



April 24, 2025

City of Grosse Pointe Woods
cc: City Council; Frank Schulte; Sue Como; GPW Building Department
City of Grosse Pointe Woods
20025 Mack Plaza, Grosse Pointe Woods, MI 48236

Subject: Rezoning of 20160 Mack Avenue – Summary of April 22, 2025 Planning Commission Meeting

To the City of Grosse Pointe Woods Administration:

On March 14th, Stucky Vitale submitted an application on behalf of Buccellato Development LLC for a rezoning for 20160 Mack Avenue from Restricted Office (R-O) to Commercial Business (C). The site is located on Mack Avenue between Oxford Road and S. Renaud Road. The site contains an existing one-story office structure and surface parking lot, and the Applicant submitted a site plan to re-develop the site into an 11,000 sq foot, single-story, multi-tenant retail space.

McKenna offered our recommendation for the rezoning to the Planning Commission, based on the following:

- 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 along the Mack Avenue corridor in Grosse Pointe Woods to promote walkability and community life.*

On April 22nd, the Planning Commission held a Public Hearing on the proposed rezoning, and reviewed the proposed Site Plan for 20160 Mack Avenue. The following concerns were raised by residents:

- Screening between site and residential neighborhoods
- Additional traffic intensity on neighboring residential roads and pedestrian safety
- Additional noise from potential patrons and deliveries
- Light pollution
- Potential for rodents and pests
- Loss of green space in parking lot
- Aesthetic and property value impacts to neighboring residences
- Concern about the potential used by future tenants (such as bars, restaurants, or liquor stores)
- Need for swift construction timelines with proper dust and environmental hazard mitigation



Following a sustained discussion with the public, the proposed rezoning was recommended for approval to City Council. However, the site plan was tabled by the Planning Commission to enable the Applicant to adjust the site plan to address resident concerns. To address these concerns, the following steps were taken:

- Stucky Vitale prepared photometric plans, landscaping plans, and exterior materials for review by the Planning Commission at the April 22nd meeting. These items fulfilled missing components of the original site plan application.
- Stucky Vitale agreed to meet with the concerned residents to address their concerns around the site plan. The tentative date for this meeting is Wednesday, April 30th at 3pm in the Community Room at City Hall. Community concerns will be addressed in an updated site plan design and/or included as conditions of site plan approval.

The next step for this process will be to hold a Public Hearing for the rezoning at the May 19, 2025 City Council Meeting. City Council will receive the Rezoning Application, the Site Plan, and all other associated documents in their packet prior to the Hearing. A second Site Plan Review by Planning Commission is scheduled for May 20th, 2025 – conditional on the rezoning decision.

Note that specific tenants of the proposed commercial site have not been identified. However, within the Commercial Business (C) District, Fast-Food and Carry-Out Restaurants, Taverns, liquor stores (among other uses, per Section 50-3.1J. of the Zoning Ordinance) would also require a Special Land Use approval, if these uses were pursued by future tenants. Residents would have the opportunity to weigh in on such uses at that time through another series of Public Hearings.

Please do not hesitate to contact me for additional information.

Respectfully submitted,

McKENNA

Ashley Jankowski
Associate Planner

Cc: John Jackson, AICP, President