



**MCKENNA**

May 15, 2025

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

**Subject: RO-1 to C Rezoning Request for 20160 Mack Avenue**  
Parcel ID: 40-009-01-0001-000  
Rezoning Review #1  
Existing Zoning: RO-1, Restricted Office District  
Proposed Zoning: C, Commercial Business

Dear Councilmembers,

We, along with the Planning Commission, have reviewed the above application for consideration of a rezoning request. On behalf of Buccellato Development, Stucky Vitale (the "Applicant") requests a rezoning for 20160 Mack Avenue (the "Site") from the Restricted Office to Commercial Business. The site contains an existing one-story office structure and surface parking lot, and the Applicant wishes to re-develop the site for commercial purposes. This review is based on the application submitted March 14, 2025.



**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

○ 248.596.0920  
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**MCKA.COM**

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## SUMMARY OF REQUEST

The applicant proposes to rezone the site to re-develop the site and construct a new commercial retail strip consisting of three tenant spaces. The subject parcel has an existing structure that consists of a medical office building and associated parking lot. The site sits at the east side of Mack Avenue between S Renaud Rd and Oxford Rd. It shares its eastern boundary with single-family residences.

## 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	Medical office building and parking lot	RO-1	Corridor Mixed Use
North	Commercial office	RO-1	Corridor Mixed Use
South	Medical office	RO-1	Corridor Mixed Use
East	Single-family residential	R-1B & R-1D	Single Family Low Density
West	General commercial and medical office	C	Corridor Mixed Use (across Mack Avenue)

## RECOMMENDATIONS

**Rezoning Request Consideration.** Following a public hearing at the April 22, 2025 Planning Commission meeting, the Commission unanimously voted to recommend the rezoning. Pending any comments from the public during the second public hearing, we recommend the City Council consider the following motion:

*I move to recommend approval of the proposed rezoning at 20160 Mack Avenue (Parcel ID 40-009-01-0001-000) from the RO-1 Restricted Office District to the C Commercial Business District, based on the following findings of fact:*

- a. The upzoning to support mixed use along Mack Avenue aligns with the newly adopted 2024 Master Plan and the spirit of the Future Land Use Plan Map, which shows Corridor Mixed Use, aligning with the C Commercial Business District, for the subject site and sites up and down the same side of Mack Avenue. This rezoning may create a desirable zoning trend along the Mack Avenue Corridor.*
- b. The proposed site is architecturally consistent with the neighboring residential neighborhood and Mack Avenue corridor, meets all dimensional requirements, and is proposed to be constructed with high quality materials; and*
- c. There is demand for more commercial retail and economic development along the Mack Avenue corridor in Grosse Pointe Woods to promote walkability, new business mixes and business development, and community life, as opposed to outdated Office-only uses.*



Respectfully submitted,

**McKENNA**

Ashley Jankowski  
Associate Planner

Alicia Warren  
Associate Planner



# 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 2024 Master Plan Future Land Use Map designates this area as *Corridor Mixed Use*, described in the text of the Master Plan as a land use designation that “includes retail, restaurant, personal service, and office establishments which are designed for the day-to-day needs of nearby residents and are found along the Mack Avenue corridor and along its easternmost boundary of Harper Avenue that extends one-and-a-half blocks between Stanhope Street and just north of Allard Avenue. 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 zoning district, P Parking district and some areas zoned RO-1 Restricted Office”.

The proposed project is consistent with development trends along Mack Avenue, and is proposed to be constructed with high-quality materials (including brick and limestone), as presented at the April 22<sup>nd</sup> Planning Commission Meeting. Note that the City no longer required “Colonial” design standards for new developments, but rather focuses on high-quality materials.

## 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 Business District. The applicant is proposing a new building that requires a site plan review and Planning Commission approval, which would look at this requirement further. There is not any known physical, geological, hydrological, or other environmental features that would inhibit commercial retail uses at this site.

As included in the Council Packet, the Director of Public Works has confirmed that the rezoning will have no adverse impact on the Department of Public Services or its utilities. If and where needed, Stucky Vitale has confirmed that all necessary drains and connections to wastewater systems will be added to the parking lot.

## 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 fronts Mack Avenue, which consists of commercial uses; however, the properties surrounding the parcel on the North and South are RO-1 Restricted Office uses. Immediately east are single-family residential districts with a R-1B and R-1D, One-Family Residential classification. Across Mack Avenue to the west is a mile-plus corridor of largely single-story commercial storefronts. However, the 2024 Master Plan Future Land Use Map designates the subject site as well as the parcels to the north, south, and west as *Corridor Mixed Use*, a



classification which would expand the area to include more commercial business types and mixed uses. The Master Plan has tasked the City with adopting regulations in the Zoning Ordinance that support the goals of the Master Plan, to help ensure that future development will be in line with the community's goals and vision.

Commercial uses on the site will generate significantly more traffic than the current office use. The Director of Public Safety agreed that more traffic will be generated and requested the addition of "No-Turn" signage at the egresses of the site, to prevent residential cut-through traffic.

The required off-street parking spaces include one space per 200 square feet of retail space, which totals 55 spaces. Per Ordinance 907, which states that "the off-street parking facilities required for all other uses shall be located on the lot or on property in the city within 500 feet of the permitted use requiring such off-street parking", as proposed the onsite parking meets the required number of spaces for the proposed project.

Curb cuts exist along Oxford Rd and S Renaud Road. Local infrastructure is 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:**

The subject parcel is in the middle of other adjacent properties zoned RO-1, Restricted Office. The owner is requesting this rezoning to facilitate re-development for a one-story commercial business retail use, which would not be allowed within the RO-1 district.

It is of the opinion of the Planning Commission that office-only uses, including residential or living quarters in conjunction with a physician's office, are an outdated land use, following the prevalence of remote-work and other employment trends. The C Commercial Business District designation, which allows for a mix of retail, offices, housing, and mixed uses, is economically more viable for the corridor.

#### **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:** The re-development will create three retail spaces over the one medical office building that the site currently houses. Per the 2024 Master Plan process, including all community engagement carried out, there is demand for more commercial retail, business mixing, and business development along the Mack Avenue corridor in Grosse Pointe Woods, and a demand to promote walkability along the corridor.

#### **6. EXCLUSIONARY ZONING**

*Is the rezoning necessary to avoid exclusion of a lawful land use?*

**Findings:** No, the C, Commercial Business zoning classification exists in other portions of the City. This rezoning is not necessary to avoid the exclusion of a lawful land use.

#### **7. DESIRABLE ZONING POLICY TREND**

*Is the rezoning establishing a desirable zoning trend policy for similar or identical lands?*



**Findings:** This rezoning may create a desirable zoning trend along the Mack Avenue Corridor for similarly situated parcels of land, and this rezoning is in line with the zoning intentions of the 2024 Master Plan and the Future Land Use Plan. A majority of parcels that front Mack Avenue are zoned C, Commercial Business, however this parcel is currently adjacent to five contiguous parcels zoned RO-1, Restricted Office.

## 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 and re-developed to C Commercial Business, the proposed structure seemingly meets all dimensional regulations in the Zoning Ordinance in relation to the adjacent office and residential uses.

Following a first Site Plan Review by the Planning Commission on April 22<sup>nd</sup>, the applicant has met with surrounding neighbors to further amend the original site plan beyond the requirements of the Zoning Ordinance. A second Site Plan Review is scheduled at the next Planning Commission meeting on May 27<sup>th</sup>, pending the outcome of the rezoning request.

## 9. ZONING CORRECTION

*Does the requested zoning correct an error in the zoning map? Or zoning text?*

**Findings:** The requested rezoning does not correct an error in the zoning map or zoning text.

## 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:** The requested rezoning would, on the surface, create an isolated use, as this rezoning would allow the landowner to propose a commercial retail use which is not permitted on neighboring properties within the RO-1 district. However, we believe that this rezoning aligns with the spirit of the Future Land Use Plan, which includes consolidating RO-1 and C properties into a “Corridor Mixed Use” category.

## 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:** No, this request has not been submitted within the last year.

**GROSSE POINTE WOODS**  
**20025 Mack Plaza, Grosse Pointe Woods, MI 48236**  
**Phone (313) 343-2440**

**REZONING APPLICATION INSTRUCTIONS**

- Pre-Application Conference. Developers are encouraged to meet with City staff prior to any extensive design work and submission of an application. Pre-application conferences will give the City and the developer an opportunity to discover and discuss issues and problems that may arise later in the review process. Identification of issues of concern and proposed methods of resolving them should help to expedite the review. These conferences will make the entire review process more efficient.

An appointment for a pre-application conference can be scheduled by calling the Zoning Administrator at (313) 343-2440. While a pre-application conference is not required, it is highly recommended. Where a pre-application conference does not occur, the developer is encouraged to be familiar with all City requirements and to submit a complete and fully documented application.

- Only complete applications will be processed. Incomplete applications will be returned to the applicant. A complete application includes the following list of items pertaining to the requested Rezoning:
  1. 12 full-sized, folded copies and 1 ledger-sized copy of a scaled, legible illustration with the required details.
  2. A separate detailed written statement fully explaining your request.
  3. Legal description of the property.
  4. All appropriate signatures and authorizations.
  5. The fee as listed.
- Incomplete applications will be returned to the applicant.
- The Planning Commission meets the fourth Thursday of each month, applications are due a minimum of 30 days prior to the meeting. Please note that meeting dates may be altered for November and December due to the holidays.
- Rezoning petitions are heard in front of the Planning Commission and then the City Council. It is the applicant's responsibility to provide revised drawings (4 full-sized, folded copies and 1 ledger-sized copy) and other required information for the City Council meeting. Please note that applications may be delayed if submitted on the last filing day or if significant issues have not been resolved in a timely manner.



# REZONING APPLICATION

- Page 1 of 2



Attach a detailed written statement fully explaining your request.

8. Present Use of Property: EXISTING MEDICAL OFFICE

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9. Attach an Accurate Drawing of the Site Showing:

- a) Property boundaries
- b) Existing buildings
- c) Unusual physical features of the site or building
- d) Abutting streets
- e) Existing zoning on adjacent properties
- f) Location of buildings on adjacent properties

10. Names and Addresses of all other Persons, Firms or Corporations having a Legal or Equitable Interest in the Property:

N/A

Applicant must provide lease, purchase agreement or written authorization from Owner.

**DECLARATION:**

I, the applicant, do hereby declare that I am the owner, or the authorized agent of the owner, of the above, legally described property on which the request is proposed, and that the answers given herein are true to the best of my knowledge. I understand that if the request is granted, I am in no way relieved from all other applicable requirements of the City of Grosse Pointe Woods Zoning Ordinance.

By virtue of my application, I do hereby declare that the appropriate appointed officials and City staff responsible for the review of my application are given permission to visit and inspect the property regarding my petition in order to determine the suitability of the request.

Applicant Signature:  Date: 03/13/2025

**Filing Fee:** \$750.00 + Public Hearing Fee \$375

**CITY OF GROSSE POINTE WOODS  
INTERNAL TRACKING FORM**

1. Applicant: \_\_\_\_\_
2. Request: \_\_\_\_\_
3. Fee: \_\_\_\_\_
4. Dispersed as is Appropriate to the Following Departments for Review and Comments with Recommendations:

	<u>Date Dispersed</u>	<u>Date Report Received</u>
BUILDING & ENGINEERING DEPT.	_____	_____
CITY ATTORNEY (If Applicable)	_____	_____
DEPT. OF PUBLIC WORKS	_____	_____
FIRE DEPT.	_____	_____
PLANNING COMMISSION	_____	_____
POLICE DEPT.	_____	_____
COMMUNITY DEV. DEPT. (If Applicable)	_____	_____
COMMENTS:		
_____		
_____		
_____		
_____		
_____		

## LEGAL DESCRIPTION

Land situated in the City of Grosse Pointe Woods, County of Wayne, State of Michigan, described as follows:

All of Lot 1 and Lot 2, excepting therefrom the East 15.31 feet in Arthur J. Scully's Eastmoreland Park, being a subdivision of part of Private Claim 240, Village of Lochmoor, according to the plat thereof recorded in Liber 63, Page 42 of Plats. Also all that part of P.C. 611, Village of Grosse Pointe Woods, bounded and described as follows: Beginning at a point at the intersection of the East line of Mack Avenue, as widened, and the South line of said P.C. 611, said point being South 71 degrees East a distance of 104.43 feet from the middle line of Mack Avenue; thence along said South line of P.C. 611, South 71 degrees East a distance of 227.28 feet to the Southwest corner of Renmoor Park Subdivision; thence along the West line of said subdivision North 6 degrees, 37 minutes, 22 seconds East a distance of 124.37 feet to the South line of Renaud Road; thence along Renaud Road North 88 degrees, 22 minutes West a distance of 87.05 feet; thence turning to the left on a curve having a radius of 459.14 feet Westerly, 49.95 feet (chord bears South 88 degrees, 31 minutes West a distance of 49.93 feet); thence South 85 degrees, 24 minutes West a distance of 87.48 feet to the East side of Mack Avenue; thence along Mack Avenue South 6 degrees, 37 minutes, 22 seconds West a distance of 44.00 feet to the place of beginning.



**CITY OF GROSSE POINTE WOODS**  
**DEPARTMENT OF PUBLIC SAFETY**

*JOHN G. KOSANKE, Director*

20025 Mack Plaza  
Grosse Pointe Woods, MI 48236-2397



Date: May 14, 2025

To: Building Department

From: Director John G. Kosanke

Subject: 20160 Mack Ave, Site Plan Review

I have reviewed the site plan that was submitted for the proposed project at 20160 Mack Ave. The proposed project and rezoning will not have a negative impact on Public Safety Operations.

I am requesting that signs are posted for any motor vehicle traffic exiting the rear parking lot would have to turn and travel to Mack Ave.

Respectfully,

A handwritten signature in black ink, appearing to read "John G. Kosanke".

Director John G. Kosanke



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**20160 Mack Ave**


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**From** Jim Kowalski <JKowalski@gpwmi.us>

**Date** Tue 5/13/2025 1:29 PM

**To** Ashley Jankowski <ajankowski@mcka.com>

**Cc** Paul Antolin <pantolin@gpwmi.us>; GPW Building Department <Building@gpwmi.us>

 2 attachments (83 KB)  
oledata.mso; image002.emz;

**CITY OF GROSSE POINTE WOODS**  
20025 Mack Plaza Drive  
Grosse Pointe Woods, Michigan 48236-2397



**To:** Building Department / Planning Commission  
**From:** James Kowalski, Director of Public Services  
**Date :** May 13,2025  
**Subject:** 20160 Mack Ave

I have reviewed the proposed plans submitted by Buccellato Development and Stucky Vitale Architects for the retail development located currently at 20160 Mack Ave. The submitted proposal will have no impact on the Department of Public Services or it's utilities

Please contact me if you have any questions.

James Kowalski  
Director of Public Services

City of Grosse Pointe Woods  
(313) 343-2460

Property of the City of Grosse Pointe Woods. If you have received this transmission in error, please delete immediately.