



MCKENNA

January 23, 2023

Mr. Warren Rothe
Assistant City Manager
City of Grosse Pointe Park
15115 East Jefferson Avenue
Grosse Pointe Park, MI 48230

Subject: 2023 Zoning Ordinance Kickoff

Dear Mr. Rothe:

We look forward to kicking off the zoning ordinance update project with the Planning Commission this week. At the meeting this week we would like to discuss the following items with the PC:

1. **Key Objectives.** These are in the Park's recently adopted Master Plan and represent the desire to align the Zoning Ordinance with the Master Plan and RRC best practices. Some key focus points may be:
 - a. Level of detail for design standards
 - b. Building heights
 - c. Administrative review thresholds.
 - d. Planning Commission specific issues to address?
2. **Tentative Ordinance Contents.** We have included a Draft Table of Contents for the Planning Commission's consideration. The Draft incorporates RRC and Zoning best practices with respect to organization. It also includes a proposed timeframe as well as references to sections of the existing zoning ordinance.
3. **Zoning Map Districts.** Present draft zoning map to discuss:
 - a. Three Mixed-use Districts
 - b. Preliminary thoughts on ADUs
 - c. Parking Overlay District
 - d. Adaptive Reuse provision
4. **Open House Focus.** What feedback do we need to get at the meeting?
5. **Review Process.** Draft review process draft sections will be circulated for review and comments will be tracked.

If you should have any questions, we are happy to discuss at your convenience.

Respectfully submitted,

McKENNA


John Jackson, AICP
President

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Grosse Pointe Park 2023 Zoning Ordinance: Key Objectives/Proposed Schedule

January 23, 2023

Key Objectives:	
Create a more organized and user-friendly Zoning Ordinance document, including adding use tables and updating graphics to help visualize dimensional standards.	
Update the Zoning Map to include a new Civic and Parks zoning district to protect existing City, school, church and parks properties. Rezone the southwestern portion of Charlevoix Street from Office to Local Business to provide flexibility for future redevelopment opportunities.	
Remove outdated or incompatible uses from the Zoning Ordinance and add a Mixed-Use category and Daycare Centers to be permitted in the Local Business District.	
Encourage the review of dimensional height standards in an updated Zoning Ordinance to capitalize on mixed use redevelopment opportunities	
Identify priority Residential Buildings Design Guidelines to be codified and integrated into the zoning ordinance.	
Identify priority Commercial Buildings Design Guidelines to be codified and integrated into the zoning ordinance.	
Increase the distance for off-street parking to provide flexibility for new businesses who are locating in business districts that are already built out with less room for new parking lots.	
Reference the 2021 Parking Study and revise the minimum parking requirements to follow current best practices and decrease the need for numerous variances.	
Develop standards to encourage low impact development practices, such as stormwater management, green infrastructure, tree cover, native planting, best management practices, etc.	
Require canopy shade street trees that are native to the area with any new construction to help increase the tree canopy, improve air quality, and increase property values in Grosse Pointe Park.	
Implement the revised City tree species list outlining desirable native trees species and recommending appropriate trees for various applications in parks, buffers, yards, and along streets.	
Coordinate with MEDC to revise the development review process to ensure the process is streamlined and transparent. This could include creating a separate Zoning Board of Appeals body and giving more site plan review duties to Planning Commission, such as reviewing plans for consistency with the Master Plan and Design Guidelines.	



Consider shortening the approval process for projects that exceed the Design Guidelines criteria.	
Create an easy-to-navigate page on the City’s website that encourages an open dialogue with developers. This should outline clear and predictable expectations for new and renovated development.	
Checklists should be provided for pre-plans, site plans, and variance request reviews.	
Offer technical assistance to developers and property owners as it relates to the permitting and approval process.	
“Separate changes should also be made to the City Charter to ensure that the development review and approval process is streamlined and transparent.” Pg 100.	
Preliminary Observations	
27:83 (a) (1): Include drones?	
27-53 (2): Garden centers?	
27-52 (9): Circular reference?	
27-32 (3) (c) & 27-33 (2) (d): Is the driveway itself one or more parking spaces?	
Consider home occupations within dwelling units (prohibited in R-A & R-B per 27-25 (2))	
Better integrate Accessory Dwelling Units throughout the text, particularly within Zoning District sections	
Better define “front” and “side” yards (27:3) and streamline setback requirements for corner lots (27:81)	



ZONING ORDINANCE TABLE OF CONTENTS

To improve the user experience of Grosse Pointe Park’s Zoning Ordinance, we recommend the following table of contents. This organization closely follows the recommendations of the City’s Master Plan and MEDC’s Redevelopment Ready Best Practices for Zoning Ordinance.

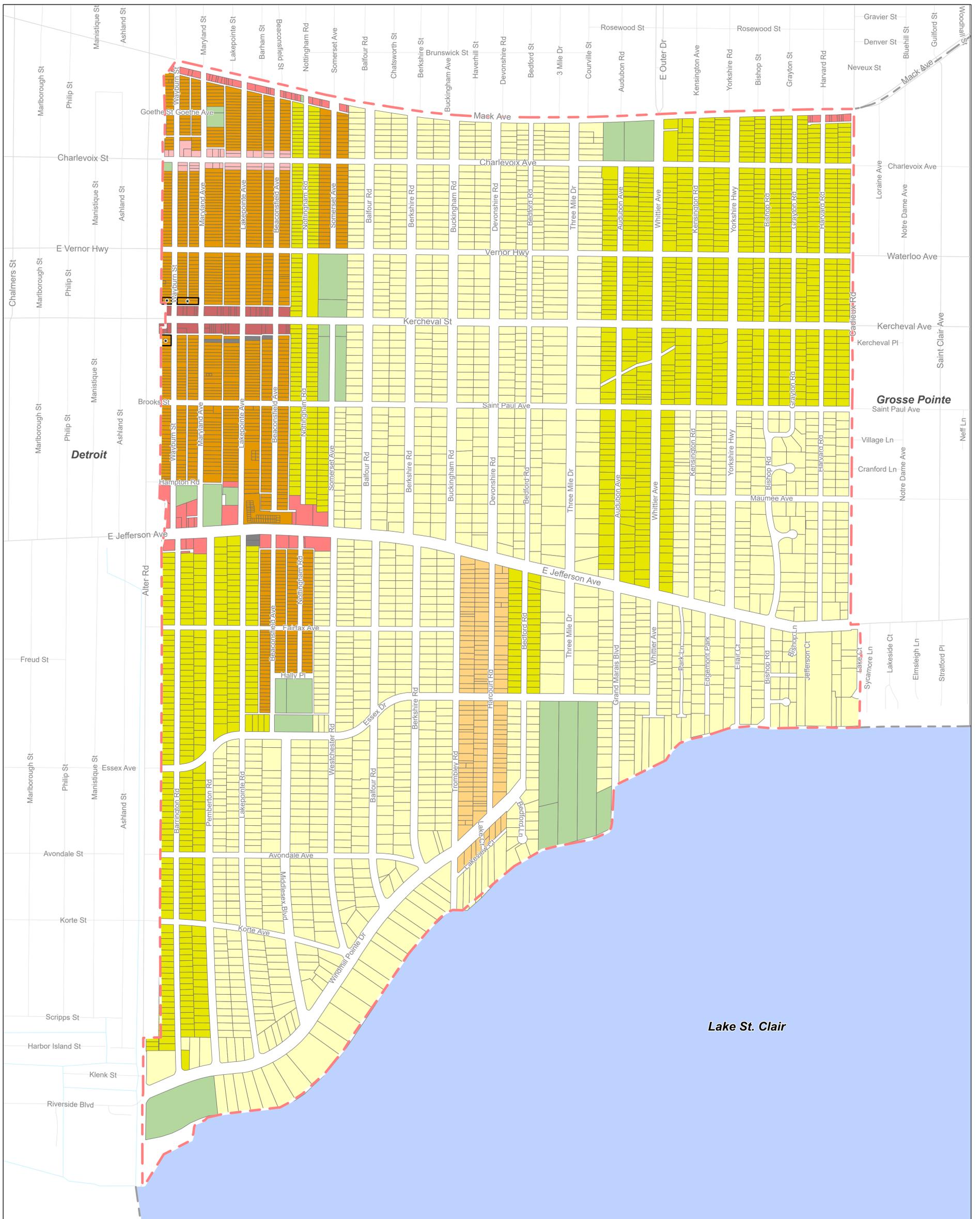
Proposed Table of Contents Article Number	Existing Table of Contents	
1 – Title, Scope, Purpose	Article II. Construction of Language	February
2 – Overview of Zoning Districts and Zoning Map	Article III. Zoning Districts and Map	February
3 – Civic and Parks District (Schools?)	*	March
4 – ER (RA) - Estate Residential District	Art. IV R-A Residential Districts	March
5 – NR-1 (RB) – Neighborhood Residential District – 1	Art. IV R-B Residential Districts	March
6 – NR-2 (RC) - Neighborhood Residential District - 2	Art. V. R-C Residential Districts	March
7 – NR-3 (RD) – Neighborhood Residential District - 3	Art. V. R-D Residential Districts	March
	Art. VI. OS-1 Office Service District – DELETE	
6 – NMU (B) Neighborhood Mixed-Use District (Charlevoix)	Art. VII. B-1 Local Business District	April
7 – CBD (B) Central Business District (Kercheval)	Art. VII. B-1 Local Business District	April
8 – CMU (B) Corridor Mixed-Use District (Mack/Jefferson)	Art. VII. B-1 Local Business District	April
9 – P-1 Parking District	Art. IX. P-1 Vehicular Parking District	April
10 – Schedule of Regulations	Art. X Schedule of Regulations	May
11 – Use Standards	NEW – currently scattered	May
12 – General Standards	Art. XI General Provisions/Art. XII. General Exceptions	May
13 – Site Development Standards	NEW – currently scattered	May
12 - Site Plan Review	*	June
13 - Special Land Uses	*	June
14 – Amendments (text / map)	XVII. Changes and Amendments	June
15 – Land Development Options	*	June
16 – Planning Commission	Art. XV. Zoning Commission (Delete)/Art. XVI. PI	June
17 - Zoning Board of Appeals	Art. XIV. Board of Appeals	June
18 - Administration and Enforcement	Art. XIII. Administration and Enforcement/ Art. XX. Enforcement, Penalties other Remedies	June
19 – Glossary		ongoing



PROPOSED ZONING DISTRICTS

The recently adopted Grosse Pointe Park Master Plan identifies four **future land use** categories. The following table shows how these future land use categories align with the Park’s **existing zoning districts** and a series of **proposed zoning districts** for discussion.

Existing Zoning Districts	Future Land Use Categories	Proposed Zoning Districts
	Institutional Parks	Civic and Parks District (Schools?)
RA Residential District	Neighborhood Residential	ER (RA) - Estate Residential District
RB Residential District		NR-1 (RB) – Neighborhood Residential District – 1
RC Residential District		NR-2 (RC) - Neighborhood Residential District - 2
RD Residential District	Mixed Residential	NR-3 (RD) – Neighborhood Residential District - 3
OS-1 Office Service	Business District	
B Local Business		NMU (B) Neighborhood Mixed-Use District (Charlevoix)
		CBD (B) Central Business District (Kercheval)
		CMU (B) Corridor Mixed-Use District (Mack/Jefferson)
P-1 Parking		Parking Overlay District



Grosse Pointe Park Zoning Map - DRAFT

Grosse Pointe Park, Wayne County, Michigan

January 5, 2023

LEGEND

Zoning Districts

- RA - One Family Residential
- RB - One Family Residential
- RC - Two Family Residential
- RD - Two Family Residential
- NCD - Neighborhood Commercial District
- CCD - Corridor Commercial District
- CBD - Central Business District
- C - Civic and Parks District
- P - Parking
- Conditional Rezoning to P - Parking
- Grosse Pointe Park Boundary
- Other Municipal Boundaries

Minimum Lot Size per D.U.

- 10,000 sq. ft.
- 7,200 sq. ft.
- 5,000 sq. ft.
- 2,500 sq. ft.



Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Wayne County 2023. Grosse Pointe Park 2023. McKenna 2023.

