



**MCKENNA**

April 18, 2024

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

**Subject: 20331 Mack Avenue (Nino Salvaggio Remodel) Site Plan Review**  
Parcel ID: 40-007-03-0021-000  
Site Plan Review #1  
Zoning District: C - Commercial Business

Dear Commissioners,

We have reviewed a site plan review application submitted by Lindhout Associates Architects on behalf of Nino Salvaggio (the "Applicant"). The site is located on the west side of Mack Avenue between Country Club Drive and Lochmoor Drive and is zoned the C, Commercial Business District. The Applicant proposes to repurpose and renovate a 1-story, 2,350 square feet building on a 0.07-acre lot to be a market style café. The front façade will be demolished and reconstructed. The interiors will be demolished and renovated as well.



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## RECOMMENDATION

The following recommendation is to be made pending the findings of the Planning Commission that an enclosed, screened trash receptacle is not necessary. Based upon compliance with the Grosse Pointe Woods Zoning Ordinance, more specifically section 50-6.1 and the sections referenced in this review, we recommend the Planning Commission consider the following motion:

*I move to recommend approval of the renovation at 20331 Mack Avenue (Parcel ID 40-007-03-0021-000) to City Council based on the following findings of fact:*

- a. The proposed use of the vacant building conforms with the current Zoning Ordinance.*
- b. The proposed use conforms with the Master Plan Future Land Use Plan Map for both the subject site and surrounding sites along the adjacent Mack Avenue corridor.*

*This recommendation is tied to the following conditions:*

- 1. Compliance with lighting standards of section 50-6.1.*
- 2. Wall signage compliance with the standards of Chapter 32 in the City's general Code of Ordinance.*
- 3. Any trash receptacle added to the rear exterior, such as a dumpster, is to be proposed as an amendment to the approved site plan.*
- 4. A protective perimeter is added to the outdoor dining area between the roadway and the seating area, at a minimum.*

Respectfully submitted,

**McKENNA**

Alicia Warren  
Assistant Planner

Brigitte Wolf, AICP  
Associate Planner



# Site Plan Review

Following the site plan standards explained in section 50-6.1, this review has been prepared for review and approval by Planning Commission.

## 1. ZONING AND MASTER PLAN DESIGNATIONS

The table below details the existing land use, current zoning, and future land use:

Location	Existing Land Use	Zoning District	Future Land Use Designation
Subject Site	Vacant	C, Commercial Business	General Business/ Mixed Use
North	Commercial	C, Commercial Business	General Business/ Mixed Use
South	Commercial	C, Commercial Business	General Business/ Mixed Use
East	Church	C-F, Community Facilities	Institutional
West	Single-Family Residential	R-1E, Residential	Single Family Medium Density

**Findings:** The 2006 Master Plan Future Land Use Map designates this site and the immediate surrounding areas to the north and south *General Business/ Mixed Use*, described in the text of the Master Plan as, “*designation includes retail, restaurant, and office establishments which are designed for the day-to-day needs of nearby residents. These facilities are intended to be located in close proximity to residential neighborhoods but with adequate buffering. These land uses equate to the City’s C Commercial Business zoning district and some areas zoned RO-1 Restricted Office*”. This land use designation equates to the C, Commercial Business district, which is the zoning category that currently applies to the site.

The current use is vacant; previously it was an Art Gallery commercial business. The proposed café is permitted based on the zoning of this site. Section 50-4.9 defines ‘retail businesses for local and neighborhood needs’ as “restaurants, lunchrooms and cafeterias and places for the sale of soft drinks, juices, ice cream and nonalcoholic liquors, but excluding drive-thru facilities...” to be permitted in C Commercial Business District. Special Land Use is not permitted for this application. Complies.

## 2. DIMENSIONAL REQUIREMENTS

Standard	Requirement	Existing Conditions	Proposed Conditions	Proposed Compliance
Min. Front Setback	0 ft.	Unknown	Existing	Yes
Min. Side Setback (North)	No side yards are required along interior lot lines if walls abutting are fireproof and without windows/openings. Otherwise a side yard or outer court of no less than 5 feet per story must be provided. No side yard on street side of corner lots.	0 ft.	0 ft.	Yes
Min. Side Setback (South)		0 ft.	0 ft.	Yes
Min. Rear Setback	No rear yard is required if walls are fireproof and without windows or openings. With windows and openings, except for emergency uses, a rear yard of no less than 5 feet for a one story building is required; measured to the centerline of the public alley.	Unknown	Existing	Yes



Max. Building Height	Minimum 16 feet at front elevation, maximum 28 feet.	Front elevation 18'-10" at arch	Same	Yes
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**Findings:** The building footprint itself will remain the same. Complies.

*Note: If outdoor seating is desired in the front of the building, as has been discussed with the applicant, it will need to be approved by Wayne County before receiving a city permit as this area is in the county right of way. It will also entail review by the Planning Commission to verify the size and number of tables, chairs, umbrellas, awnings, canopies, and any additional changes to the exterior comply with the Zoning Ordinance.*

### 3. ARCHITECTURE AND BUILDING DESIGN (Sec. 50-5.18)

The Ordinance requires architectural and building design standards to “promote a complimentary use of design elements that result in a theme oriented, harmonious appearance and image for the commercial and high intensity residential areas of the city”.

**Findings:** The elevations illustrate that the building addition will be primarily composed of tan brick with a wood-like gray accent. This will be paired with cast stone roof trim and windowsills and a wood door and frame. The colors are consistent with the ordinance and design standards, and adjacent buildings. Using natural masonry materials and tones in the design is balance, complementary, and appreciated.



EXTERIOR RENDERINGS

NOT TO SCALE





#### 4. PARKING AND LOADING (Sec. 50-5.3)

##### Findings:

**Parking.** The site includes 2 off-street parking spaces at the rear of the building, which are accessed via the alley. The applicant intends to utilize the public off-street parking (located 225'-6" from the site) for the remainder of the parking.

Per section 50-5.3(H), establishments for sale and consumption on and off the premises of beverages, food and refreshments involving delivery service. It is our understanding that the business will not be providing delivery services.

With a 2,350 square feet building, 12 parking spaces are required for the floor area, plus 1 for each employee on the peak shift, (+ 6 spaces) for a total of 18 parking spaces.

Per section 50-5.3(H), when a new tenant occupies the building, whether the new tenant continues the same use or not, the off-street parking requirements shall conform to at least 50 percent of the requirements, provided that the total area of the original structure remain unchanged.

**This would reduce the 18 required spaces to 9 required off-street parking spaces.**

Per Zoning Ordinance section 50-5.3 (E), off-street parking requirements allow for off-street parking facilities within 500 feet of the permitted use on the same side of a major thoroughfare. The public lot will need to be utilized to meet off-street parking requirements.

**Loading.** One loading space is required and located at the rear of the building. Applicant states this will be used during the early morning off hours. The applicant should clarify what 'early morning' entails to ensure there will not be any unnecessary disturbances to adjacent residential properties.

#### 5. SIGNS (Chapter 32 of the General Code)

**Findings:** Wall signage is proposed on the building's eastern (front) elevation. **To determine compliance, additional information is needed.** The following provisions are relevant to the proposed signage:

1. *Material.* Wall signs shall be constructed of noncombustible material, except that approved combustible materials or approved combustible plastics may be used as provided in this Code, and wood may be used for moldings and purely ornamental features.  
**The applicant must clarify the wall sign material.**
2. *Thickness.* No wall sign shall be more than eight inches thick.  
**The applicant must clarify the sign thickness.**
3. Wall signs upon building fronts containing up to 40 feet of building frontage shall not exceed three feet in height or a maximum of 30 square feet in size. **Given that the building is 19'4", the wall sign shall not exceed these dimensions. The applicant must clarify the dimensions of the wall sign.**
4. *Colors.* A maximum of three complimentary, muted colors or shades of colors may be used for a sign. A list of approved colors will be maintained by the building official as approved by the planning commission resolution. **The strawberry of two colors is part of the company's logo and appears to be muted for the proposed wall sign.**

Once the specific dimensions and illumination of the proposed business signage are known, the applicant should submit their plans for review and approval. Refer to Section 32.7 for specifications on sign illumination and Section



32.9 for specifications on business logos. Can comply.

## **6. LIGHTING (Sec. 50-6.1)**

*The Ordinance states “Exterior lighting shall be designed so that it is shielded from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.”*

**Findings:** The applicant has proposed two traditional wall lights and two gooseneck sign lights on the eastern elevation of the façade. **The applicant must provide additional lighting information such as cut sheets to determine compliance with Zoning Ordinance standards.**

## **7. TRASH RECEPTALE (Sec. 50-6.1)**

**Findings:** Given that this is a food-based business, open daily, we anticipate this use to generate more trash than the previous use. The applicant has confirmed that a dumpster will not be used / needed as they will have a daily transfer truck to remove bulk boxes and other trash. 96-gallon bins will be located in the garbage holding area at the rear of the building for daily use. **If future use of a trash receptable/dumpster is needed on the exterior of the building, proper screening must be provided.**

## **8. OUTDOOR SEATING (Sec. 50-6.5)**

*According to the Outdoor Café Permit application review criteria, the following must be added to outdoor seating in the public right-of-way, “The perimeter around the outdoor cafe area may be delineated using nonpermanent fixtures such as railing, potted plants, decorative chains, or other approved fixtures. The permanent anchoring of tables, chairs, umbrellas, awnings, railings or other fixtures may be approved by the building department provided such anchoring meets all city and county requirements.”*

**Findings:** The site plan indicates two outdoor seating tables in the public right-of-way in front of the building along Mack Avenue. **Railings or obstruction must be added between the seating and the roadway.**

**Additionally, if outdoor seating is desired in the front of the building, as proposed in the rendering presented, it will need to be approved by Wayne County before receiving a city permit as this area is in county right of way.**