



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

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NOTICE OF MEETING

COMMISSIONS:		COMMITTEES:		BOARDS:	
Beautification Advisory		Building Authority		Board of Canvassers	
Citizens' Recreation		Cable TV Ad Hoc		Board of Review	
Community Tree		Compensation & Evaluation		Construction Board of Appeals	
Historical		Construction		Community Enhancement Fund	
Local Officers Compensation		Finance		Downspout Board of Appeals	
Planning Workshop		Fireworks		Pension	
PC Sub-Committee: 20/20 Plan	X	Judicial Liaison			
Senior Citizen		Mack Ave Business Study			
		Public Relations			

PUBLIC INVITED: IN ACCORDANCE WITH PUBLIC ACT 267 OF 1976 (OPEN MEETINGS ACT), ALL MEMBERS OF THE GROUP SELECTED ABOVE, AS WELL AS THE GENERAL PUBLIC, ARE INVITED TO ATTEND THE FOLLOWING MEETING ON **FRIDAY, DECEMBER 04, 2009, AT 8:00 a.m.** IN THE **CONFERENCE ROOM** AT CITY HALL, 20025 MACK AVENUE.

AGENDA OF MEETING

1. Call to Order
2. Roll Call
3. Continued Discussion: 20/20 Plan
Letter w/Revised DRAFT – 11/30/09 (C. Berschback)
4. New Business/Public Comment
5. Adjournment

Committee Members:

Fuller
Hamborsky
Vaughn
Vitale

Submitted by: Gene Tutag, Building Official

Telephone: 343-2426

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November 30, 2009

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

RE: Mixed Use Ordinance/11-30-09 Draft

Dear Planning Commission Members:

The Planning Commission discussed this ordinance at the 11-24-09 meeting and a follow up meeting is now scheduled for Friday, December 4th at 8:00 a.m. I have made the following changes to the last draft;

1. Sec. 50-505 (Building Height). The maximum height has been reduced to 40 feet and the highest point of the building language has been changed to "the top of the ridge of a sloping or mansard roof".
2. Building height has been clarified so that it is "subject to Sec. 50-535" which states that chimneys, tanks, water towers and other mechanical devices necessary to the permitted use are not included in calculating the total height of the structure. Sec. 50-534 was not mentioned since it deals with public and semi-public buildings.
3. I have left in the word "shall" in Sec. 50-506; "the width of any alley or landscape buffer shall be included in measuring any set back".
4. I have not yet made any changes to 50-507 regarding the additional landscape buffers. The last meeting showed that this was the major section which needed revision and is the main purpose of this Friday's meeting. We did discuss splitting that section up into separate sections dealing with an alley or no alley, and also clarifying where the brick wall needs to be placed.
5. I deleted the reference to residential unit density in Sec. 50-512.

Very truly yours,


CHIP BERSCHBACK

CTB:gmr
Enclosure

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DIVISION 11. MIXED USE OVERLAY DISTRICT

Sec. 50-1 Definitions.

Mixed use is defined as a district use that allows a mix combination of different compatible uses, such as commercial, office, retail, and residential, in a single building or group of buildings.

Sec. 50-489 – 50-499 Reserved.

Sec. 500. Purpose.

The purpose of the Mixed Use Overlay District is:

- (1) To permit a combination of ~~both~~ residential, commercial, and office uses in the same building within specifically defined areas of the C Commercial District and the RO-1 District.
- (2) To promote orderly development consistent with design guidelines and conditions set forth in this chapter.
- (3) To promote the full economic potential of the Mack Avenue corridor.
- (4) To protect the residential integrity of adjacent single family neighborhoods.
- (5) To foster development consistent with the City's master plan.

Sec. 50-501. Overlay District Boundaries.

Mixed uses involving ~~two stories within one or two story buildings~~ are permitted in the ~~entire~~ C commercial district and the RO-1 district. Mixed uses ~~involving three stories within a three story~~

building are only permitted in that part of the ~~C commercial district~~ from and including Van Antwerp north to the City limits on both sides of Mack, and New Castle south to the ~~City limits~~ Bournemouth. Mixed uses require the ground floor to be non-residential (~~commercial or office uses~~ i.e., those uses already permitted by the property's underlying zoning classification), and require any allowable third story to be a residential use.

Sec. 50-502. Permitted Uses.

In the Mixed Use Overlay Districts, no use is permitted except for the following, provided the conditions set forth in this division are satisfied:

- (1) All uses permitted as a matter of right in the underlying district.
- (2) Mixed uses ~~for 2 and 3 story buildings as defined by Sec. 50-1.~~
- (3) Residential uses consistent with the requirements of this division.

Sec. 50-503. Permitted Special Land Uses.

The following uses shall be permitted as special land uses:

- (1) Any use permitted in the underlying district as a special land use.
- (2) Any three story mixed use building.

Permitted uses involving a two story building are not subject to special land use requirements, **unless otherwise required by the underlying zoning classification.**

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Sec. 50-504. Standards for Approval of Special Land Uses.

Special land uses shall be reviewed in accordance with Sec. 50-32 through Sec. 50-34, the site plan review requirements of this Chapter, and any other requirements of the underlying zoning classification.

Sec. 50-505. Building Height.

- (1) Two story mixed use buildings are subject to the height requirements of the underlying district zoning classification.
- (2) For three story buildings, the maximum height of the first two stories of a three story building is 28 feet, measured to the parapet or midpoint of a sloping roof. ~~The maximum height of a building with a third story is 36 feet, measured from the top plate of a flat roof or the eave line of a sloped roof. In no event shall the maximum total height of a three story building measured from its highest point exceed 45 feet. The maximum exterior wall height of a building with a third story shall not exceed 36 feet from grade to the "top plate" (the top most point of the wall). The total exterior height of the building shall not exceed 40 feet from grade to the top of the ridge of a sloping or mansard roof as illustrated by Sec. 50-510, subject to~~

Sec. 50-535. The total number of stories from grade shall not exceed three.

Sec. 50-506. Setbacks.

- (1) Two story buildings. Two story buildings shall comply with the front, side and rear setbacks for the property's underlying zoning classification.
- (2) Three story buildings. If a three story building abuts a residential district, or abuts a residential district including an alley, then the following setbacks are required for only that portion of the building that abuts those districts:
 - (a) For the first two stories, a 30 foot setback is required, as measured from the nearest lot line used as a residence.
 - (b) For that portion of the building above 28 feet, a 40 foot setback is required, as measured from the nearest lot line used as a residence to any vertical portion of the building above 28 feet.
 - (c) The width of any alley or landscape buffer shall be included in measuring any setback.

Sec. 50-507. Landscape Buffers.

- (1) Three story buildings require the following **additional landscape buffers** for portions of the property abutting an alley or residential property:
 - (a) 10 foot wide landscaping buffer with 6 foot high planting comprised of at least

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50% evergreen, as illustrated by Sec. 50-510.

- (b) ~~4-foot brick wall, with brick matching the building on the property line, unless otherwise approved by the Planning Commission. A 4 foot matching brick wall, to be placed on the property line closest to any residential use, unless otherwise modified by the Planning Commission during site plan review.~~

Sec. 50-508. Minimum Residential Square Footage

- (1) All residential components of a mixed use building shall comply with the following minimum square footage requirements:
- (a) For a studio apartment: 750 square feet.
 - (b) For a one bedroom: 1000 square feet.
 - (c) For a two bedroom: 1200 square feet.
 - (d) For a three bedroom: ~~1350~~ 1350 square feet.

Sec. 50-509. Off-Street Parking Requirements.

The minimum off-street parking and loading requirements for any use or building in a Mixed Use ~~Zone-Overlay~~ District shall be calculated from, and not be reduced below, that required in the property's underlying zoning classification as set forth in Section 50-530, Off-Street Parking Requirements, except as follows:

Mixed Use Residences	
Studio (Minimum 750	1 space per

square feet)	dwelling unit
1 bedroom (minimum 1000 square feet)	1.50 spaces per dwelling unit
2 bedrooms (minimum 1200 square feet)	1.75 spaces per dwelling unit
3 bedrooms (minimum 1350 <u>1350</u> square feet)	2 spaces per dwelling unit.

In the event that a special land use is requested, the Planning Commission may consider and recommend, and the City Council may approve, a total reduction of off-street parking, ~~where it has been demonstrated by a parking study detailing the combined uses and the customary operation of those uses, that adequate parking is available.~~ if a parking study, which details the combined uses and the customary operation of those uses, demonstrates that adequate parking is available.

Sec. 50-510. Height and Setback Illustration.

[VITALE GRAPHIC HERE]

Sec. 50-511. Architectural Standards.

Mixed use applications are subject to Sec. 50-372 (Review of Architectural Plan and Site Plan) and Sec. 50-373 (Design Standards).

~~Sec. 50-512. Residential Unit Density.~~

~~There is no specific limit on the number of residential units in a building within the Mixed Use Overlay District, provided all of the requirements of this division are met.~~