MCKENNA

# Memorandum

**TO:** Honorable Mayor Bryant and City Council, City of Grosse Pointe Woods

**FROM:** Laura Mangan, Planner
(with attendance on November 9th by Jeremy Collins, Building Official)

**SUBJECT:** **20485 Mack Avenue: Special Land Use & Site Plan for a Fitness Studio (Peach Lab)**

**DATE:** November 5, 2026

## PROJECT SUMMARY

The applicant, Nikolaos Moschouris, has submitted a special land use and site plan request for a fitness studio in the existing 3,243 square foot single-story building at 20485 Mack Avenue. The development consists of gym equipment, a central open area for exercise, office space and an accessory juice bar.

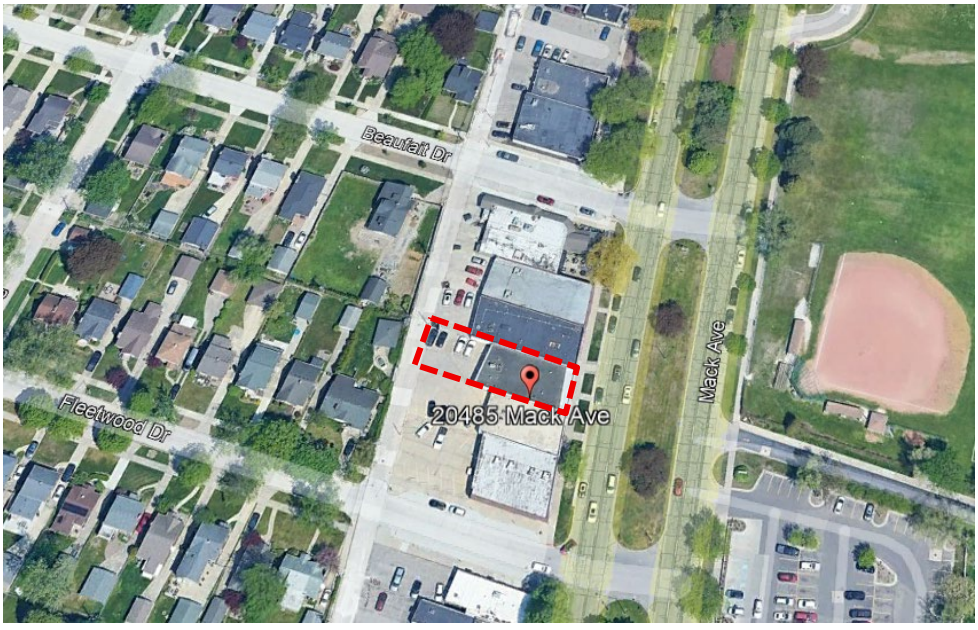
The applicant proposes hosting daily classes, with morning and evening classes on weekdays, and morning only classes Friday - Sunday. All classes will comply with the building's maximum occupancy of 18 individuals, with a maximum of two employees and 16 members on site at any given time.

Parking is supported by five dedicated spaces at the rear of the building and metered street parking on Mack Avenue.

Proposed exterior improvements are limited to business signage (which will be submitted in full detail at a later date), and exterior lighting at the rear of the building.

The site is located on Mack Avenue between Beaufait and Fleetwood Drives (shown in red) and is zoned the C, Commercial Business District.

*Special Land Uses* require a public hearing and consideration before the Planning Commission, followed by final review from City Council.




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## PLANNING COMMISSION REVIEW & RECOMMENDATION

**Special Land Use Review:**

On October 27th the Commission held a public hearing on this application. No public comments were made.

The Commission then recommended **special land use approval** to Council, with the condition that site plan approval is also granted.

**Site Plan Review:**

On October 27th the Commission also reviewed the site plan. After discussion and finding that the parking is sufficient for the site, the Commission granted **site plan approval**, with the following conditions:

1. *A note is added to the site plan stating: "No signage is approved as part of this site plan; signage will be submitted under separate cover."*
2. *One of the rear dedicated parking spaces is converted into an ADA space.*

Both reviews for the Special Land Use and the Site Plan are enclosed.

City Attorney Walling was also present at the October 27th Planning Commission meeting and had **no objections or concerns** with this application.

## REQUEST OF CITY COUNCIL

At the November 9th City Council meeting, it is recommended that the Council open and close the required public hearing and grant **special land use and site plan approval**, based on the following findings:

A. ***Consistency with the Master Plan.*** *The subject site is designated as "Corridor Mixed Use" on the Future Land Use Map of the 2024 Master Plan. The proposed use aligns with the intended uses of the Corridor Mixed Use designation, which includes retail, restaurant, and personal service establishments serving nearby residents. Additionally, the current zoning district of the site (C, Commercial Business) is consistent with the Corridor Mixed Use designation.*

B. ***Compatible Surrounding Land Uses.*** *The site is located on an existing commercial corridor. Occupancy will be limited to 18 individuals on site at any given time to ensure that traffic levels do not disturb the adjacent residential properties.*

C. ***No Anticipated Nuisance or Public Hazard.*** *The nature of the business (a fitness studio offering group workouts and an accessory juice bar for members) will not create disruptive noise, smoke, odor, glare, or vibration.*

D. ***Support for Walkable, Mixed-Use Development.*** *The site is located on Mack Avenue, a commercial corridor designed to accommodate pedestrian-oriented businesses and promote a walkable environment. The reuse of an existing commercial storefront supports compact, efficient development.*

E. ***Compliance with Zoning Ordinance Intent.*** *The proposed fitness studio facility is consistent with the intent of the C, Commercial Business District to support local business development that benefits both residents and merchants.*

# Special Land Use Review

## 1. HARMONY WITH THE MASTER PLAN

Criteria: *Is the proposal consistent with the goals, policies, and future land use map of the Master Plan? If not, has the applicant demonstrated that conditions have changed significantly since the Master Plan was developed, and request is now demonstrably consistent with the development trends in the area?*

**Findings: Complies.**

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

The Future Land Use Map of the 2024 Master Plan designates this area as “Corridor Mixed Use”, which is intended for retail, restaurant, personal service and office establishments which are designed for the day-to-day retail and personal service needs of nearby residents. These facilities are intended to be near residential neighborhoods with adequate buffering. The existing C, Commercial Business District corresponds to this land use classification.

The proposal complies with the future land use designation of “Corridor Mixed Use”. The facility offers membership-based fitness classes, which may serve members of the community.

| Location | Existing Land Uses | Zoning Districts | Future Land Use Designations |
|---|---|---|---|
| Subject Site | Vacant | C, Commercial Business | Corridor Mixed Use |
| North | Retail | C, Commercial Business | Corridor Mixed Use |
| South | Miscellaneous Business Establishment (off-ice training facility) | C, Commercial Business | Corridor Mixed Use |
| East | School (across Mack Avenue) | C.F., Community Facilities | Institutional |
| West | Single-Unit Residential | R-1E, One-Family Residential | Single Family Medium Density |

## 2. HAZARDOUS OR DISRUPTIVE SMOKE, FUME, GLARE, NOISE, VIBRATION OR ODOR POLLUTION (SEC. 50-4.11)

Criteria: *To promote such business development insofar as it is possible and appropriate in each area, uses are prohibited [in the C Commercial District] which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy truck traffic or late hours of operation.*

**Findings: Complies.**

The proposed use will not generate hazardous or disruptive levels of nuisance. The hours of operation are limited to the following (see next page):

| ***Proposed Hours of Operation:*** | | |
|---|---|---|
| ***Day of Week*** | **Morning Hours** | **Afternoon Hours** |
| *Monday - Thursday* | 5:30 – 9:45 AM | 4:30 – 6:30 PM |
| *Friday* | 5:30 – 9:45 AM | Closed |
| *Saturday and Sunday* | 7:15 – 9:30 AM | Closed |

The applicant also proposes the limited accessory sale of juice drinks. These offerings are not anticipated to generate additional customer traffic beyond studio members.

The use will not to create hazardous or disruptive conditions for surrounding properties.

## 3. CONSISTENCY WITH INTENT OF THE ZONING ORDINANCE (SEC. 50-3.1)

Criteria: *The intent of the C, Commercial Business District is to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations and avoid the continuance of encouraging marginal strip business development along major streets.*

**Findings: Complies.**

The proposed business provides an opportunity for community recreation and fitness. The facility will occupy an existing storefront along Mack Avenue, which is designed to facilitate pedestrian traffic and a mix of commercial establishments and services. The windows and doors parallel to Mack Avenue are intended to remain unblinded and uncovered by glass advertising clings / decals. Activity inside will be visible from Mack Avenue, contributing to a positive street presence.

The existing building is also compliant with the dimensional standards of the C, Commercial Business District.

Ultimately, this facility may serve local residents and encourages orderly business development along Mack Avenue.

# Site Plan Review

## 1. ZONING

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

| Location | Existing Land Use | Zoning Districts | Future Land Use Designation |
|---|---|---|---|
| Subject Site | Vacant | C, Commercial Business | Corridor Mixed Use |
| North | Retail | C, Commercial Business | Corridor Mixed Use |
| South | Miscellaneous Business Establishment (off-ice training facility) | C, Commercial Business | Corridor Mixed Use |
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**Findings: Can comply; contingent on Special Land Use approval by City Council.**
Please find the Special Land Use review in the previous section.

## 2. DIMENSIONAL REQUIREMENTS

**Findings: Complies.**
The table below details the required dimensional standards. No changes are proposed.

| Standard Type | Requirement Details | Required | Existing / Proposed Condition | Notes |
|---|---|---|---|---|
| ***Min. Front Setback*** | No front yard is permitted where the use is specified in 50-4.9: Retail businesses. | 0 ft. | 0 ft. | Complies |
| ***Min. Side Setback*** | No side yard is required on the street side of corner lots. | 0 ft. | 0 ft. | Complies |
| ***Min. Rear Setback*** | Rear yards are not required along interior rear lot lines for buildings or parts of buildings not used as dwellings, if all walls abutting or facing such lot lines are of fire-proof construction and wholly without windows or other openings. | N/A | N/A | N/A |
| ***Max. Building Height*** | - | 2 stories, 28 ft. | 1 story, ~17 ft. | Complies |

## 3. ARCHITECTURE & BUILDING DESIGN (SEC. 50-5.18)

The Zoning Ordinance's design standards are intended to promote a coordinated and complimentary use of design elements that result in a theme-oriented, harmonious appearance and image for commercial and high intensity residential areas.

**Findings: Complies.**

The applicant does not propose any façade alterations. The existing light brick will be maintained, as well as both primary entrances adjacent to Mack Avenue. The "Please Use Other Door" labeling on the northernmost door will remain.

## 4. PARKING & LOADING (SEC. 50-5.3)

Per Section 50-5.3(H), there is not a specific definition and parking requirement for the proposed use of a limited class-based fitness studio. There are standards for a fitness/training center, however the proposed studio operation is not a traditional gym that is open to the public at all hours.

For this use, it is recommended that the portion of the parking standard from a fitness/training center that requires "one space for each two persons allowed within the maximum occupancy load as established by the building code" is applied (detailed below).

| **Number of Off-Street Parking Spaces Required** | **Number of Off-Street Parking Spaces Provided** | **Number of Parking Spaces within 500 ft.** | **Total Parking Spaces Available** (on- and off-site) within 500 ft. |
|---|---|---|---|
| *0.5 spaces for each occupant, based on the maximum occupancy load* (18 individuals are permitted onsite at any given time)<br>**= 9 parking spaces required / 50%**<br>**= 5 off-street spaces** | 5 off-street parking spaces (behind the building) | 34 parking spaces directly along Mack Avenue (11), Fleetwood (12), and Beaufait (11) Drives | 39 parking spaces |

**Findings: Complies.**

Per Ordinance 907 and Section 50-5.3 (Off-Street Parking Requirements), "*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*". The applicant provides the necessary 5 off-street parking spaces required for their specific use. However, one of the five spaces provided in the rear of the building must be converted into ADA parking (there is adequate space at the rear to accommodate this).

The existing rear alley is sufficient for deliveries. The applicant has stated that there will be no large deliveries, and supplies will be delivered via Amazon couriers.

## 5. LANDSCAPING (SEC. 50-6.1)

**Findings: Complies.**

No additional landscaping or screening is proposed. The applicant will maintain the existing planters and vegetation.

## 6. LIGHTING

Exterior lighting must 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: Complies.**

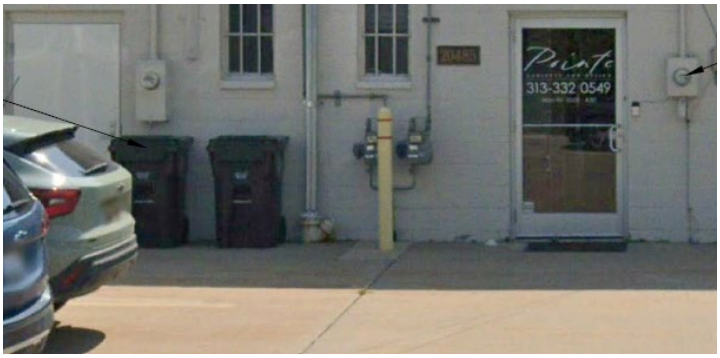
No changes to the exterior site lighting on the building's front façade are proposed (there are three existing wall-mounted fixtures which are Ordinance compliant). The applicant proposes installation of two fully shielded, downward directed, wallpack lighting fixtures at the building's rear.

## 7. TRASH RECEPTACLE

Trash receptacles must be screened with quality materials that complement the site and adjacent properties.

**Findings: N/A.**

The applicant proposes utilizing the existing trash bins outside of the building's rear entrance for waste disposal (see image). These are expected to meet the needs of the proposed use. No commercial dumpster is proposed at this location that would require screening.




## 8. SIGNS (CHAPTER 32 OF THE CODE OF ORDINANCES)

**Findings: To be reviewed under separate cover.**

The applicant proposes replacing the existing wall signage above the building's primary entrance with an approximately 3.5- by 9-foot sign. A note on sheet A2.0 states that the existing sign's dimensions will be verified in the field to ensure the replacement sign is the same size. No signage is approved as part of this application.

All exterior signage must be submitted under separate cover for administrative review and approval.