitation on the type of future occupancy, i.e.: "The property shall be limited to one potential "quick services restaurant" with no drive-through and shall not exceed 3,200 square feet", restaurants are subject to the City's Special Land Use process. Should a restaurant be proposed in the future, an additional public hearing and review of the specific use (including maximum occupancy, square footage, available parking, loading, etc.) will be evaluated for compliance with the Zoning Ordinance.*
- e. *The site meets all Zoning Ordinance dimensional requirements of the C, Commercial Business District. The rezoning allows for a buildable lot and does not create a non-conformity.*
- f. *The rezoning is not anticipated to significantly alter traffic generation in the area. The proposed uses are anticipated to generate comparable amounts of traffic to that of an operating medical office, and pedestrian and non-motorized transportation safety is expected to be improved through sidewalk connectivity and the reduction of a driveway.*
- g. *The design of the building follows traditional, high quality architectural design which is encouraged by the Zoning Ordinance and is largely compatible with the Mack Avenue Corridor and surrounding neighborhoods.*

COUNCIL MINUTES EXCERPT  
12-15-25

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Koester, McConaghy, Motschall

No: None

Absent: Granger

Councilmember Koester was supportive of the proposed housing and updates included with the revised development and felt it would benefit the community. He thanked the residents for their concerns and feedback.