

# PUBLIC NOTICE

## CITY OF BERKLEY, MICHIGAN REGULAR MEETING OF THE CITY PLANNING COMMISSION

Tuesday, November 25, 2025  
7:00PM – City Hall Council Chambers  
Information: 248-658-3320

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES – *Meeting minutes of September 23, 2025*

COMMUNICATIONS

CITIZEN COMMENTS

OLD BUSINESS

NEW BUSINESS

1. **PUBLIC HEARING PSU-05-25 and PSP-14-25: 2960 Twelve Mile Rd.:** The applicant, Berkley Entertainment, LLC, is requesting Special Land Use approval to occupy the property as a private assembly space for a live theater use and Site Plan approval for proposed façade changes in the Downtown District.
2. **PUBLIC HEARING:** An ordinance to amend Article 2 Definitions, Article 5 Use Based Districts, Article 6 Site Design Based Districts, Article 8 Specific Use Provisions, Article 9 General Provisions, Article 13 Exterior Lighting Standards, Article 14 Off-Street Parking, Loading and Access Standards, Article 15 Site Plan Review Procedures and Requirements and Article 16 Nonconforming Lots, Uses and Structures of Chapter 138 Zoning of the Berkley Code of Ordinances to add definitions for medical office and outdoor service areas and to clarify the definition for carports, to remove egress windows as projections, to match two-family site layout approval processes in the RC district with the approval process for a two-family use, to include regulations for residential street types in the Downtown, Gateway Corridor, Woodward Corridor and Flex districts, to prohibit gun shops within 1,000 feet of an existing child day center or child group day care home, to clarify setback requirements for accessory structures on corner lots, to prohibit properties from outlining windows and buildings with LED or similar lighting in any district, to provide dimensional requirements for compact car spaces, to clarify that a sketch plan is required for site plan review and to clarify requirements for non-conforming lots in site design-based districts.
3. **2026 Meeting Schedule**

LIAISON REPORTS

COMMISSIONER / STAFF COMMENTS

ADJOURN

*Notice: Official Minutes of the City Planning Commission are stored and available for review at the office of the City Clerk. The City of Berkley will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon four working days notice to the city. Individuals with disabilities requiring auxiliary aids or services should contact the city by writing or calling: City Clerk, ADA Contact, Berkley City Hall, 3338 Coolidge, Berkley, Michigan 48072, (248) 658-3300.*

You can watch the meeting on Channel 10 for both Comcast and WOW, at <http://www.youtube.com/CityofBerkley> or <http://www.berkleymich.org/livestream>.

**THE REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:00 PM, SEPTEMBER 23, 2025 AT BERKLEY CITY HALL BY CHAIR LISA KEMPNER.**

*The minutes from this meeting are in summary form capturing the actions taken on each agenda item. To view the meeting discussions in their entirety, this meeting is broadcasted on the city's government access channel, WBRK, every day at 9AM and 9PM. The video can also be seen, on-demand, on the city's YouTube channel: <https://www.youtube.com/user/cityofberkley>*

**DRAFT**

**PRESENT:**      Lisa Hamameh                      Mike Woods  
                    Shiloh Dahlin                      Josh Stapp  
                    Lisa Kempner                      Joe Bartus  
                    Eric Arnsman

**ABSENT:**

**ALSO PRESENT:**      Kristen Kapelanski, Community Development Director

**APPROVAL OF AGENDA**

Motion by Commissioner Bartus to approve the agenda and supported by Commissioner Woods.

Voice vote to approve the agenda

AYES: 7  
NAYS: 0  
ABSENT: None

**MOTION CARRIED**

\* \* \* \* \*

**APPROVAL OF THE MINUTES**

Motion by Commissioner Dahlin to approve the minutes of the August 26, 2025 regular Planning Commission meeting and supported by Commissioner Hamameh.

Voice vote to approve the meeting minutes of August 26, 2025.

AYES: 7  
NAYS: 0  
ABSENT: None

**MOTION CARRIED**

\* \* \* \* \*

**COMMUNICATIONS**

Community Development Director Kapelanski shared that the latest issue of the Michigan Association of Planning magazine was provided for the Commissioners.

\* \* \* \* \*

**CITIZEN COMMENTS**

NONE

\* \* \* \* \*

## **OLD BUSINESS**

NONE

\* \* \* \* \*

## **NEW BUSINESS**

1. **PUBLIC HEARING PSU-04-25: 3462 Greenfield Rd.:** The applicant, Blue RX, LLC, is requesting special land use approval to occupy a tenant space for retail pharmacy use in the Residential Corridor District.

Community Development Director Kapelanski presented the special land use request noting no changes to the site are proposed. She highlighted the special land use review standards. She noted that since the site was not being altered, dimensional and general standards from the zoning did not apply as the site and any dimensional requirements would be considered non-conforming. Since this was a special land use, the standards for special land uses would apply.

Akshar Patel, representing the applicant, introduced himself.

The Planning Commission asked some clarifying questions. The number of pharmacy employees would be 3-4 at any given time. A delivery driver leaves in the morning and returns after dropping off all prescriptions for the day. The hours of operation are 9AM to 5PM Monday through Friday. Saturdays may be added depending on business.

Chair Kempner opened the public hearing at 7:05PM.

The property owner, Dan Winter, spoke in support of the application and said he did not foresee any negative impacts.

Chair Kempner closed the public hearing at 7:06PM.

The Commission went through the special land use and all agreed that all standards were met.

Motion by Commissioner Bartus and supported by Commissioner Dahlin to recommend approval of PSU-04-25 3462 Greenfield Rd. with the following findings:

- The proposed plan meets the standards of approval in Chapter 138, Section 10.03 and will not have negative impacts related to and/or is compatible with the following:
  - Compatibility with adjacent uses;
  - Compatibility with the Master Plan;
  - Traffic impacts;
  - Impacts on public services;
  - Compliance with zoning standards; and
  - Impact on the overall environment.

Roll call vote on the motion to recommend approval of PSU-04-25, 3462 Greenfield Rd.

AYES: 7

NAYS: 0

ABSENT: None

## **MOTION CARRIED**

\* \* \* \* \*

## **LIAISON REPORT**

Commissioners provided updates on the Chamber of Commerce, the Downtown Development Authority and Zoning Board of Appeals.

\* \* \* \* \*

**COMMISSIONER COMMENTS**

Chair Kempner asked Community Development Director Kapelanski to see if the search function in the Zoning Ordinance could be improved for tablets and phones.

Commissioner Hamameh asked Community Development Director Kapelanski to provide approval and denial sample motions in future packets.

\* \* \* \* \*

**STAFF COMMENTS**

NONE

\* \* \* \* \*

**ADJOURNMENT**

Motion to adjourn by Commissioner Dahlin, supported by Commissioner Stapp.

Voice vote for adjournment

AYES: 7

NAYS: 0

ABSENT: None

**With no further business, the meeting was adjourned at 7:32PM.**



# CITY OF BERKLEY COMMUNITY DEVELOPMENT

3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

## MEMORANDUM

**To:** Planning Commission

**From:** Kristen Kapelanski, Community Development Director

**Subject:** PSP-14-25 and PSU-05-25, 2960 Twelve Mile Rd. Berkley Theater – Site Plan and Special Land Use Consideration

**Date:** November 25, 2025

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### Background

- The applicant is proposing to occupy the vacant property at 2960 Twelve Mile Rd. for a private assembly use as a theater with an accessory lounge/appetizer bar use.
- The zoning of the property is Downtown District, which permits places of assembly as special land uses.
- The Planning Commission is required to recommend approval/denial of the special land use request and hold the required public hearing.
- The applicant is also requesting site plan approval.

### Summary

- The special land use standards that must be considered by the Planning Commission and City Council are listed in the staff review along with an analysis. Parking considerations have been addressed in the attached memo by Spalding DeDecker, the City's engineering consultant.
  - As part of the proposal, the plans show that all sides of the building will be painted and new materials will be added (with the main changes taking place on the Twelve Mile Rd. façade). New materials consist of a metal wrapping along the bottom of the building on all sides and metal panels in place of a significant portion of the former storefront windows.
  - A minimum front façade transparency of 30% is required for institutional/places of assembly site layouts. The Twelve Mile Rd. façade will have a transparency of 12%. This requires a variance from the Zoning Board of Appeals. Alternately, the applicant may maintain the existing transparency percentage of the front façade as it sits today (17%) as an existing condition.
  - Staff is recommending the following notes should be added to the plan to address lighting ordinance standards. Lighting will only be addressed if fixtures are found to be faulty.
    - Replacement lighting is limited to the height of the building or twenty feet, whichever is less; and
    - Lighting temperature cannot exceed 3,500 Kelvin. It appears 4,000 is proposed.
-

## **Recommendation**

### **Motion for Approval of the Special Land Use**

In the matter of Berkley Theater, PSU-05-25 located at 2960 Twelve Mile Rd., motion to recommend approval of the Special Land Use request with the following findings:

- a) The use is designed and constructed in a manner harmonious with the character of adjacent properties and the surrounding area, as compare to the impacts of permitted uses;
- b) The use is compatible and in accordance with the goals and objectives of the Master Plan;
- c) The use is located and designed in a manner that will minimize the impact of traffic;
- d) The use is adequately served by essential public facilities and services;
- e) The use is designed, constructed, operated and maintained to comply with all applicable ordinance standards;
- f) The use does not unreasonably impact the quality of natural features and the environment when compared to typical uses;
- g) The factors in Section 10.03.H of the Zoning Ordinance have been considered and conditions are found satisfactory;

And with the following conditions

- a) Employees must park further from the venue either in a municipal lot beyond 500 ft. of the property or in a private parking lot via a shared parking agreement; and
- b) The applicant must coordinate with the City on any events expected to increase the occupancy of the building beyond 550 persons in order to establish a parking coordination plan. The applicant will finalize details of this plan with City staff prior to the Certificate of Occupancy being granted.

### **Motion for Approval of the Site Plan**

In the matter of Berkley Theater, PSP-14-25 located at 2960 Twelve Mile Rd., motion to approve the Site Plan request with the following findings:

- a) The standards of Section 15.05 of the Zoning Ordinance have been met;

And with the following conditions:

- a) The applicant obtaining a variance from the Zoning Board of Appeals for the deficient transparency or maintaining the existing transparency percentage of the front façade as it sits today (17%) as an existing condition; and
- b) Compliance with staff review letters.



**CITY OF BERKLEY**  
**COMMUNITY DEVELOPMENT**  
3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

RECEIVED

OCT 24 2025

CITY OF  
BERKLEY, MICHIGAN

### APPLICATION FOR SITE PLAN REVIEW

**NOTICE TO APPLICANT:** Applications for Site Plan review by the Planning Commission must be submitted to the City of Berkley Building Department in **substantially complete form** at least 30 days prior to the Planning Commission's meeting at which the application will be considered. The application must be accompanied by the data specified in the Zoning Ordinance, including fully dimensioned site plans, plus the required review fees.

The Planning Commission meets the fourth Tuesday of the month at 7:00pm in the Council Chambers at the City of Berkley City Hall, 3338 Coolidge Hwy, Berkley, MI 48072.

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#### TO BE COMPLETED BY APPLICANT:

I (We), the undersigned, do hereby respectfully request Site Plan Review and provide the following information to assist in the review:

Project Name: The Berkley Theater

Applicant: Berkley Entertainment, LLC

Mailing Address: 865 Lakewood Drive, Rochester MI 48309

Telephone: [REDACTED]

Email: [REDACTED]

Property Owner(s), if different from Applicant: Prave Council LLC, Singh Brothers, LLC

Mailing Address: 2817 VINSETNA ROYAL OAK, MI 48073

Telephone: [REDACTED]

Email: [REDACTED]

Applicant's Legal Interest in Property: Applicant is Tenant

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#### LOCATION OF PROPERTY:

Street Address: 2960 12 Mile Road

Nearest Cross Streets: Robina Ave and 12 Mile Road

Sidwell Number(s): 25-07-455-031, 032, 033



**PROPERTY DESCRIPTION:**

Provide lot numbers and subdivision: \_\_\_\_\_

Lots 64-72 McGivern-Haldeman's Berkley Subdivision #3

Lots 1-6 St. John Woods Subdivision No. 3

Property Size (Square Feet): 12,600 (Acres): 0.29

**EXISTING ZONING DISTRICT** (please check):

- |                                |  |   |
|--------------------------------|--|---|
| <input type="checkbox"/> R-1AB | <input type="checkbox"/> Community Centerpiece | <input type="checkbox"/> Residential Corridor |
| <input type="checkbox"/> R-1CD | <input checked="" type="checkbox"/> Downtown   | <input type="checkbox"/> Woodward Corridor    |
| <input type="checkbox"/> R-2   | <input type="checkbox"/> Flex                  | <input type="checkbox"/> Cemetery             |
| <input type="checkbox"/> R-M   | <input type="checkbox"/> Gateway Corridor      | <input type="checkbox"/> Parking Overlay      |
| <input type="checkbox"/> R-M-H |  |   |

**Street Type:**

- ☐ Corridor    ☒ Downtown    ☐ Walkable Area    ☐ Residential

**Present Use of Property:**

Vacant

**Proposed Use of Property:**

Theater/Restaurant

Is the property located within the Downtown Development Authority?    ☒ Yes    ☐ No

**PROJECT DESCRIPTION:**

The renovation of the old Berkley Theater into an Entertainment Theater Venue as well as a restaurant.

Does the proposed project / use of property require Special Land Use approval?    ☒ Yes    ☐ No

Does the proposed project require Variance(s) from the Zoning Board of Appeals?    ☐ Yes    ☒ No

If yes, please describe Variances required:

**PLEASE COMPLETE THE FOLLOWING CHART:**

Type of Development	Number of Units	Gross Floor Area	Number of Parking Spaces On Site	Number of Employees on Largest Shift
Attached Residential				
Office				
Commercial	1	12,600	63	
Industrial				
Other				

**PROFESSIONALS WHO PREPARED PLANS:**

A. Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Design Responsibility (engineer, surveyor, architect, etc.): \_\_\_\_\_

B. Name: Jared Kime

Mailing Address: Two Town Square, Suite 700, Southfield MI 48076

Telephone: [REDACTED]

Email: [REDACTED]

Design Responsibility: Engineer

**SUBMIT THE FOLLOWING FOR PRELIMINARY SITE PLAN REVIEW:** (Sketch, Pre-Application Meeting and Administrative review may not require all of the below).

1. A PDF electronic copy of a complete set of plans, sealed by a registered architect, engineer, or surveyor.
2. Proof of property ownership (title insurance policy or registered deed with County stamp).
3. Review comments or approval received from County, State or Federal agencies that have jurisdiction over the project, including, but not limited to:
 

<input type="checkbox"/> Road Commission for Oakland County	<input type="checkbox"/> Oakland County Health Division
<input type="checkbox"/> MI Dept. of Transportation	<input type="checkbox"/> MI Dept. of Environment, Great Lakes & Energy

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**PLEASE NOTE:** The applicant, or a designated representative, **MUST BE PRESENT** at all scheduled meetings, or the Site Plan may be tabled due to lack of representation.

Failure to provide true and accurate information on this application shall provide sufficient grounds to deny approval of a Site Plan Application or to revoke any permits granted subsequent to the site plan approval.

We encourage applicants to make a presentation of the proposed project to the Planning Commission and City Council, as appropriate. To assist in this effort, we have available for your use at meetings a projector, laptop computer and screen. This will allow the Planning Commission and audience to be fully engaged so they can give your project the attention it deserves. Planning Commission meetings are recorded and televised.


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
**PROPERTY OWNER'S APPROVAL: (Initial each line)**


  I hereby authorize the employees and representatives of the City of Berkley to enter upon and conduct an inspection and investigation of the above-referenced property.

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**APPLICANT'S ENDORSEMENT: (Initial each line)**

 All information contained therein is true and accurate to the best of my knowledge.

 I acknowledge that the Planning Commission will not review my application unless all information in this application and the Zoning Ordinance has been submitted. I further acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing or approval of this site plan application.

 I hereby acknowledge that if engineering or other reviews are required, additional fees must be submitted. Should the review fees be greater than the required minimum, sufficient additional charges will be imposed to satisfy the additional review fees. All fee obligations must be satisfied prior to permit approval.

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If an application is withdrawn more than three (3) weeks prior to the meeting date, 90% of the fee will be refunded. If the application is withdrawn less than three (3) weeks prior to the meeting, no refund will be given.

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MPL 10-23-25  
Signature of Applicant Date

Glen Wilhelms  
Applicant Name (Print)

\_\_\_\_\_  
Signature of Applicant Date

[Signature] 24 Oct 23, 2025 10/23/25  
Applicant Name (Print) Date

Encore Commercial Inns III, LLC & Singh Brothers, LLC  
Signature of Property Owner Authorizing this Application Date  
Property Owner Name (Print)

**OFFICE USE ONLY**

Received 10-24-25 Receipt # \_\_\_\_\_ Meeting Date \_\_\_\_\_ Case # PSP-14-25

Sketch Plan \_\_\_\_\_ Administrative Plan Review \_\_\_\_\_ Pre-Application Meeting \_\_\_\_\_ Preliminary Site Plan \_\_\_\_\_

**Fees:**

Site Plan Review \$600 **Plus Escrow:** Multi-family \$660 Commercial \$1,100

Administrative: \$300 Extension \$200

Engineering: Multi-family Full Site \$1,500 Escrow \$1,500  
Multi-family Partial Site \$1000 Escrow \$1,500

Commercial Full Site \$1,300 Escrow \$1,500  
Commercial Partial Site \$800 Escrow \$1,500



## SECTION 15.06 DATA REQUIRED FOR PRELIMINARY AND FINAL SITE PLANS

Plan Data	Preliminary Site Plan	Final Site Plan
<b>A. Application Form</b>		
Name, address, email address, and telephone number of the applicant and parcel owner	X	X
Address and common description of the parcel and complete legal description and Parcel #	X	X
Dimensions of land and total acreage	X	X
Zoning on the site and all adjacent properties	X	X
Description of proposed project or use, type of building or structures, and name of proposed development, if applicable	X	X
Name and address of firm or design team who prepared the site plan	X	X
Proof of parcel ownership	X	X
<b>B. Site Plan - General</b>		
One electronic copy and the number of hard copies specified by the Community Development Department.	X	X
Engineering scale 1" = 10-ft, 20-ft, or 30-ft [Overall plan, if necessary, at 1" = 50-ft or 100-ft]	X	X
North arrow, date, and revision date(s)	X	X
Sealed by a Registered engineer, architect, or planner	X	X
<b>C. Site and Zoning Data</b>		
Existing lot lines, building lines, structures, parking areas, and other improvements on the site and within 100 feet of the site	X	X
Proposed lot lines, lot dimensions, parcel lines, setback dimensions, structures, and other improvements to the site and within 100 feet of the site	X	X
All existing and proposed easements, including type	X	X
Zoning district of site and all adjacent properties	X	X

Plan Data	Preliminary Site Plan	Final Site Plan
Land use of site and all adjacent properties	X	X
Narrative describing the proposed project and land use	X	X
Gross and net lot area in acres and square feet, net lot area excluding all existing street rights-of-way as well as that in proposed rights-of-way, required access easements and portions covered by wetlands, bodies of water, and 90% of the area of all existing drainage easements	X	X
Ground floor and total floor area to be constructed	X	X
Lot coverage (ground floor area divided by net lot area)	X	
Impervious surface (total impervious area and percentage of impervious area to total net lot area)		X
Floor area ratio (total floor area divided by net lot area)	X	X
Number and type of dwelling units and density for residential properties	X	X
Building height, in feet and number of floors	X	X
Required yards	X	X
<b>D. Existing Features</b>		
Location, sizes, types, and condition of existing trees 6 inches DBH, heritage trees	X	X
Topography on the site and within 100 feet of the site a 1-foot contour intervals, referenced to a USGS benchmark	X	X
Existing utilities (location, size, and invert elevations of sewer, manholes, location of hydrants, gate valves, and water main)	X	X
Location of any existing drainage courses, floodplains, lakes and streams, and wetlands with elevations	X	X
Wetlands delineated both in the field and on the plan. The existing area must be shown for each wetland. All impacted areas and mitigation areas must be shown with calculations provided.	X	X
Soils information, location, and extent of soils that are unbuildable in their natural state because of organic content	X	X

Plan Data	Preliminary Site Plan	Final Site Plan
or water table level, based on the Oakland County Soil Survey or equivalent information		
Groundwater information on the site, with supporting evidence, including but not limited to site-specific soils information	X	X
<b>E. Access and circulation</b>		
Dimensions, curve radii, and center lines of existing and proposed access points, streets, and street rights-of-way or access easements		X
Driveways and intersections within 250 feet of the site	X	X
Location of proposed streets, driveways, parking lots, sidewalks, and nonmotorized pathways	X	X
Cross-Section details of proposed streets, driveways, parking lots, sidewalks, and nonmotorized paths illustrating materials and thickness		X
Dimensions of acceleration, deceleration, and passing lanes		X
Calculations for required number of parking and loading spaces, location, and layout	X	X
Dimensions of parking spaces, islands, circulation aisles, and loading zones	X	X
Fire protection plan	X	X
Traffic regulatory signs and pavement markings		X
<b>F. Information Concerning Utilities, Drainage, and Related Issues</b>		
Proposed layout of utilities (water main, sanitary, and storm sewer)	X	X
Proposed location of the FDC, if necessary	X	X
Proposed sizes, lengths, invert elevations, and material types of utilities Proposed diameters of structures, rim elevations, casting types, and materials. Profiles of public water main and sanitary sewer. Profiles of storm sewer		X
Site grading and drainage patterns	X	X



Plan Data	Preliminary Site Plan	Final Site Plan
Stormwater narrative and intent	X	X
Existing/proposed percentages of impervious surface	X	X
Stormwater treatment and retention/detention calculations. Retention/detention calculations to meet the requirements of the authority having jurisdiction over the proposed storm water outlet (i.e. Oakland County or Michigan Department of Transportation)	X	X
Location and method of stormwater treatment and retention/detention	X	X
Retention/detention basins: indicate side slopes, design depths, contours, volume, and outlet design. Underground detention: indicate footprint, pipe / vault sizing, volume, material, and manufacturer (if applicable) If infiltration is proposed, Applicant to provide soil boring/infiltration tests meeting the requirements of Oakland County For Preliminary Site Plan: Estimated infiltration rates based on the online USGS website is acceptable	X	X
Proposed location(s) of franchise utility lines (underground/above-ground)		X
Soil Erosion and Sedimentation Control Plan		X
Proposed layout of utilities (water main, sanitary, and storm sewer)	X	X
<b>G. Landscape Plans</b>		
Landscaping Plan. Refer to the landscaping requirements in Article 12, Landscaping	X	X
Existing live plant material to remain	X	X
Planting list for proposed landscape materials, with caliper size or height of material, root ball type, method of installation (planting/staking details), botanical and common names, spacing, and quantity	X	X
Irrigation system plan for landscape areas, if applicable		X



Plan Data	Preliminary Site Plan	Final Site Plan
Sections, elevations, plans, and details of landscape elements, such as berms and rain gardens	X	X
Proposed means of protecting existing plant material during construction		X
Landscape maintenance schedule		X
<b>H. Building, Structure, and Miscellaneous Site Information</b>		
Building floor plans and total floor area	X	X
Building facade elevations for all sides, drawn at an appropriate scale (indicating height, windows percentage, etc.)	X	X
Description of exterior building materials and colors (samples may be required)	X	X
Location, size, height, and lighting of all proposed site and wall signs	X	X
Details on accessory structures and any screening	X	X
Location of exterior lighting (site and building lighting)	X	X
Lighting details, including size, height, type of lamp, method of shielding, type of lens, color temperature, and depiction of lighting pattern for all site and building lighting	X	X
Lighting photometric grid overlaid on proposed site plan showing light intensity (in footcandles) on site and 10 feet beyond parcel lines	X	X
Location of any outdoor sales or display area	X	X
Assessments of potential impacts from the use, processing, or movement of hazardous materials or chemicals that will be used on-site, if applicable	X	X
<b>I. Additional Information Required for Multiple-Family Residential Development</b>		
The number and location of each type of residential unit (one-bedroom units, two-bedroom units, etc.)	X	X
Density calculations by type of residential unit (dwelling units per acre)	X	X
Garage locations and details, if proposed	X	X

Plan Data	Preliminary Site Plan	Final Site Plan
Mailbox clusters, if applicable	X	X
Location, dimensions, floor plans, and elevations of common building(s) (e.g., recreation, laundry, etc.), if applicable	X	X
Swimming pool fencing detail, including height and type of fence, if applicable	X	X
Location and size of recreation and open space areas	X	X
Indication of type of recreation facilities proposed for recreation area	X	X
<b>J. Additional Study (as required by the Community Developer Director)</b>		
Traffic study	X	X
Environmental assessment		X
Noise study	X	X
Additional study as required by the Community Development Director	X	X

# Application for Site Plan Review - Landlord Signed

Final Audit Report

2025-10-23

Created:	2025-10-23
By:	Deno Bistolarides (denob@encorereis.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAur4slF_TWdQwvApJTfg4zGib_E3JMMBg

## "Application for Site Plan Review - Landlord Signed" History

-  Document created by Deno Bistolarides (denob@encorereis.com)  
2025-10-23 - 5:46:03 PM GMT - IP address: 50.173.134.218
-  Document emailed to Jaspreet Grewal (jaspreet\_grewal@hotmail.com) for signature  
2025-10-23 - 5:46:42 PM GMT
-  Email viewed by Jaspreet Grewal (jaspreet\_grewal@hotmail.com)  
2025-10-23 - 9:16:53 PM GMT - IP address: 104.47.56.126
-  Document e-signed by Jaspreet Grewal (jaspreet\_grewal@hotmail.com)  
Signature Date: 2025-10-23 - 9:17:14 PM GMT - Time Source: server - IP address: 88.79.96.78
-  Agreement completed.  
2025-10-23 - 9:17:14 PM GMT



# CITY OF BERKLEY COMMUNITY DEVELOPMENT

3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

RECEIVED

OCT 24 2025

## APPLICATION FOR SPECIAL LAND USE REVIEW CITY OF BERKLEY, MICHIGAN

**NOTICE TO APPLICANT:** Applications for Special Land Use review by the Planning Commission must be submitted to the City of Berkley Building Department in **substantially complete form** at least 30 days prior to the Planning Commission's meeting at which the application will be considered. The application must be accompanied by the data specified in the Zoning Ordinance, including fully dimensioned site plans, plus the required review fee.

The Planning Commission will hold the required *public hearing* and will make a recommendation to the City Council. Special Land Use approval shall be obtained from the City Council.

The Planning Commission meets the fourth Tuesday of the month at 7:00pm in the Council Chambers at the City of Berkley City Hall, 3338 Coolidge Hwy, Berkley, MI 48072. The City Council meets the first and third Mondays of the month at 7:00pm in the Council Chambers at the City of Berkley City Hall, 3338 Coolidge Hwy, Berkley, MI 48072.

### TO BE COMPLETED BY APPLICANT:

I (We), the undersigned, do hereby respectfully request Special Land Use Review and provide the following information to assist in the review:

Project Name: The Berkley Theater

Applicant: Berkley Entertainment, LLC

Mailing Address: 865 Lakewood Drive, Rochester, Michigan 48309

Telephone: [REDACTED]

Email: [REDACTED]

Property Owner(s), if different from Applicant: Pinecore Commercial Investments III, LLC ; Singh

Mailing Address: 2817 VINSETTA Royal Oak, MI 48073 Promos LLC

Telephone: [REDACTED]

Email: [REDACTED]

Applicant's Legal Interest in Property: Applicant is tenant



**LOCATION OF PROPERTY:**

Street Address: 2960 12 Mile Road

Nearest Cross Streets: Robins Ave, 12 Mile Road

Sidwell Number(s): 25-07-455-031, 032, 033

**PROPERTY DESCRIPTION:**

Provide lot numbers and subdivision: \_\_\_\_\_

Lots 64-72 McGiverin-Haldeman's Berkley Subdivision # 3

Lots 1-6 St. John Woods Subdivision #3

Property Size (Square Feet): 0.29 (Acres): 0.29

**EXISTING ZONING DISTRICT** *(please check):*

- |                                |  |   |
|--------------------------------|--|---|
| <input type="checkbox"/> R-1AB | <input type="checkbox"/> Community Centerpiece | <input type="checkbox"/> Residential Corridor |
| <input type="checkbox"/> R-1CD | <input checked="" type="checkbox"/> Downtown   | <input type="checkbox"/> Woodward Corridor    |
| <input type="checkbox"/> R-2   | <input type="checkbox"/> Flex                  | <input type="checkbox"/> Cemetery             |
| <input type="checkbox"/> R-M   | <input type="checkbox"/> Gateway Corridor      | <input type="checkbox"/> Parking Overlay      |
| <input type="checkbox"/> R-M-H |  |   |

**Street Type:**

- ☐ Corridor    ☒ Downtown    ☐ Walkable Area    ☐ Residential

Present Use of Property: Vacant

Proposed Use of Property: Live Music/Entertainment Venue

Is the property located within the Downtown Development Authority?    ☒ Yes    ☐ No

**PROJECT DESCRIPTION:**

The renovation of the old Berkley Theater into an Entertainment Theater Venue as well as a restaurant.

Does the proposed project / use of property require Site Plan Approval?    ☒ Yes    ☐ No

Does the proposed project require Variance(s) from the Zoning Board of Appeals?    ☐ Yes    ☒ No

If yes, describe the variances that will be required: \_\_\_\_\_

**PLEASE COMPLETE THE FOLLOWING CHART:**

Type of Development	Number of Units	Gross Floor Area	Number of Parking Spaces On Site	Number of Employees on Largest Shift
Attached Residential				
Office				
Commercial	1	12,600	63	
Industrial				
Other				

**STANDARDS FOR SPECIAL LAND USE APPROVAL:** Disregard below and refer to attached addendum

To be considered for Special Land Use approval, the Planning Commission and City Council shall consider the following standards. Please address *how* the proposed use satisfies each standard, as specified in Section 138-10.03

1. The proposed use will promote the use of land in a socially and economically desirable manner.

The re-use of the currently vacant building will provide an attractive local entertainment destination in the downtown area.

2. The proposed use is necessary for the public convenience at that location.

The abundance of available municipal parking in the downtown area makes this location convenient for the public to attend.

3. The proposed use is compatible with adjacent land uses.

The proposed use is compatible with surrounding land uses as the facility operates in the evenings allowing for use of public parking outside of other business hours

4. The proposed use is designed so that the public health, safety and welfare shall be protected.

The conversion to an entertainment venue would have no detrimental impact to the public health, safety, and welfare.

5. The proposed use will not cause injury to other property in the neighborhood.

Re-use of this existing vacant building would not have detrimental impacts to adjacent properties. No changes are proposed to the site, only the use as an entertainment venue which operates at similar hours to local bars and restaurants.

---

**PROFESSIONALS WHO PREPARED PLANS:**

A. Name: Jared Kime  
Mailing Address: Two Town Square, Suite 700  
Telephone: [REDACTED]  
Email: [REDACTED]  
Design Responsibility (engineer, surveyor, architect, etc.): Engineer

B. Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Design Responsibility: \_\_\_\_\_

---

**SUBMIT THE FOLLOWING:**

1. A PDF electronic copy of a complete set of plans, sealed by a registered architect, engineer, or surveyor and any supporting documents, emailed to [planning@berkleymi.gov](mailto:planning@berkleymi.gov).
  2. Proof of property ownership (title insurance policy or registered deed with County stamp).
-


**PLEASE NOTE:** The applicant, or a designated representative, **MUST BE PRESENT** at all scheduled meetings, or the Special Land Use request may be tabled due to lack of representation.


Failure to provide true and accurate information on this application shall provide sufficient grounds to deny approval of a Special Land Use application or to revoke any permits granted subsequent to the Site Plan Approval.

We encourage applicants to make a presentation of the proposed project to the Planning Commission and City Council, as appropriate. To assist in this effort, we have available for your use at meetings a projector, laptop computer and screen. This will allow the Planning Commission and audience to be fully engaged so they can give your project the attention it deserves. Planning Commission and City Council meetings are recorded and televised.

---


**PROPERTY OWNER'S APPROVAL: (Initial each line)**


OB  I hereby authorize and give permission for the City of Berkley to install one or more temporary signs on my property, in order to notify the public of the required public hearing related to the Special Land Use request.

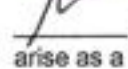
OB  I hereby authorize the employees and representatives of the City of Berkley to enter upon and conduct an inspection and investigation of the above referenced property in relation to the above request.

---

**APPLICANT'S ENDORSEMENT: (Initial each line)**

 All information contained therein is true and accurate to the best of my knowledge.

 I acknowledge that the Planning Commission will not review my application unless all information in this application and the Zoning Ordinance has been submitted.

 I acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing or approval of this Special Land Use application.

---

If an application is withdrawn more than three (3) weeks prior to the meeting date, 90% of the fee will be refunded. If the application is withdrawn less than three (3) weeks prior to the meeting, no refund will be given.

---



MAR 10.23.25  
Signature of Applicant Date

Glen Wilhel  
Applicant Name (Print)

\_\_\_\_\_  
Signature of Applicant Date

\_\_\_\_\_  
Applicant Name (Print)

[Signature] 10/23/25 Oct 23, 2025  
Signature of Property Owner Authorizing this Application Date

Encore Commercial Interiors III, LLC & Singh Brothers, LLC  
Property Owner Name (Print)

Devo Bistolarides & Jaspreet Grewal

OFFICE USE ONLY

Received 10-24-25 Receipt # \_\_\_\_\_ Meeting Date \_\_\_\_\_ Case # PSM-05-25

Fee: \$1,000.00 10/25

# Applicatin for Special Land Use Review - Landlord Signed

Final Audit Report

2025-10-23

Created:	2025-10-23
By:	Deno Bistolarides (denob@encorereis.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAW7qdObUiTMpkicQi5coBdwBOS886I3sU

## "Applicatin for Special Land Use Review - Landlord Signed" Hist ory

-  Document created by Deno Bistolarides (denob@encorereis.com)  
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-  Document emailed to Jaspreet Grewal (jaspreet\_grewal@hotmail.com) for signature  
2025-10-23 - 5:48:11 PM GMT
-  Email viewed by Jaspreet Grewal (jaspreet\_grewal@hotmail.com)  
2025-10-23 - 9:17:23 PM GMT- IP address: 172.225.6.14
-  Document e-signed by Jaspreet Grewal (jaspreet\_grewal@hotmail.com)  
Signature Date: 2025-10-23 - 9:17:46 PM GMT - Time Source: server- IP address: 88.79.96.78
-  Agreement completed.  
2025-10-23 - 9:17:46 PM GMT



## Addendum Addressing Updated SLU Criteria

### STANDARDS FOR SPECIAL LAND USE APPROVAL:

To be considered for Special Land Use approval, the Planning Commission and City Council shall consider the following standards. Please address **how** the proposed use satisfies each standard, as specified in Section 138-10.03.

**1. The proposed use is compatible with adjacent land uses.**

The renovation will return the BERKLEY THEATER to its historic role as a community entertainment venue, which is consistent with the surrounding commercial, retail, and mixed-use properties. Noise mitigation and modern sound-isolating methods will ensure continued compatibility with adjacent residential areas.

---

**2. The proposed use is compatible with the Master Plan**

Reopening the theater as a live-music venue supports the City's Master Plan goals of downtown revitalization, historic preservation, increased walkability, and enhanced cultural offerings. The project strengthens the district by driving pedestrian activity and supporting local businesses.

---

**3. The proposed use is located and designed in a manner that will minimize the impact of traffic.**

The theater sits within an existing commercial corridor already suited for event-based traffic. Public parking lots, on-street spaces, and walkable access from surrounding neighborhoods reduce traffic impact. Event scheduling will avoid peak traffic periods, and updated ingress/egress plans support safe and efficient flow.

---

**4. The proposed use provides adequate public facilities and services without an unreasonable public burden.**

Public utilities, parking, and emergency services were historically designed to support a theater use. Renovations include modern safety systems and upgraded utilities, ensuring efficient operations without additional burden on City services.

---

**5. The proposed use does not unreasonably impact the quality of natural features and the environment.**

By renovating the existing 1941 structure rather than building new, the project avoids environmental disturbance. Efficiency-focused upgrades—including HVAC, lighting, insulation, and waste-reduction strategies—minimize environmental impact and support sustainable redevelopment.

---





THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**NOTICE:**  
CONSTRUCTION SITE SAFETY IS THE  
SOLE RESPONSIBILITY OF THE  
CONTRACTOR; NEITHER THE OWNER  
NOR THE ENGINEER SHALL BE  
EXPECTED TO ASSUME ANY  
RESPONSIBILITY FOR SAFETY OF THE  
WORK, OF PERSONS ENGAGED IN THE  
WORK, OF ANY NEARBY STRUCTURES,

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OF ATWELL LLC

SECTION 7
TOWN 1 NORTH, RANGE 11 EAST
CITY OF BERKLEY
OAKLAND COUNTY, MICHIGAN

**BERKLEY ENTERTAINMENT LLC**  
**BERKLEY THEATER**  
2960 W 12 MILE ROAD  
**SITE PLAN / SPECIAL LAND USE**

[illegible]

NOTE:  
SITE PLAN DEPICTED IS GENERATED BY USE OF  
AERIAL PHOTOGRAPHY AND IS FOR GRAPHIC  
PRESENTATION PURPOSES ONLY. NO TOPOGRAPHIC  
SURVEY WAS PERFORMED FOR THIS SITE PLAN.

PROJECT NARRATIVE

THE BERKLEY THEATER IS A VACANT BUILDING FORMERLY USED AS A 800+ SEAT MOVIE THEATER AND MOST RECENTLY USED AS A RITE AID PHARMACY. THE APPLICANT IS PURCHASING THE PROPERTY WITH THE INTENTION TO CHANGE THE USE BACK TO AN ENTERTAINMENT THEATRE AND WILL ALSO INCLUDE A KITCHEN FOR RESTAURANT USE. MODIFICATION TO THE INTERIOR OF THE BUILDING WILL BE MADE TO ACCOMMODATE INTERIOR MODIFICATIONS WILL BE LIMITED TO MINOR FACADE IMPROVEMENTS. PROPOSED INTERIOR FLOOR PLANS AND EXTERIOR ELEVATIONS ARE INCLUDED IN THIS SUBMITTAL. AMPLE EXTERIOR PARKING EXISTS ADJACENT TO THE BUILDING AND THE SURROUNDING AREA.

SCALE 0 15 30

DR.	MM	CH.	JK
-----	----	-----	----

P.M. JK

JOB	25009215
-----	----------

SHEET NO.

1

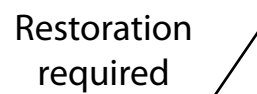








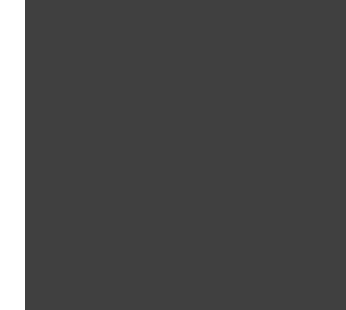




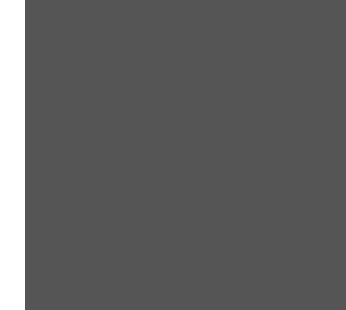
SCALE  $3/16" = 1'-0"$



## 120-7 Black



PPU25-01 Carbon Copy



PPU18-18 Mined Coal



Color Scheme NOTE:

Remaining three elevations (East, North, West) will follow the same paint as shown on South facade.  
(Currently painted areas will convert to the NEW paint scheme.)

All remaining brick areas on all remaining three sides of the building will remain brick.

The lower accent band as shown on the South facade elevation will carry around the entire building for protection from snow and salt erosion.

[illegible]





**RITE AID** 8%  
Transparency

AS BUILT  
- ENTIRE FACADE - 17% Transparency

SCALE 1/8" = 1'-0"

[illegible]





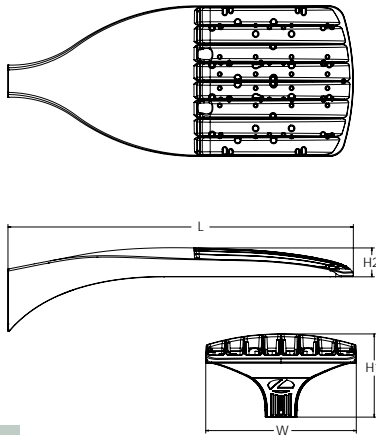
# D-Series Size 1 LED Area Luminaire



d#series

## Specifications

EPA:	0.69 ft <sup>2</sup> (0.06 m <sup>2</sup> )
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Design Select options indicated by this color background.

Catalog  
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

## Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit [www.acuitybrands.com/designselect](http://www.acuitybrands.com/designselect).  
\*See ordering tree for details

## Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED						
Series	LEDs	Color temperature <sup>2</sup>	Color Rendering Index <sup>2</sup>	Distribution	Voltage	Mounting
DSX1 LED	<b>Forward optics</b> P1 P6 P2 P7 P3 P8 P4 P9 P5 <b>Rotated optics</b> P10 <sup>1</sup> P12 <sup>1</sup> P11 <sup>1</sup> P13 <sup>1</sup>	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K  27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI  80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare <sup>3</sup> T4M Type IV medium T4LG Type IV low glare <sup>3</sup> TFTM Forward throw medium  T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control <sup>3</sup> BLC4 Type IV backlight control <sup>3</sup>  LCCO Left corner cutoff <sup>3</sup> RCCO Right corner cutoff <sup>3</sup>	MVOLT (120V-277V) <sup>4</sup> HVOLT (347V-480V) <sup>5,6</sup> XVOLT (277V - 480V) <sup>7,8</sup>  120 <sup>16,26</sup> 208 <sup>16,26</sup> 240 <sup>16,26</sup> 277 <sup>16,26</sup> 347 <sup>16,26</sup> 480 <sup>16,26</sup>	<b>Shipped included</b> SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling <sup>9</sup> RPA5 Round pole mounting #5 drilling <sup>9</sup> SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket <sup>10</sup> MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
<b>Shipped installed</b> NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. <sup>11,12,20,21</sup> PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. <sup>13,20,21</sup> PER NEMA twist-lock receptacle only (controls ordered separately) <sup>14</sup> PER5 Five-pin receptacle only (controls ordered separate) <sup>14,21</sup>	PER7 Seven-pin receptacle only (controls ordered separate) <sup>18,21</sup> FAO Field adjustable output <sup>15,21</sup> BL30 Bi-level switched dimming, 30% <sup>16,21</sup> BL50 Bi-level switched dimming, 50% <sup>16,21</sup> DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) <sup>17</sup> DS Dual switching <sup>18,19,21</sup>  <b>Shipped installed</b> SPD20KV 20KV surge protection HS Houseside shield (black finish standard) <sup>22</sup> L90 Left rotated optics <sup>1</sup> R90 Right rotated optics <sup>1</sup> CCE Coastal Construction <sup>23</sup> HA 50°C ambient operation <sup>24</sup> BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V) <sup>25</sup> DF Double fuse (208, 240, 480V) <sup>26</sup>  <b>Shipped separately</b> EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



COMMERCIAL OUTDOOR

1 Acuity Way • Decatur, Georgia 30035 • Phone: 1-800-705-SERV (7378) • [www.lithonia.com](http://www.lithonia.com)  
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DSX1-LED  
Rev. 08/28/25  
Page 1 of 10

## Ordering Information

### Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) <sup>25</sup>
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) <sup>25</sup>
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) <sup>25</sup>
DSHORT SBK	Shorting cap <sup>25</sup>
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

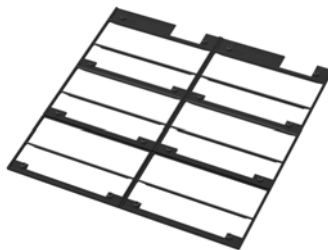
### NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1 or P10. XVOLT not available with P1, P2, P5, P7, P9, P10, P11 and P13 when combined with option NLTAIR2 PIRHN or PIR. XVOLT not available with fusing (SF or DF).
- SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this [link](#).
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT.
- PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS.
- PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
- DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
- DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGSR. Contact Technical Support for availability.
- Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

## Shield Accessories



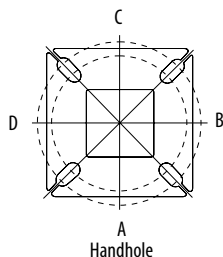
External Glare Shield (EGSR)



House Side Shield (HS)

## Drilling

### HANDHOLE ORIENTATION

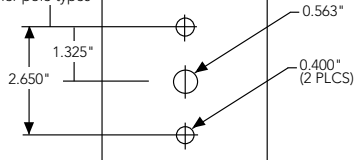


Handhole

Template #8

Top of Pole

1.75" for aluminum poles  
2.75" for other pole types



### Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

### DSX1 Area Luminaire - EPA

\*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09

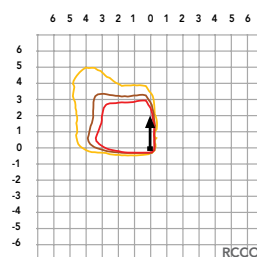
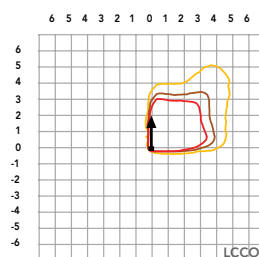
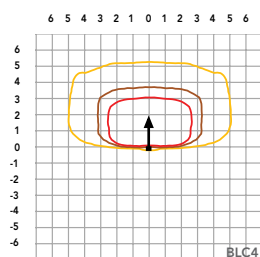
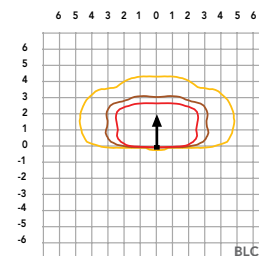
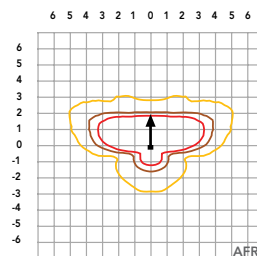
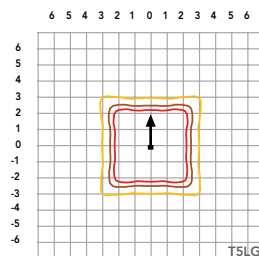
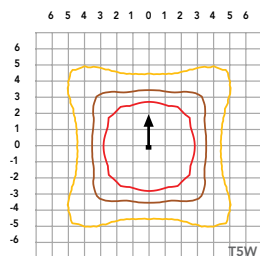
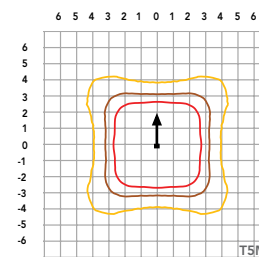
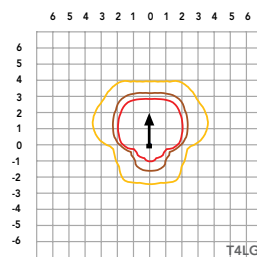
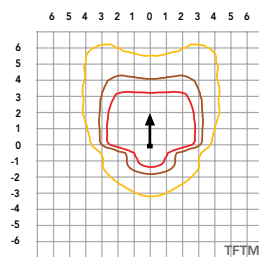
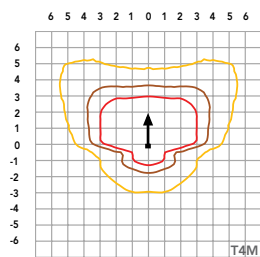
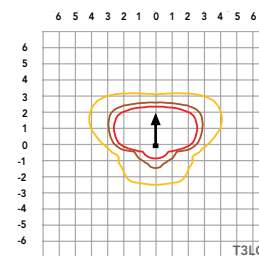
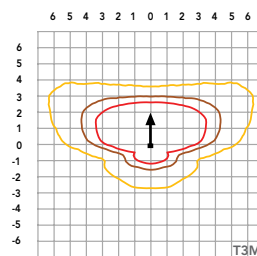
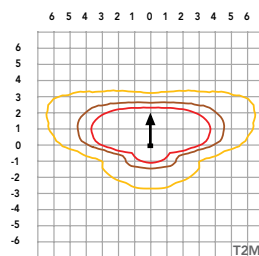
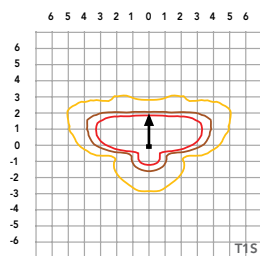
# Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](#).

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

## LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

### FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

\*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

### Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A)					
					120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

### LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

### Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

### Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V



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## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

#### Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	30	530	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
P2	68W	30	700	T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
				T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3LG	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5LG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
P3	102W	30	1050	T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
				T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
				T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics																				
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K						40K					50K				
					(3000K, 70 CRI)						(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	
P4	124W	30	1250	T1S	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141	
				T2M	15,207	3	0	4	123	15,849	3	0	4	128	16,158	3	0	4	130	
				T3M	15,383	2	0	4	124	16,032	2	0	4	129	16,345	2	0	4	132	
				T3LG	13,742	2	0	2	111	14,321	2	0	2	116	14,600	2	0	2	118	
				T4M	15,613	2	0	4	126	16,272	2	0	4	131	16,589	2	0	4	134	
				T4LG	14,200	2	0	2	115	14,799	2	0	2	119	15,087	2	0	2	122	
				TFTM	15,721	2	0	4	127	16,384	2	0	4	132	16,703	2	0	4	135	
				T5M	16,063	4	0	2	130	16,741	4	0	2	135	17,067	4	0	2	138	
				T5W	16,324	5	0	3	132	17,013	5	0	3	137	17,344	5	0	3	140	
				T5LG	16,110	3	0	2	130	16,790	4	0	2	135	17,117	4	0	2	138	
				BLC3	11,190	0	0	3	90	11,662	0	0	3	94	11,889	0	0	3	96	
				BLC4	11,557	0	0	3	93	12,044	0	0	3	97	12,279	0	0	4	99	
				RCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97	
				LCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97	
				AFR	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141	
P5	138W	30	1400	T1S	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139	
				T2M	16,723	3	0	4	121	17,428	3	0	4	126	17,768	3	0	4	129	
				T3M	16,917	3	0	4	122	17,630	3	0	4	128	17,974	3	0	4	130	
				T3LG	15,111	2	0	2	109	15,749	2	0	2	114	16,055	2	0	2	116	
				T4M	17,169	3	0	5	124	17,893	3	0	5	130	18,242	3	0	5	132	
				T4LG	15,615	2	0	2	113	16,274	2	0	2	118	16,591	2	0	2	120	
				TFTM	17,288	2	0	4	125	18,017	2	0	5	130	18,368	3	0	5	133	
				T5M	17,664	5	0	3	128	18,410	5	0	3	133	18,768	5	0	3	136	
				T5W	17,951	5	0	3	130	18,708	5	0	3	135	19,073	5	0	3	138	
				T5LG	17,716	4	0	2	128	18,463	4	0	2	134	18,823	4	0	2	136	
				BLC3	12,305	0	0	3	89	12,824	0	0	3	93	13,074	0	0	3	95	
				BLC4	12,709	0	0	4	92	13,245	0	0	4	96	13,503	0	0	4	98	
				RCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95	
				LCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95	
				AFR	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139	
P6	165W	40	1250	T1S	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135	
				T2M	19,482	3	0	4	118	20,303	3	0	4	123	20,699	3	0	4	125	
				T3M	19,708	3	0	5	119	20,539	3	0	5	124	20,939	3	0	5	127	
				T3LG	17,604	2	0	2	107	18,347	2	0	2	111	18,704	2	0	2	113	
				T4M	20,001	3	0	5	121	20,845	3	0	5	126	21,251	3	0	5	129	
				T4LG	18,191	2	0	2	110	18,959	2	0	2	115	19,328	2	0	2	117	
				TFTM	20,140	3	0	5	122	20,989	3	0	5	127	21,398	3	0	5	129	
				T5M	20,579	5	0	3	125	21,447	5	0	3	130	21,865	5	0	3	132	
				T5W	20,912	5	0	3	127	21,795	5	0	3	132	22,219	5	0	3	134	
				T5LG	20,638	4	0	2	125	21,509	4	0	2	130	21,928	4	0	2	133	
				BLC3	14,335	0	0	3	87	14,940	0	0	3	90	15,231	0	0	3	92	
				BLC4	14,805	0	0	4	90	15,430	0	0	4	93	15,731	0	0	4	95	
				RCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93	
				LCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93	
				AFR	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135	

## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

#### Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				LCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
P8	216W	60	1100	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
				T2M	26,587	3	0	5	123	27,709	3	0	5	128	28,249	3	0	5	131
				T3M	26,895	3	0	5	125	28,030	3	0	5	130	28,576	3	0	5	132
				T3LG	24,025	3	0	3	111	25,038	3	0	3	116	25,526	3	0	3	118
				T4M	27,296	3	0	5	127	28,448	3	0	5	132	29,002	3	0	5	134
				T4LG	24,826	3	0	3	115	25,873	3	0	3	120	26,378	3	0	3	122
				TFTM	27,485	3	0	5	127	28,645	3	0	5	133	29,203	3	0	5	135
				T5M	28,084	5	0	4	130	29,269	5	0	4	136	29,839	5	0	4	138
				T5W	28,539	5	0	4	132	29,743	5	0	4	138	30,323	5	0	4	141
				T5LG	28,165	4	0	2	131	29,354	4	0	2	136	29,926	4	0	2	139
				BLC3	19,563	0	0	4	91	20,388	0	0	4	94	20,786	0	0	4	96
				BLC4	20,205	0	0	5	94	21,057	0	0	5	98	21,468	0	0	5	99
				RCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				LCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				AFR	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
P9	277W	60	1400	T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

## Performance Data

### Lumen Output

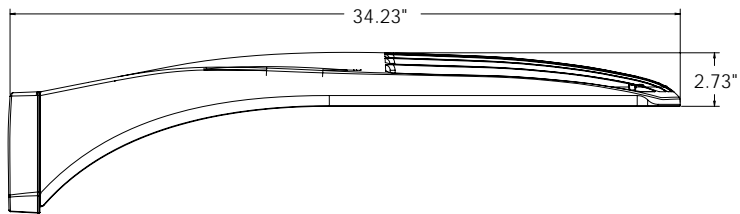
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

#### Rotated Optics

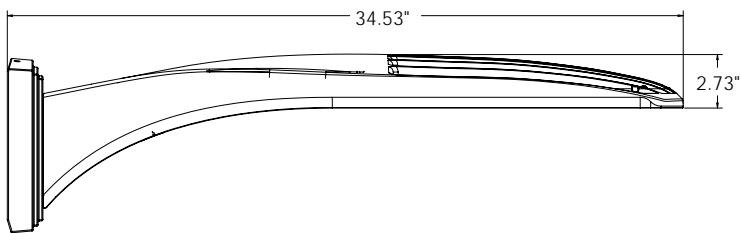
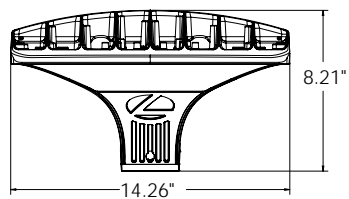
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
P11	135W	60	700	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
				T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
				T3M	18,211	4	0	4	135	18,980	4	0	4	141	19,350	4	0	4	143
				T3LG	16,270	3	0	3	121	16,957	3	0	3	126	17,287	4	0	4	128
				T4M	18,483	4	0	4	137	19,263	5	0	5	143	19,638	5	0	5	146
				T4LG	16,810	3	0	3	125	17,519	3	0	3	130	17,861	3	0	3	132
				TFTM	18,614	4	0	4	138	19,399	4	0	4	144	19,777	5	0	5	147
				T5M	19,017	5	0	3	141	19,819	5	0	3	147	20,205	5	0	3	150
				T5W	19,325	5	0	3	143	20,140	5	0	3	149	20,533	5	0	3	152
				T5LG	19,072	4	0	2	141	19,876	4	0	2	147	20,264	4	0	2	150
				BLC3	13,247	4	0	4	98	13,806	4	0	4	102	14,075	4	0	4	104
				BLC4	13,682	4	0	4	101	14,259	4	0	4	106	14,537	4	0	4	108
				RCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				LCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				AFR	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
P12	206W	60	1050	T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
				T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
P13	276W	60	1400	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
				T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
				T3M	32,265	5	0	5	117	33,626	5	0	5	122	34,282	5	0	5	124
				T3LG	28,826	4	0	4	105	30,042	4	0	4	109	30,628	4	0	4	111
				T4M	32,746	5	0	5	119	34,128	5	0	5	124	34,793	5	0	5	126
				T4LG	29,782	4	0	4	108	31,039	4	0	4	113	31,644	5	0	4	115
				TFTM	32,978	5	0	5	120	34,369	5	0	5	125	35,039	5	0	5	127
				T5M	33,692	5	0	4	122	35,113	5	0	4	127	35,797	5	0	4	130
				T5W	34,238	5	0	4	124	35,682	5	0	4	129	36,378	5	0	4	132
				T5LG	33,789	5	0	3	122	35,215	5	0	3	128	35,901	5	0	3	130
				BLC3	23,471	5	0	5	85	24,461	5	0	5	89	24,937	5	0	5	90
				BLC4	24,240	5	0	5	88	25,262	5	0	5	92	25,755	5	0	5	93
				RCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				LCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				AFR	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133



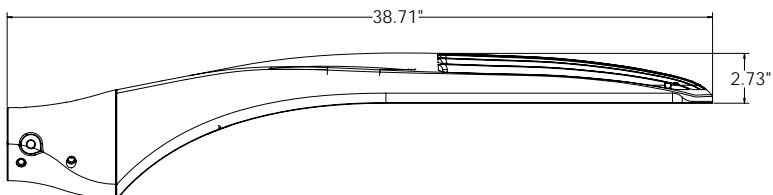
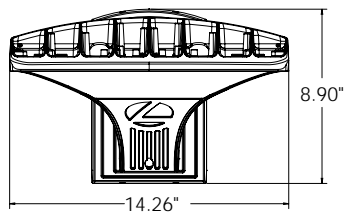
## Dimensions



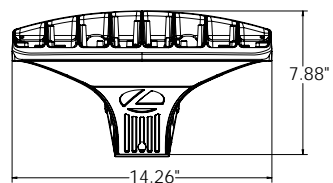
**DSX1 with RPA, RPA5, SPA5, SPA8N mount**  
Weight: 36 lbs



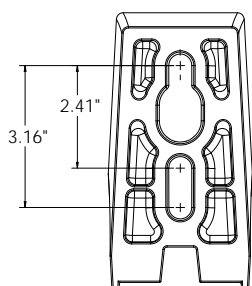
**DSX1 with WBA mount**  
Weight: 38 lbs



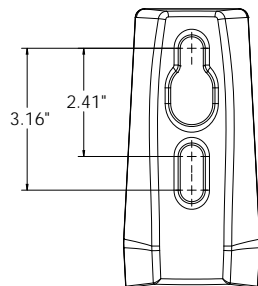
**DSX1 with MA mount**  
Weight: 39 lbs



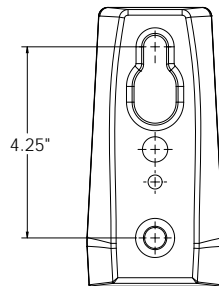
**SPA (STANDARD ARM)**



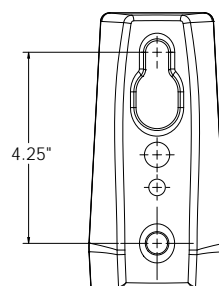
**RPA**



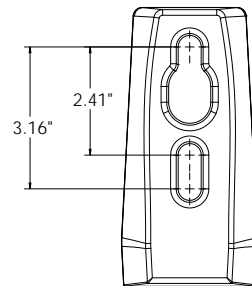
**SPA5**



**RPA5**

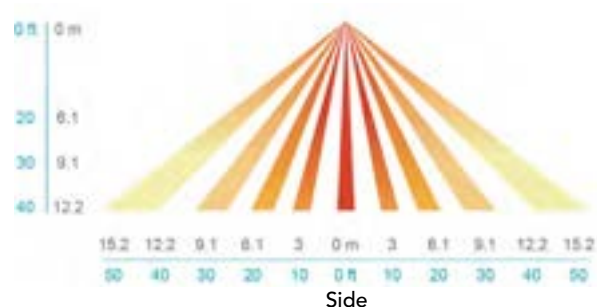
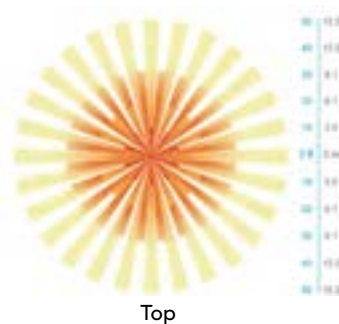


**SPA8N**



## nLight Sensor Coverage Pattern

### NLTAIR2 PIRHN



## FEATURES & SPECIFICATIONS

### INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

### CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G for SPA and MA. 1.5G for mountings RPA, RPA5, SPA5 and SPA8N. Low EPA (0.69 ft²) for optimized pole wind loading.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

### Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

### OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L81/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

### STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

### nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found here.

### INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

### LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

### GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to [www.acuitybrands.com/buy-american](http://www.acuitybrands.com/buy-american) for additional information.

### WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



# WDGE2 LED

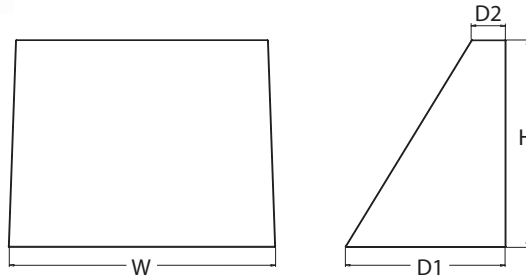
## Architectural Wall Sconce

### Precision Refractive Optic



### Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



Catalog  
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

### Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit [www.acuitybrands.com/designselect](http://www.acuitybrands.com/designselect).  
\*See ordering tree for details

### WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

### Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature		CRI	Distribution	Voltage	Mounting	
WDGE2 LED	P0 <sup>1</sup>	27K	2700K	40K 4000K	70CRI <sup>4</sup>	MVOLT	<b>Shipped included</b> SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) <sup>6</sup>	
	P1 <sup>2</sup>	30K	3000K	50K 5000K	80CRI			
	P2 <sup>2</sup>	35K	3500K	AMB <sup>3</sup> Amber	LW <sup>3</sup> Limited Wavelength			
	P3 <sup>2</sup>							
	P4 <sup>2</sup>							
					T1S Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	347 <sup>5</sup> 480 <sup>5</sup>	<b>Shipped separately</b> AWS 3/8inch Architectural wall spacer <sup>7</sup> PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available <sup>7</sup>	

Options				Finish	
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	<b>Standalone Sensors/Controls</b> PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. <b>Networked Sensors/Controls</b> NLTAIR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights. NLTAIR2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights. NLTAIREM2 PIR Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights NLTAIREM2 PIRH Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.  See page 4 for out of box functionality		DDBXD	Dark bronze
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)			DBLXD	Black
PE	Photocell, Button Type <sup>8</sup>			DNAXD	Natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) <sup>9</sup>			DWHXD	White
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.			DSSXD	Sandstone
CCE	Coastal Construction <sup>7</sup>			DBDXTD	Textured dark bronze
				DBLBXD	Textured black
				DNATXD	Textured natural aluminum
				DWHGXD	Textured white
				DSSTXD	Textured sandstone



COMMERCIAL OUTDOOR

1 Acuity Way • Decatur, GA 30035 • Phone: 1-800-705-SERV (7378) • [www.lithonia.com](http://www.lithonia.com)  
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WDGE2 LED  
Rev. 07/07/25

## Accessories

Ordered and shipped separately.

WDGEAWS DDBXD U	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U	WDGE2 surface-mounted back box (specify finish)

### NOTES

- 1 P0 option not available with sensors/controls.
- 2 P1-P4 not available with AMB and LW.
- 3 AMB and LW always go together.
- 4 70CRI only available with T3M and T4M.
- 5 347V and 480V not available with E10WH or E20WC.
- 6 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
- 7 For PBBW and AWS with CCE option, require an RFA.
- 8 PE not available in 480V or with sensors/controls.
- 9 DMG option not available with sensors/controls.

## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)					Amber (Limited Wavelength)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	T1S	636	92	0	0	0	666	97	0	0	0	699	101	0	0	1	691	100	0	0	1	712	47	0	0	1
		T2M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T3M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T4M	648	94	0	0	0	679	98	0	0	0	712	103	0	0	0	704	102	0	0	0	726	47	0	0	0
		TFTM	652	95	0	0	0	683	99	0	0	0	717	104	0	0	0	708	103	0	0	0	730	48	0	0	1
P1	11W	T1S	1,105	99	0	0	1	1,157	104	0	0	1	1,215	109	0	0	1	1,200	107	0	0	1					
		T2M	1,150	103	0	0	1	1,204	108	0	0	1	1,264	113	0	0	1	1,249	112	0	0	1					
		T3M	1,150	103	0	0	1	1,205	108	0	0	1	1,265	113	0	0	1	1,250	112	0	0	1					
		T4M	1,126	101	0	0	1	1,179	106	0	0	1	1,238	111	0	0	1	1,223	110	0	0	1					
		TFTM	1,133	101	0	0	1	1,186	106	0	0	1	1,245	112	0	0	1	1,230	110	0	0	1					
P2	19W	T1S	1,801	95	1	0	1	1,886	99	1	0	1	1,981	104	1	0	1	1,957	103	1	0	1					
		T2M	1,875	99	1	0	1	1,963	103	1	0	1	2,061	109	1	0	1	2,037	107	1	0	1					
		T3M	1,876	99	1	0	1	1,964	103	1	0	1	2,062	109	1	0	1	2,038	107	1	0	1					
		T4M	1,836	97	1	0	1	1,922	101	1	0	1	2,018	106	1	0	1	1,994	105	1	0	1					
		TFTM	1,847	97	1	0	1	1,934	102	1	0	1	2,030	107	1	0	1	2,006	106	1	0	1					
P3	32W	T1S	2,809	87	1	0	1	2,942	92	1	0	1	3,089	96	1	0	1	3,052	95	1	0	1					
		T2M	2,924	91	1	0	1	3,062	95	1	0	1	3,215	100	1	0	1	3,176	99	1	0	1					
		T3M	2,925	91	1	0	1	3,063	95	1	0	1	3,216	100	1	0	1	3,177	99	1	0	1					
		T4M	2,862	89	1	0	1	2,997	93	1	0	1	3,147	98	1	0	1	3,110	97	1	0	1					
		TFTM	2,880	90	1	0	1	3,015	94	1	0	1	3,166	99	1	0	1	3,128	97	1	0	1					
P4	47W	T1S	3,729	80	1	0	1	3,904	84	1	0	1	4,099	88	1	0	1	4,051	87	1	0	1					
		T2M	3,881	83	1	0	1	4,063	87	1	0	1	4,267	91	1	0	1	4,216	90	1	0	1					
		T3M	3,882	83	1	0	1	4,065	87	1	0	1	4,268	91	1	0	1	4,217	90	1	0	1					
		T4M	3,799	81	1	0	1	3,978	85	1	0	1	4,177	90	1	0	1	4,127	88	1	0	1					
		TFTM	3,822	82	1	0	1	4,002	86	1	0	1	4,202	90	1	0	1	4,152	89	1	0	1					

Performance Package	System Watts	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	T3M	737	107	0	0	0	763	111	0	0	0	822	119	0	0	0	832	121	0	0	1
		T4M	721	105	0	0	0	746	108	0	0	0	804	117	0	0	1	814	118	0	0	1
P1	11W	T3M	1,280	115	0	0	1	1,325	119	0	0	1	1,427	128	1	0	1	1,445	129	1	0	1
		T4M	1,253	112	0	0	1	1,297	116	0	0	1	1,397	125	0	0	1	1,415	127	0	0	1
P2	19W	T3M	2,087	110	1	0	1	2,160	114	1	0	1	2,327	123	1	0	1	2,357	124	1	0	1
		T4M	2,042	108	1	0	1	2,114	111	1	0	1	2,278	120	1	0	1	2,306	121	1	0	1
P3	32W	T3M	3,254	101	1	0	1	3,369	105	1	0	1	3,629	113	1	0	1	3,675	114	1	0	1
		T4M	3,185	99	1	0	1	3,297	103	1	0	1	3,552	111	1	0	1	3,597	112	1	0	1
P4	47W	T3M	4,319	93	1	0	1	4,471	96	1	0	1	4,817	103	1	0	2	4,878	105	1	0	2
		T4M	4,227	91	1	0	1	4,376	94	1	0	2	4,714	101	1	0	2	4,774	102	1	0	2

Electrical Load

Performance Package	System Watts	Current (A)					
		120Vac	208Vac	240Vac	277Vac	347Vac	480Vac
P0	7.0	0.061	0.042	0.04	0.039	--	--
	9.0	--	--	--	--	0.031	0.021
P1	11.0	0.100	0.064	0.059	0.054	--	--
	14.1	--	--	--	--	0.046	0.031
P2	19.0	0.168	0.106	0.095	0.083	--	--
	22.8	--	--	--	--	0.067	0.050
P3	32.0	0.284	0.163	0.144	0.131	--	--
	37.1	--	--	--	--	0.107	0.079
P4	47.0	0.412	0.234	0.207	0.185	--	--
	53.5	--	--	--	--	0.153	0.112

Lumen Output in Emergency Mode  
(4000K, 80 CRI, T3M)

Option	Lumens
E10WH	1,358
E20WC	2,230

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

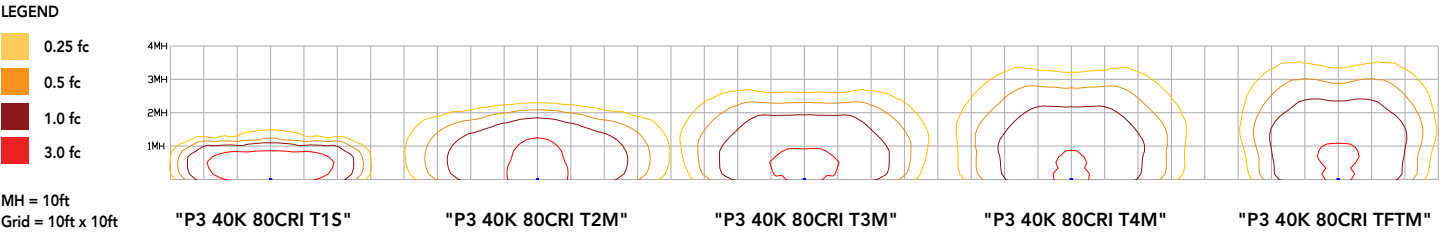
Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.87

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

Motion/Ambient Sensor (PIR, PIRH)

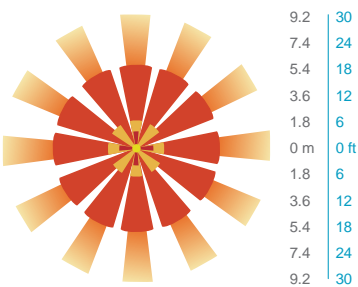
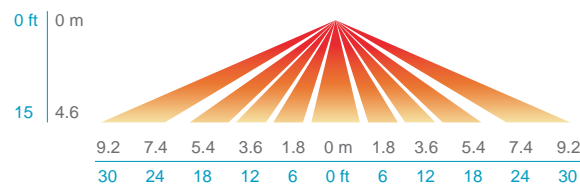
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

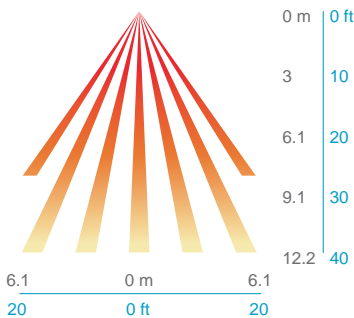
PIR

HIGH VIEW

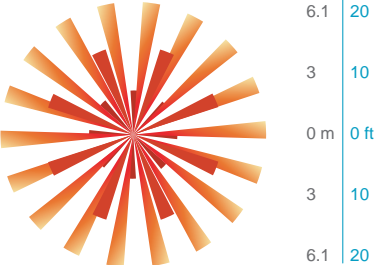


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH, NLTAIREM2 PIR, NLTAIREM2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

UL 924 Response – nLight AIR Devices with EM Option

- NLTAIREM2 devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, NLTAIREM2 devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- The non-emergency devices, NLTAIR2 PIR and NLTAIR2 PIRH, with version 3.4 or later firmware can be used for normal power sensing.



### Motion/Ambient Sensor

D = 7"

H = 9" (Standalone controls)

11" (nLight AIR controls, 2" antenna will be pointing down behind the sensor)

W = 11.5"



### PBBW – Surface-Mounted Back Box

Use when there is no junction box available.

D = 1.75"

H = 9"

W = 11.5"



### AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

## FEATURES & SPECIFICATIONS

### INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

### CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

### FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

### OPTICS

Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

### INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

### LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

### GOVERNMENT PROCUREMENT

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to [www.acuitybrands.com/buy-american](http://www.acuitybrands.com/buy-american) for additional information.

### WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



## CSI MasterFormat® Filing:

### Division 7: Thermal & Moisture Protection

07 21 00 Thermal Insulation

07 21 29 Sprayed Insulation

### Division 9: Finishes

09 81 00 Acoustic Insulation

09 81 29 Sprayed Acoustic Insulation

09 83 00 Acoustic Finishes

09 83 16 Acoustic Ceiling Coating



## MANUFACTURER INFORMATION:

International Cellulose Corporation

12315 Robin Boulevard | Houston, Texas 77045

(713) 433-6701 or (800) 444-1252 | FAX: (713) 433-2029

## 1. PRODUCT DESCRIPTION:

K-13 is a **Thermal** and **Acoustical** cellulose insulation is used as an insulation/exposed finish for its acoustic and thermal benefits. K-13's monolithic coating absorbs excess noise and provides an R-value of 3.7 per inch. K-13 has a **Natural Texture** and is available in six standard colors and custom integral colors.

## 2. BASIC USE:

K-13 is typically used as an exposed ceiling finish for its acoustic and thermal benefits. It is appropriate in both interior and covered exterior applications such as parking decks.

## 3. MATERIAL COLORS:

K-13 is available in six standard colors can also be specified in specially-matched custom colors.

### STANDARD COLORS:



Color selection will affect the final price.

## 4. SURFACE PREPARATION:

K-13 adheres to properly prepared substrates and conforms to any ceiling configuration including metal decking, barrel-vaults, concrete "T" corrugated decks, and other complex surfaces. Surfaces to receive K-13 are to be inspected prior to installation to determine if pre-treatment is required.

## 5. APPLICATION:

K-13 is installed by an international network of professional contractors licensed by ICC. These contractors are required to install K-13 using approved equipment, materials, and procedures. Due to the inherent texture of the material and application techniques, the installed material will have thickness variances. Compliance with applicable building codes and project requirements is the responsibility of the user and/or installing contractor.

## SUSTAINABLE CREDIT CATEGORIES:

### MATERIALS + RESOURCES:

**RECYCLED CONTENT:** 80% Pre-Consumer

**REGIONAL MATERIALS:** Manufactured By International Cellulose Corporation in Houston, TX.

**MATERIAL INGREDIENT REPORTING:** Inventoried to 1,000 PPM in accordance with the HPD Collaborative.

### INDOOR ENVIRONMENTAL QUALITY:

**INDOOR AIR QUALITY:** UL GREENGUARD Gold Certified  
*May Contribute Towards:*

LEED v4: Indoor Air Quality Assessment

LEED v4: Enhanced Indoor Air Quality Strategies

**THERMAL COMFORT:** K-13 has exceptionally low heat-loss characteristics with an R-Value of 3.7

### ACOUSTICAL PERFORMANCE

#### LOW EMITTING MATERIALS:

*M1 Classified as a Low Emitting Building Material*  
Compliant With:

LEED v4: Low Emitting Materials

CDHP/ California Section 01350

SCAQMD Rule 1168

CHPS- Acoustical Ceiling



## TECHNICAL DATA:

### ASTM STANDARDS COMPLIANCE

<b>ASTM C 423</b>	Sound Absorption
<b>ASTM C 518</b>	Thermal Conductivity
<b>ASTM C 739</b>	Cellulose Fiber
<b>ASTM C 1149</b>	Spray-Applied Cellulose Insulation
<b>ASTM D 2244</b>	Light Reflectance
<b>ASTM E 84</b>	Surface Burning Characteristics
<b>ASTM E 90</b>	Sound Transmission Loss
<b>ASTM E 736</b>	Bond Strength
<b>ASTM E 759</b>	Bond Deflection
<b>ASTM E 859</b>	Air Erosion
<b>ASTM E 1042</b>	Acoustical Absorption

**ASTM C 518:** Thermal Conductivity  
**R-Value: 3.7 PER INCH**

APPLICATION THICKNESS	R-VALUE
1"	3.7
2"	7.4
3"	11.1
4"	14.8
5"	18.5
6"	22.2
7"	25.9
8"	29.6
9"	33.3
10"	37

### ASTM D 2244: Light Reflectance

White: 84+	Tan: 46+
Light Gray: 73+	Gray: 45+
Beige: 71+	Black: 17+

### ASTM E 84: Surface Burning Characteristics

**CLASS 1, CLASS A RATED** per ASTM E-84, UL-723, NFPA-255, & UBC-42

**Flame Spread 5**

**Smoke Development 5**

*K-13 has been rated and approved by Factory Mutual Research Corporation for use in categories: I, II, III, & IV.*

### ASTM E 736: Cohesion/Adhesion - Bond Strength

**Bond Strength** is greater than 100psf

**K-13 MEETS IBC 2015 SECTION 803.12 STABILITY REQUIREMENTS FOR INTERIOR FINISH MATERIALS.**

### ASTM C 423: Sound Absorption

#### K-13 Applied on Solid Backing

Inches	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	NRC
.625"	.05	.16	.44	.79	.90	.91	.55
1"	.11	.32	.84	.99	1.01	.98	.80
1.75"	.30	.74	1.14	1.06	.99	.98	1.00
2"	.47	.90	1.06	1.06	1.08	1.07	1.00
3"	.57	.99	1.04	1.03	1.00	.98	1.00
4"	.84	1.06	1.01	1.03	1.00	.98	1.05
5"	.99	.89	1.05	1.03	1.00	1.00	1.00

#### K-13 Applied on 1.5" Metal Deck

Inches	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	NRC
1.5"	0.36	0.89	1.26	1.07	1.01	1.00	1.05
3"	0.97	1.04	1.13	0.99	0.95	0.98	1.05

#### K-13 Applied on 2" Metal Deck

Inches	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	NRC
1"	0.39	0.63	0.96	0.99	1.04	1.06	0.90
2"	0.55	0.99	1.13	1.06	1.05	1.10	1.05

#### K-13 Applied on 3" Metal Deck

Inches	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	NRC
1.5"	0.55	0.92	1.11	1.02	0.95	0.99	1.00
2.75"	0.69	0.98	1.17	1.03	0.97	1.04	1.05

### MISCELLANEOUS CODE APPROVALS & SPECIFICATIONS

- Underwriters Laboratories - Classified Code Compliance Report UL ER 5499
- Factory Mutual Research - Report Nos. 19678, 20399, and 24703
- Federal Defense Logistics Agency Cage Code: ONJU2
- Federal Specification - SS-S-111C
- Corps of Engineers Guide Specifications - CE-201.01
- Department of the Navy Guide Specifications - NFGS-07218
- EPA 40 CFR Part 248
- Los Angeles - RR-24311
- New York - MEA 65-96-M
- Meets California Bureau of Home Furnishings Standards
- Resource Conservation and Recovery Act

**K-13 DOES NOT CONTAIN SILICA DUST, ASBESTOS, MINERAL OR GLASS FIBERS, OR PCB'S.**



## CSI MasterFormat® Filing:

### Division 9: Finishes

09 81 00	Acoustic Insulation
09 81 29	Sprayed Acoustic Insulation
09 83 00	Acoustic Finishes
09 83 16	Acoustic Ceiling Coating



## MANUFACTURER INFORMATION:

International Cellulose Corporation  
12315 Robin Boulevard | Houston, Texas 77045  
(713) 433-6701 or (800) 444-1252 | FAX: (713) 433-2029

## 1. PRODUCT DESCRIPTION:

SonaSpray "fc" is a spray-applied exposed ceiling finish used for **Acoustical** control. SonaSpray "fc" is applied as a monolithic coating to absorb excess noise and improve intelligibility. SonaSpray "fc" has a **Refined Texture** and is available in four standard colors and custom integral colors.

## 2. BASIC USE:

SonaSpray "fc" is typically used as an exposed ceiling finish for its acoustic benefits and customizable color options. It is appropriate for interior spaces such as gymnasiums and dynamic open-plan offices to reduce excessive noise and reverberation.

## 3. MATERIAL COLORS:

SonaSpray "fc" is available in three standard colors can also be specified in any specially-matched custom color.

### STANDARD COLORS:

White	Arctic White	Light Gray	Black
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Color selection will affect the final price.

## 4. SURFACE PREPARATION:

SonaSpray "fc" adheres to properly prepared substrates and conforms to any ceiling configuration including metal decking, barrel-vaults, concrete "T" corrugated decks, and other complex surfaces. Surfaces to receive SonaSpray "fc" are to be inspected prior to installation to determine if pre-treatment is required.

## 5. APPLICATION:

SonaSpray "fc" is installed by an international network of professional contractors licensed by ICC. These contractors are required to install SonaSpray "fc" using approved equipment, materials, and procedures. Due to the inherent texture of the material and application techniques, the installed material will have thickness variances. Compliance with applicable building codes and project requirements is the responsibility of the user and/or installing contractor.

## SUSTAINABLE CREDIT CATEGORIES:

### MATERIALS + RESOURCES:

**RECYCLED CONTENT:** 80% Pre-Consumer

**REGIONAL MATERIALS:** Manufactured By International Cellulose Corporation in Houston, TX.

**MATERIAL INGREDIENT REPORTING:** Inventoried to 1,000 PPM in accordance with the HPD Collaborative.

### INDOOR ENVIRONMENTAL QUALITY:

**INDOOR AIR QUALITY:** UL GREENGUARD Gold Certified

*May Contribute Towards:*

LEED v4: Indoor Air Quality Assessment

LEED v4: Enhanced Indoor Air Quality Strategies

### ACOUSTICAL PERFORMANCE

#### LOW EMITTING MATERIALS:

*M1 Classified as a Low Emitting Building Material Compliant With:*

LEED v4: Low Emitting Materials

CDHP/ California Section 01350

SCAQMD Rule 1168

CHPS- Acoustical Ceiling

## TECHNICAL DATA:

### ASTM STANDARDS COMPLIANCE

ASTM C 423	Noise Reduction Coefficients
ASTM D 2244	Light Reflectance
ASTM E 84	Surface Burning Characteristics
ASTM E 736	Bond Strength
ASTM E 761	Compressive Strength
ASTM E 759	Bond Deflection
ASTM E 859	Air Erosion

### ASTM C 423: Sound Absorption (NRC)

#### SONASPRAY "FC" APPLIED ON SOLID BACKING

Inches	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	NRC
.5"	.00	.14	.49	.87	1.00	.99	.65
.75"	.10	.23	.70	.98	1.01	.96	.75
1"	.05	.40	.94	1.04	.97	.99	.85

#### SONASPRAY "FC" APPLIED ON 1.5" METAL DECK

Inches	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	NRC
.75"	.17	.58	.91	.89	.87	.84	.80

### ASTM D 2244: Light Reflectance

White	86+
Arctic White	79+

### ASTM E 84: Surface Burning Characteristics CLASS 1, CLASS A RATED per ASTM E-84, UL-723

Flame Spread 5  
Smoke Development 5

### ASTM E 736: Bond Strength

SonaSpray "fc" greater than 600psf  
SonaSpray "fc" with Dura-K greater than 900psf

### ASTM E 761: Compression Strength

SonaSpray "fc" greater than 400psf  
SonaSpray "fc" with Dura-K greater than 600psf

### MISCELLANEOUS CODE APPROVALS & SPECIFICATIONS

Federal Defense Logistics Agency Cage Code: ONJU2  
Federal Specification – SS-S-111C  
Corps of Engineers Guide Specifications – CE-201.01  
Department of the Navy Guide Specifications – NFGS-07218  
Los Angeles – RR-24311



**SONASPRAY "FC" MEETS IBC 2015 SECTION 803.12 STABILITY REQUIREMENTS FOR INTERIOR FINISH MATERIALS.**

**SONASPRAY "FC" DOES NOT CONTAIN SILICA DUST, ASBESTOS, MINERAL OR GLASS FIBERS, OR PCB'S**



THE CITY OF BERKLEY  
Community Development Department  
3338 Coolidge, Berkley, Michigan 48072  
(248) 658-3320

**NOTICE OF PUBLIC MEETING**  
**BERKLEY PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN, in accordance with Section 3.09 of Chapter 138 of the Berkley City Code, that there will be a meeting of the Berkley Planning Commission to be held at the City of Berkley in the Council Chambers, 3338 Coolidge Hwy, Berkley Michigan, on **Tuesday, November 25, 2025** at 7:00pm, or as near thereto as the matter may be reached.

**APPLICATION PSU-05-25**

Berkley Entertainment LLC, 2960 Twelve Mile – Parcel 25-07-455-031 is requesting Special Land Use approval to use the subject property as a private assembly space for a live theater use in the Downtown District.

Complete application information is available for review at <https://berkleymi.gov/community-development/development-projects>.

Comments regarding the request may be made in person on the night of the meeting or may be made in writing. All written comments must be submitted to the Community Development Department or email to [planning@berkleymi.gov](mailto:planning@berkleymi.gov) before 5:00p.m on the date of the Planning Commission meeting.

You can watch the meeting: <https://www.youtube.com/user/cityofberkley>

KRISTEN KAPELANSKI  
COMMUNITY DEVELOPMENT DIRECTOR

THE CITY OF BERKLEY  
Community Development Department  
3338 Coolidge, Berkley, Michigan 48072  
(248) 658-3320

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KRISTEN KAPELANSKI  
COMMUNITY DEVELOPMENT DIRECTOR

**Publish Once:**  
Oakland Press  
Monday, November 10, 2025





Kristen Kapelanski &lt;kkapelanski@berkleymi.gov&gt;

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**PSU-05-25 - Berkley Theatre**

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**Jason R. Spenny** [REDACTED]

Mon, Nov 10, 2025 at 6:30 PM

To: planning@berkleymi.gov

Cc: Olga Slavin-Spenny [REDACTED]

Hello,

I wanted to share a comment, or question really, for the special land use for the Berkley Theatre.

I live at 3562 Robina Ave, 5 doors north of the proposed theater. I am an Assistant Scoutmaster for Troop 1085, Chartered out of Berkley 1st United Methodist Church. Needless to say, this Theatre will impact me.

First, conceptually I love the idea of a live music/theater venue. I am very interested in this. Hopefully, they attract acts I'm interested in.

However, I have 2 concerns, one of which I assume will be no problem.

1st: I expect that I won't be able to hear the performances from inside my house with windows open. I suspect that won't be an issue.

2nd: I'm concerned about the plan for parking. I reviewed the document presented and it shows a peak capacity of 544. At the same time, it shows 213 parking spaces. Assuming couples attend, that represents 426 people. So something like 118 people are planned to park on streets or further away. 59 cars on the streets close to the theatre is a lot of street parking. Obviously this won't be every night but I assume the Owners intend to be successful, and this is their vision for at least every Friday and Saturday night.

ADDITIONALLY, they are counting EVERY parking spot in the 4 nearby lots.

First, has Berkley First agreed to the use of every spot in their lot? The scout troop, again - chartered to B1UM, uses this lot to store their trailer, occupying a spot with their blessing.

Second, on what planet does Berkley Entertainment LLC think they get the entire lot west of Robina? El Patio is thankfully a busy restaurant, particularly in the evening.

Now, I am an engineer and I can be swayed by data. If the city or Berkley Entertainment LLC can reply with the studies or analyses showing that this parking situation is fine, I can back down. But I want to see it. The single document presented at the link provided in the letter of notice, ain't it. Nothing would make me happier than receiving this data, and being convinced it will be ok, and for me not to attend on November 25 and object because of parking.

But my read of the plan document is that they have about half the spots they need. And I'm concerned for traffic flow, residential parking ability, and emergency services on neighboring streets, particularly Robina, if all that parking gets filled for theater goers.

It is my sincere hope you or BE LLC will contact me and talk me out of this in the next couple of weeks.

--

Jason R. Spenny, M.S.E.

[REDACTED]  
Go Blue!



# CITY OF BERKLEY COMMUNITY DEVELOPMENT

3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

## MEMORANDUM

**To:** Berkley Entertainment, LLC

**From:** Kristen Kapelanski, Community Development Director

**Subject:** **PSP-14-25 and PSU-05-25, 2960 Twelve Mile Rd. Berkley Theater – Site Plan and Special Land Use Review**

**Date:** November 17, 2025

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### Project Description

Berkley Entertainment, LCC recently entered into an agreement for the now vacant building located at 2960 Twelve Mile Rd. The applicant is proposing changes to the building façade and a complete interior renovation to accommodate a live entertainment theater with an accessory lounge/appetizer bar use. The applicant intends to operate the lounge/appetizer bar only during theater hours and potentially during larger City events. Significant site changes are not proposed.

The property is located on the north side of Twelve Mile Rd., between Wakefield Rd. and Robina Ave. in the Downtown District. As part of the proposal, the plans show that all sides of the building will be painted and new materials will be added (with the main changes taking place on the Twelve Mile Rd. façade). New materials consist of a metal wrapping along the bottom of the building on all sides and metal panels in place of a significant portion of the former storefront windows. The applicant plans to preserve the existing mural on the Robina façade and will work with the DDA as part of their mural program and planned improvements to the Robina right-of-way. The metal wrapping will not be placed over the mural. Parking lot improvements are generally not proposed. The applicant may update faulty lighting fixtures in the parking lot as part of the later electrical work.

### Zoning/Use

The subject property is zoned Downtown as are all surrounding properties, except for the property on the north side of the rear parking lot, which is zoned R-1CD. Places of assembly (which a theater falls under) are a Special Land Use in the Downtown District.

### Site Plan Review Comments

The proposed façade change requires review and approval by the Planning Commission. Updated ordinance standards can be applied in instances where revisions to the façade or site are proposed. For example, since window modifications are proposed for the Twelve Mile Rd. façade, current transparency standards would apply, but since site work is not proposed, required landscaping would not apply. Staff comments are italicized with items to be addressed after Planning Commission consideration bolded.

1. There are several design standards listed in Section 6.05.C.5. These are detailed below.
  - a. Buildings must have balanced compositions and forms. *No changes to the building form are proposed. New materials are proposed to be added between the marquee entrance and the*

*former Rite Aid entrance (and along the edges of the building). High quality durable materials are required by the Ordinance, with metal panels specifically listed as an example. The only new material proposed is metal panels. The remaining materials will be maintained/repaired and painted. This standard is met.*

- b. Roofs must be compatible with the architectural style of the building and context of the surrounding area. *No roof changes are proposed.*
  - c. Building entrances must be designed with one of the listed elements to create a prominent entrance space. *Listed materials include an overhang above the entrance, which the marquee provides. A recessed door is shown for the restaurant space near the center of the front façade. This standard is met.*
  - d. Building articulation for walls facing public streets must be incorporated in one of the ways listed in the ordinance. *The front façade includes accent lines, color variations and material changes, all of which are listed as options for building articulation. This standard is met.*
  - e. High quality, durable materials must be used, such as but not limited to stone, brick, metal and glass. *See previous comments under 'a'. This standard is met.*
  - f. Third stories must be stepped back. *There is not proposed third story.*
  - g. Additions must fit the traditional context of the building by meeting the listed standards. *No additions are proposed.*
2. Section 6.05.C.5 includes additional design guidelines. These are all noted as applying to new buildings or site redevelopment, with the exception of "Sustainable site, building and landscaping elements are encouraged." *Metal is the only new material proposed, which is a sustainable material. This standard is met.*
  3. A minimum front façade transparency of 30% is required for institutional/places of assembly site layouts. *The Twelve Mile Rd. façade will have a transparency of 12%. **This requires a variance from the Zoning Board of Appeals. Alternately, the applicant may maintain the existing transparency percentage of the front façade as it sits today (17%) as an existing condition.***
  4. The plans indicate parking lot and wall pack lighting will be replaced as necessary if fixtures are found to be faulty. Specification sheets have been included and replacement would take place as part of future electrical work. ***The following notes should be added to the plan.***
    - a. ***Replacement lighting is limited to the height of the building or twenty feet, whichever is less.***
    - b. ***Lighting temperature cannot exceed 3,500 Kelvin. It appears 4,000 is proposed.***
  5. This property is within 500 feet of a municipal lot. No parking spaces are required. *The applicant has verbally agreed to pursue a public lease of the private lot, as has Berkley First Church, which owns the lot to the north and east of the subject property, expanding municipal parking in the area.*

### **Special Land Use Review Comments**

Section 10.03 lists the standards the Planning Commission and City Council must consider when determining whether to approve the Special Land Use request. All standards are listed below with staff comments italicized.

1. The use must be designed and constructed in a manner harmonious with the character of adjacent properties and the surrounding area, as compare to the impacts of permitted uses. *The proposed theater use matches the original intent and use of the building as a theater. Entertainment uses have been identified as a needed amenity in the downtown and the proposed use would complement the surrounding mainly retail and restaurant uses.*

2. The use must be compatible and in accordance with the goals and objectives of the Master Plan. *Entertainment uses are specifically identified as a target use in the Downtown area. Specifically, "The Downtown future land use district is intended to create a vibrant city center with offices, entertainment, retail businesses and restaurants serving Berkley residents, daytime businesses and nighttime entertainment populations." The proposed use would add nighttime vibrancy to the area.*
3. The use must be located and designed in a manner that will minimize the impact of traffic. Efforts must be made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicular traffic congestion. *In anticipation of traffic and parking concerns, staff requested a memo from the City's engineering consultant, Spalding DeDecker. Generally, the text notes that impacts from the revitalization of the site as a live theater use are somewhat comparable to the previous movie theater use in terms of trips generated (and parking needed). They do recommend that when special events are anticipated, exceeding the normal 'everyday' occupancy of 300-544 people listed, that the theater coordinate with the City to develop potential overflow parking plans to accommodate additional visitors. To guard against potential overflow parking from employees, consideration should be given to parking employees further from the venue allowing the closest municipal spaces available for use by patrons.*
4. The use must be adequately served by essential public facilities and services. *No site or building expansions are proposed and the original theater use sat 850 people plus employees. The utility infrastructure will adequately serve the site given the fact it was originally sized for a similar use.*
5. The use must be designed, constructed, operated and maintained to comply with all applicable ordinance standards. *See site plan review comments above.*
6. The use must not unreasonably impact the quality of natural features and the environment when compared to typical uses. *No natural features impacts are proposed as the site is already developed.*
7. The following factors must also be considered:
  - a. The nature and character of the activities, processes, materials, equipment or conditions or operation, either specifically or typically associated with the use.
  - b. Vehicular circulation and parking areas. *See previous comments and the accompanying memo from Spalding DeDecker.*
  - c. Outdoor activity, storage or work areas. *Outdoor activity has not been identified at this time. Any future outdoor service areas for dining would go through the normal administrative review process.*
  - d. Hours of operation. The listed hours of operation are 4PM-1AM Wednesday through Saturday and 4PM to 11PM on Sundays.
  - e. Production of traffic, noise, vibration, smoke, fumes, odors, dust, glare, light or other public nuisances. *The applicant has provided extensive information on the noise attenuation measures they will be implementing and also noted the building was originally designed with noise attenuation in mind. Staff does not have any concern regarding noise outside the building as a result of any performances.*

## **Summary**

The submitted plans provide adequate information to determine whether ordinance standards are met and for consideration of the special land use. The site plan and special land use can proceed to Planning Commission for their consideration.

If you have any questions, please do not hesitate to contact me.

## MEMORANDUM

**DATE:** 11/18/2025  
**TO:** Kristen Kapelanski, Community Development Director  
**ORGANIZATION:** City of Berkley  
**FROM:** Jordan Hankin, PE  
**RE:** New Berkley Theater Usage  
**JOB NO.:** BKGEN

---

Spalding DeDecker (SD) understands that an application has been submitted to redevelop the former Berkley Theater (2960 12 Mile Rd). This plan includes conversion of the existing building from its current usages as a barber shop, insurance agency, and vacant commercial space into a live performance venue. Historically, this property housed a movie theater which had a capacity of approximately 850 seats and was also once home to a Rite-Aid drug store. Per the site plan, typical maximum occupancy of the venue is 544 persons. The site plan indicates that the maximum occupant load for occasional special events could increase attendance to 850 persons.

For the purposes of this preliminary analysis, SD will compare trips generated for the new land use with previous land uses to ascertain potential impacts to parking. The trips generated for the new land use will be based on the typical occupancy of 544 persons. This is the typical maximum capacity of the building and represents a more likely use case. This idea follows an established traffic engineering practice of designing for a typical usage period, even though it is understood that performance may decline in peak conditions – i.e., like the impacts on downtown Detroit freeways after sporting events. Based on the site plan provided, SD has determined the following distribution of the 544 occupants:

Room	Occupancy	Room	Occupancy	Room	Occupancy	Room	Occupancy
Corridor	9	Bar-Bistro	1	Vestibule	2	Tickets	3
Seating	336	Bistro	58	Stage	54	Staff	118
Shipping	2	Kitchen	2	Dance Floor	32	Attendees	426
Antichamber	6	Green Room	22	Sound	5	Total	544
Lobby	8	Office	2	Bar	2		

As shown above, SD assumes that the occupancies of the seating area, bistro, and dance floor would be filled by attendees on a given performance night. For a more conservative approach, SD can run preliminary analysis considering a maximum attendance scenario.

### Trip Generation

Proposed trip generation numbers for previous land usages were estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. The prior site uses were determined to be best represented by the Movie Theater and Strip Retail Plaza (<40k sft Gross Leasable Area), which correspond with ITE Land Use Codes (LUC) 445 and 822.



Because trip generation for the proposed live performance venue could not be determined using standard ITE LUC methodologies, SD will utilize trip generation information from prior studies for similar sites. SD has recently completed a TIS for a 420-seat theater venue on Jefferson Ave in the City of Grosse Pointe Park, MI. This study researched performance venue TISs throughout the country to ascertain trip generation information, ultimately utilizing studies from Tennessee and Ohio. Land use characteristics that were considered when conducting research into the anticipated vehicular trips generated by the proposed development include facility function and event type as well as timing and distribution of generated trips before and after events. The Berkley Theater venue has a similar capacity to the City of Grosse Pointe Park 420-seat theater, so it is assumed that the same basic operational traffic patterns are applicable for determining trip generation numbers. The City of Grosse Pointe Park study is attached.

Based on the Grosse Point Park TIS, vehicle occupancies are expected to be 1 per 3 event attendees and 1 per 1.2 staff and vendors. It is anticipated that the live performances will typically occur during off-peak periods (i.e., weekday evenings or weekends). Trip generation information below reflects this.

TRIP GENERATION INFORMATION – 2960 12 MILE RD						
LAND USE	ITE CODE	ITE CODE NAME	INDEPENDENT VARIABLE	IV NUMBER	TRIPS GENERATED	
					IN	OUT
MOVIE THEATER (PRE-1993)	445	Movie Theater	SEATS	850	137	127
RITE-AID / COMMERCIAL (1993-2025)	822	Strip Retail Plaza (<40k sft Gross Leasable Area)	1000 sft GLA	12.5	42	40
LIVE PERFORMANCE VENUE (2025+)	N/A	N/A	ATTENDEES / STAFF	426 / 118	241 (total)	

As presented in the table above, based on preliminary trip generation estimates, the new land use for the Berkley Theater is projected to generate 241 vehicle trips. This is similar to the estimated parking demand if the site was still a movie theater with 137 entering and 127 exiting trips for a total of 264 trips. These values appear similar, however, there are certain aspects to consider.

Regarding the movie theater, the trip generation information for ITE Land Use Code 445 was likely collected pre-COVID, or much earlier, when movie theaters were more popular and well attended. While it is difficult to project the current attendance of the property as a movie theater, it is likely that it would not be as well attended as it once was. Also, downtown Berkley is likely more of a regional draw for other purposes than it may have been during the operational period of the movie theater.

Conversely for the live music venue, the number of trips generated may not reflect the characteristics of a modern venue in a dense suburban downtown like Berkley. Given its location and usage, the venue is likely to attract local residents who walk to the site from residential areas near downtown. Additionally, some attendees may utilize rideshare services to access the venue. Both phenomena could reduce the number of vehicle trips and parking required to accommodate them.

## Parking Discussion

It is important to consider impacts on parking based on proposed site trip generation. A few methods of determining parking space minimum requirements should be considered, from least to most conservative:

- ▶ **SITE PLAN** – a previous version of the site plan indicated requirements of 1 space per 3 occupants (i.e., 182 spaces). The current (and previous site plans) indicate that the theater’s parking demand would be covered by **200 spaces** in several lots and on-street parking surrounding 2960 12 Mile Rd. This includes using 57 spaces in the parking lot of the Berkley First United Methodist Church.
  - This includes use of three existing City parking lots (North Lot, East Lot, and lot west of Robina), as proposed by the developer on the site-plan. In this scenario, SD assumes the availability of parking given the timing of the events at non-peak hours.
  - Per the site plan, the three lots surrounding the theater have a total of 120 parking spaces, North = 34, East = 29, and Church = 57. The Robina lot is indicated to have 85 spaces.
  - In this scenario, SD assumes an agreement has been made with the church to utilize available parking that isn’t normally utilized during the timing of proposed events.
- ▶ **ZONING ORDINANCE** – The source of the site plan parking requirement plan is not cited, however, the Berkley Zoning Ordinance (effective April 16, 2025) indicates a minimum requirement of 1 space per 4 seats (i.e., 107 spots considering 426 attendees).
  - SD assumes that the zoning ordinance covers parking for attendees only. Up to 118 additional spaces would be required for employees for a **total of 225 spaces**.
  - Information related to the time distribution of employee presence may lessen the estimated employee parking demand.
- ▶ **ITE TRIP GENERATION** – Assumes site-generated trips require parking, for a **total of 241 spaces**.

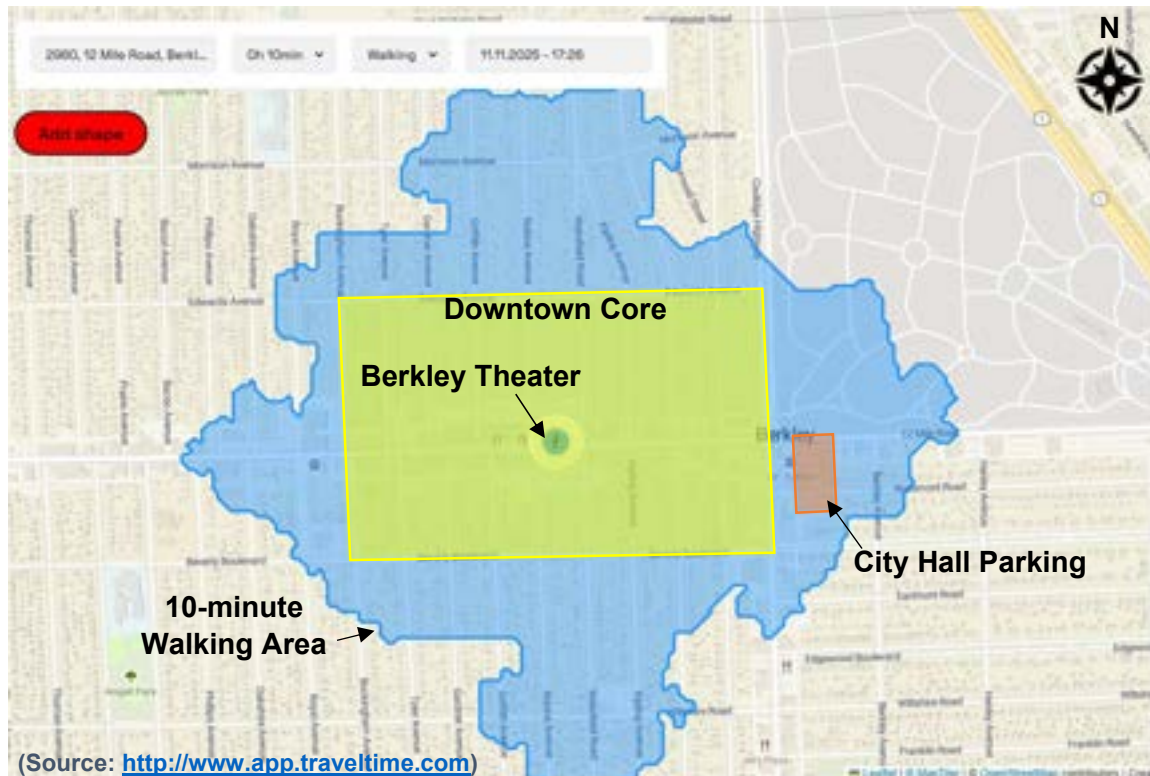
A parking count was provided to SD from an unrelated study which includes data collected on Saturday, December 17, 2022 (attached). This information indicates that there are 130 parking spaces in municipally-owned lots on 12 Mile Rd. The Rite Aid and Robina lots were reported to have 26 and 61 spaces, respectively. During the period of data collection, which SD assumes to represent a full typical Saturday, the 12 Mile Rd lots had an occupancy rate of 60%, leaving 52 spots available. The Rite Aid and Robina lots had occupancy rates of 31% (18 available) and 66% (21 available), respectively. In summary, the data collection indicates there to be 217 municipal spaces in five lots near downtown which experienced an average 58% occupancy (126 spaces available).

## SAMPLE PARKING SCENARIO

SD will consider a moderately conservative scenario case for this preliminary analysis and use the following assumptions:

- ▶ **Typical Saturday evening** with a scheduled event
- ▶ The new land use will **require 225 spaces per the zoning ordinance** and to cover site employees
  - SD assumes all 118 employees will need to park at the same time.
- ▶ Based on the data collection discussed above, **126 spaces will be available** at municipal lots on 12 Mile Rd, Robina lot, and Rite Aid lot
- ▶ It is reasonable to expect attendees / staff to walk 10 minutes to the venue (0.4 miles at 3.5 ft/sec)

Based on the assumptions above, an additional 99 spaces will be required to accommodate attendees and / or staff for the venue. SD believes parking requirements could be satisfied via on-street spaces outside of parcel frontage and municipal lots farther than 500 ft from the site. This could be accomplished in several ways.



**Figure 1: Area within 10-minute walking distance from 2960 12 Mile Rd**

Within an assumed 10-minute walk to the venue, there are several on-street parking blocks and municipal lots. This can be seen in **Figure 1**, which is a travel time shape known as an isochrone that visualizes reachable areas within a given timeframe, and is more realistic than a circular shape. TravelTime considers an approximate 4.5 ft/s walking speed, so the figure above may slightly overestimate walking distances, but gives a good representation for preliminary considerations. As can be seen in **Figure 1**, a 10-minute walking distance covers nearly all of downtown Berkley on 12 Mile Rd, some of the Coolidge district, and many residential blocks. This includes an area which expands to the parking lots at City Hall.

- Per the December 2022 data collection, the existing municipal lot at City Hall / Department of Public Safety appears to be underutilized. Reportedly, none of the 146 spaces were occupied during data collection.
  - Venue events are assumed to be happening during off-peak times when City offices are likely closed, or staff presence is reduced (i.e., evenings / weekends)
  - This lot theoretically has sufficient spaces and vacancy (146 spaces) to accommodate the employees (118) at the Berkley Theater

- ▶ On-street parking is likely available within a 10-minute walk to the theater
  - Per the Citywide Signing Study, parking is generally allowed on both sides of the street in the general downtown area
  - Downtown area bounded by Buckingham Ave to Coolidge Hwy (East-West) and Beverly Blvd to Edwards Ave (North-South), [see Figure 1]
  - Exceptions are Kipling Ave, Cumberland Rd, and Kenmore Rd north of 12 Mile Rd where parking is only allowed on one side of the street

SD cannot provide exact values of available on-street parking at this time. However, assuming that the nearby municipal lots are available for attendees and City Hall lots for staff, the typically small overflow parking need is anticipated to be easily accommodated by street parking within a 10-minute walk. For events that exceed the typical 544 occupant capacity, SD would recommend that special event plans be put in place through coordination between the City and the owner. This could include special permits to utilize school parking lots (such as those at Berkley High) or partnering with other private lot owners for lot usage (such as those farther east on 12 Mile Rd).

The case for allowing parking minimums to be met in the scenario discussed above may be strengthened by the following considerations:

- ▶ **Walking** – as previously discussed, the venue is likely to attract attendees from within Berkley who may be inclined to walk, reducing the parking required.
- ▶ **Rideshare** – the use of ridesharing has increased dramatically in recent years. It is likely some attendees and / or staff will access the site via ridesharing and reduce the parking required.
- ▶ **On-Street Parking** – Recent changes to signing have removed much of the No Parking zones on city streets. This increases on-street parking availability, especially within a 10-minute walk.
- ▶ **Event Timing** – SD assumes that the events will occur typically during off-peak periods. This should reduce the burden on the road network and the demand for parking during a typical business day
  - Live performance venues typically have less frequent events, so there may be ample time to coordinate with the owner and communicate with other downtown businesses.
- ▶ **DDA Visibility** – These strategies may promote visitors walking from slightly farther parking to the theater. It is likely the shortest routes to the theater will involve 12 Mile Rd and / or Coolidge Hwy, the heart of the DDA. This may promote other DDA businesses by increasing visibility and awareness and increasing the potential for repeat visits to Berkley.

## RECOMMENDATION

SD recommends the City consider allowing the theater's parking requirement to be accommodated via a combination of municipal lots and on-street parking within a 10-minute walk. While an exact response on downtown due to theater parking cannot be ascertained at this time, SD feels that this unique solution could be a sufficient method to accommodate the new land use's parking needs. Approving the new venue would revitalize an underused community landmark downtown. The Berkley Theater can once again act as a community resource, a regional draw to visitors, and strengthener of other DDA businesses.

cc: SDA Job File  
SDA Chronological File

## **ATTACHMENT A – SUBMITTED SITE PLANS**





THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**NOTICE:**  
CONSTRUCTION SITE SAFETY IS THE  
SOLE RESPONSIBILITY OF THE  
CONTRACTOR; NEITHER THE OWNER  
NOR THE ENGINEER SHALL BE  
EXPECTED TO ASSUME ANY  
RESPONSIBILITY FOR SAFETY OF THE  
WORK, OF PERSONS ENGAGED IN THE  
WORK, OF ANY NEARBY STRUCTURES,  
OR OF ANY OTHER PERSONS.

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REPRODUCTION SHALL BE MADE  
WITHOUT THE PRIOR WRITTEN CONSEN  
OF ATWELL LLC

SECTION 7
TOWN 1 NORTH, RANGE 11 EAST
CITY OF BERKLEY
OAKLAND COUNTY, MICHIGAN

**BERKLEY ENTERTAINMENT LLC**  
**BERKLEY THEATER**  
2960 W 12 MILE ROAD  
**SITE PLAN / SPECIAL LAND USE**

[illegible]

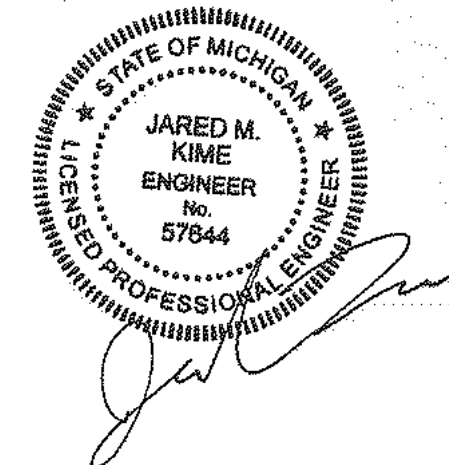
CIVIL ENGINEER  
ATWELL, LLC  
TWO TOWNE SQUARE, SUITE 700  
SOUTHFIELD, MICHIGAN 48076  
CONTACT: JARED KIME, PE  
PHONE: (248) 447-2000  
EMAIL: JKIME@ATWELL.COM

PARCEL 1  
LOTS 64 THROUGH 72 INCLUSIVE, MCGIVERIN-HALDEMAN'S  
BERKLEY SUBDIVISION NO. 3 (PIN 25-07-455-031, 25-07-455-033)

PARCEL 2  
LOTS 1 THROUGH 6, INCLUSIVE, ST. JOHN WOODS  
SUBDIVISION NO. 3 (PIN 25-07-455-032)



NOTE:  
SITE PLAN DEPICTED IS GENERATED BY USE OF  
AERIAL PHOTOGRAPHY AND IS FOR GRAPHIC  
PRESENTATION PURPOSES ONLY. NO TOPOGRAPHIC  
SURVEY WAS PERFORMED FOR THIS SITE PLAN.



SHEET INDEX	
Sheet Number	Sheet Title
1	SITE PLAN
A0	ARCHITECTURAL COVER SHEET
A1.1	MAIN LEVEL - FLOOR PLAN / OCCUPANCY
AE1.1	SOUTH ELEVATION

## SITE DATA

PARCEL SIZE: 0.899 acres

ZONING:  
EXISTING DOWNTOWN

EXISTING USE  
VACANT, FORMERLY RITE AID PHARMACY, FORMERLY BERKLEY THEATER

PROPOSED USE  
ENTERTAINMENT THEATRE

EXISTING PARKING		
EAST LOT	25 SPACES	4 ACCESSIBLE SPACES

NORTH LOT

(PARCEL 25-07-455-033)  
BERKLEY FIRST UNITED METHODIST CHURCH LOT 53 SPACES

BERKELEY FIRST UNITED METHODIST CHURCH LOT 37 SPACES  
(PARCELS 25-07-455-029, 030, 031)

12 MILE ROAD PARKING (PARALLEL)  
PUBLIC PARKING (WEST OF ROBINA)

PUBLIC PARKING (WEST OF ROBINA)	65 SPACES
TOTAL PARKING	213 SPACES

\* APPROXIMATELY 6 SPACES PER SIDE OF 12 MILE ROAD

<u>ANTICIPATED OCCUPANCY</u>	
AVERAGE	300 PEOPLE
PEAK	500 PEOPLE

HOURS OF OPERATION	
MONDAY	CLOSED
TUESDAY	CLOSED
WEDNESDAY	4:00 PM - 1:00 AM
THURSDAY	4:00 PM - 1:00 AM
FRIDAY	4:00 PM - 1:00 AM
SATURDAY	4:00 PM - 1:00 AM
SUNDAY	4:00 PM - 11:00 PM

**PROJECT NARRATIVE**  
THE BERKLEY THEATER IS A VACANT BUILDING FORMERLY USED AS A 800+ SEAT MOVIE THEATER AND MOST RECENTLY USED AS A RITE AID PHARMACY. THE APPLICANT IS PURCHASING THE PROPERTY WITH THE INTENTION TO CHANGE THE USE BACK TO AN ENTERTAINMENT THEATRE AND WILL ALSO INCLUDE A KITCHEN FOR RESTAURANT USE. MODIFICATION TO THE INTERIOR OF THE BUILDING WILL BE MADE TO ACCOMMODATE INTERIOR MODIFICATIONS WILL BE LIMITED TO MINOR FACADE IMPROVEMENTS. PROPOSED INTERIOR FLOOR PLANS AND EXTERIOR ELEVATIONS ARE INCLUDED IN THIS SUBMITTAL. AMPLE EXTERIOR PARKING EXISTS ADJACENT TO THE BUILDING AND THE SURROUNDING AREA.



ELECTRICAL NOTES

REQUIRED OUTLETS

- WALL SPACES 2' OR MORE WIDE SO THAT ANY POINT IS NOT MORE THAN 6' FROM A RECEPTACLE MEASURED ALONG THE FLOOR LINE
- WALL COUNTER SPACES 12" OR WIDER SHALL HAVE OUTLETS SPACED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24" FROM AN OUTLET
- PENINSULAR AND ISLAND COUNTER SPACES WITH A LONG DIMENSION OF 24" OR GREATER SHALL HAVE AT LEAST ONE RECEPTACLE. RECEPTACLES SHALL NOT BE INSTALLED UNDER COUNTERTOP WHICH EXTEND MORE THAN 6" BEYOND THEIR BASE.
- BATHROOMS - AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 36" OF THE OUTSIDE EDGE OF EACH BANK OF SINKS.
- OUTDOOR, AT LEAST FOUR RECEPTACLE OUTLETS SHALL BE INSTALLED ON EACH SIDE OF THE DWELLING, NOT MORE THAN 6'-6" ABOVE GRADE
- HALLWAYS, AT LEAST ONE RECEPTACLE OUTLET REQUIRED IN HALLWAYS OF 10' OR MORE IN LENGTH

REQUIRED 20 AMP BRANCH CIRCUITS:

- BAR AREAS SHALL BE SERVED BY AT LEAST 2 - 20 AMP SMALL APPLIANCE BRANCH CIRCUITS.
- BATHROOM RECEPTACLES SHALL BE SERVED BY A DEDICATED 20 AMP CIRCUIT
- IF ELECTRIC DRYER, IT SHALL BE SERVED BY A DEDICATED 30 AMP CIRCUIT

MECHANICAL EQUIPMENT:

- A SERVICE OUTLET WITHIN 25' OF ANY MECHANICAL EQUIPMENT.

GFCI PROTECTION

- SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN BATHROOMS, OUTDOORS, WITHIN 6' OF UTILITY/WET BAR, AND IN FINISHED/UNFINISHED MECHANICAL/UTILITY AREAS.

ELECTRICAL PANELS

- FUSE BOXES, SWITCHGEAR, AND SIMILAR EQUIPMENT WILL BE PROVIDED WITH ADEQUATE WORKING SPACE.

LIGHTS IN CLOSETS

- MIN 12" CLEARANCE BETWEEN INCANDESCENT FIXTURE AND STORAGE SPACE OR 6" CLEARANCE BETWEEN FLOURESCENT FIXTURE AND STORAGE SPACE. IRC E3903.11 NEC 410.8 46. TEMPORARY WIRING: SHALL CONFORM TO NEC ARTICLE 590 47.

NAIL PLATES

- SHALL BE INSTALLED TO PROTECT CONCEALED WIRING INSIDE OF FRAMING MEMBERS, WHERE THE BORED HOLE IS CLOSER THAN 1-1/4" TO THE NEAREST EDGE OF THE FRAMING MEMBER OR THE FRAMING MEMBER IS NOTCHED, A STEEL PLATE NOT LESS THAN 1/16" THICK AND APPROPRIATE LENGTH AND WIDTH SHALL BE INSTALLED TO COVER THE AREA OF THE WIRING.

COMMERCIAL CODE

- NEC 2023 (STATE OF MICHIGAN ELECTRICAL CODE)

GENERAL NOTES

1

ALL EXTERIOR DIMENSIONS ARE FIGURED TO EXTERIOR FACE OF MASONRY OR TO EXTERIOR SHEATHING, UNLESS NOTED OTHERWISE.

2

ALL INTERIOR DIMENSIONS ARE FIGURED TO FACE OF FINISH MATERIAL UNLESS NOTED OTHERWISE.

3

THE GENERAL CONTRACTOR SHALL COORDINATE ALL APPLICABLE TRADES TO ENSURE PROPER ROUTING, DROPS, ETC. FOR THE H.V.A.C., ELECTRICAL, PLUMBING, ETC. DURING THE ROUGH FRAMING.

4

ALL GLASS ADJACENT TO DOORS AND SHOWER AREAS SHALL BE SAFETY GLASS.

5

IF ANY QUESTIONS ARISE AS TO THE ARCHITECTURAL INTENT OF THESE DOCUMENTS, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ASK SUCH QUESTIONS OF THE ARCHITECT. AS THE ARCHITECT IS THE SOLE INTERPRETER OF THESE DOCUMENTS, IF NO SUCH QUESTIONS ARE ASKED, IT IS ASSUMED THAT THE ARCHITECTURAL INTENT OF THE DOCUMENTS IS UNDERSTOOD.

6

PROVIDE PIPE INSULATION FOR ALL PLUMBING LINES PASSING THROUGH OR CONTAINED IN UN-TEMPERED CAVITIES.

7

SEE FLOOR PLANS AND SCHEDULES FOR ROUGH OPENINGS REQUIREMENTS FOR WINDOWS AND DOORS.

8

THE GENERAL CONTRACTOR IS TO COORDINATE THE LOCATION OF ALL FLOOR DRAINS REQUIRED FOR MECHANICAL EQUIPMENT IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS.  
MPC 2021 (MICHIGAN PLUMBING CODE 2021)

9

FIRE SUPPRESION AND LIFE SAFETY PLAN SHALL MEET THE REQUIREMENTS OF INTERNATIONAL FIRE CODE.  
IFC 2021 (INTERNATIONAL FIRE CODE 2021),  
AS REFERNCED IN THE 2021 MICHIGAN BUILDING CODE AND COMMERCIAL FIRE SUPPRESSION NFPA STANDARDS (2019):  
- 10: FOR PORTABLE FIRE EXTINGUISHERS  
- 13: FOR THE INTALLATION OF SPRINKLER SYSTEMS  
- 72: NATIONAL FIRE ALARM AND SIGNALING CODE  
- 96: FOR VENTILATION CONTROL AND FIRE PROTECTION OF COMMERCIAL COOKING OPERATIONS

10

ALL WORK SHALL COMPLY WITH THE 2021 MICHIGAN COMMERCIAL CODES.  
ACCESSIBILITY - ICC ANSI A117.1 - 2017  
MBC 2021 (MICHIGAN BUILDING CODE 2021)  
MMC 2021 (MICHIGAN MECHANICAL CODE 2021)  
MRCEB 2021 (MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS 2021)

## PROJECT SCOPE

- RENOVATION OF EXISTING BUILDING -

EXTERIOR UPDATES ARE LIMITED TO:

- ARCHITECTURAL
- NO CHANGES TO EXISTING ROOF LINES
  - REPAIR OUTSIDE TRIM, ADD COSMETIC TRIM DETAILS AND PAINT ENTIRE BUILDING
  - REPAIR EXISTING ICONIC MARQUEE
  - ADDITIONAL SIGNAGE (TO BE ADDRESSED THRU SEPERATE SIGN PERMIT PROCESS)

- ELECTRICAL
- UPDATE OUTSIDE PERIMETER LIGHTS WITH NEW SHIELDED LEDS (WARM APPEARANCE W/LOW KELVIN VALUE)  
REFERENCE APPROVED SITE PLAN

INTERIOR UPDATES ARE LIMITED TO:

- ARCHITECTURAL
- NEW/UPDATED INTERIOR PARTITION WALLS FOR BATHROOMS, BISTRO, KITCHEN, BISTRO, GREENROOM AND OFFICE
  - NEW TICKETING COUNTER, BARS, SOUND BOOTH, AND STAGE
  - NEW INTERIOR FINISHES AND LIGHTING

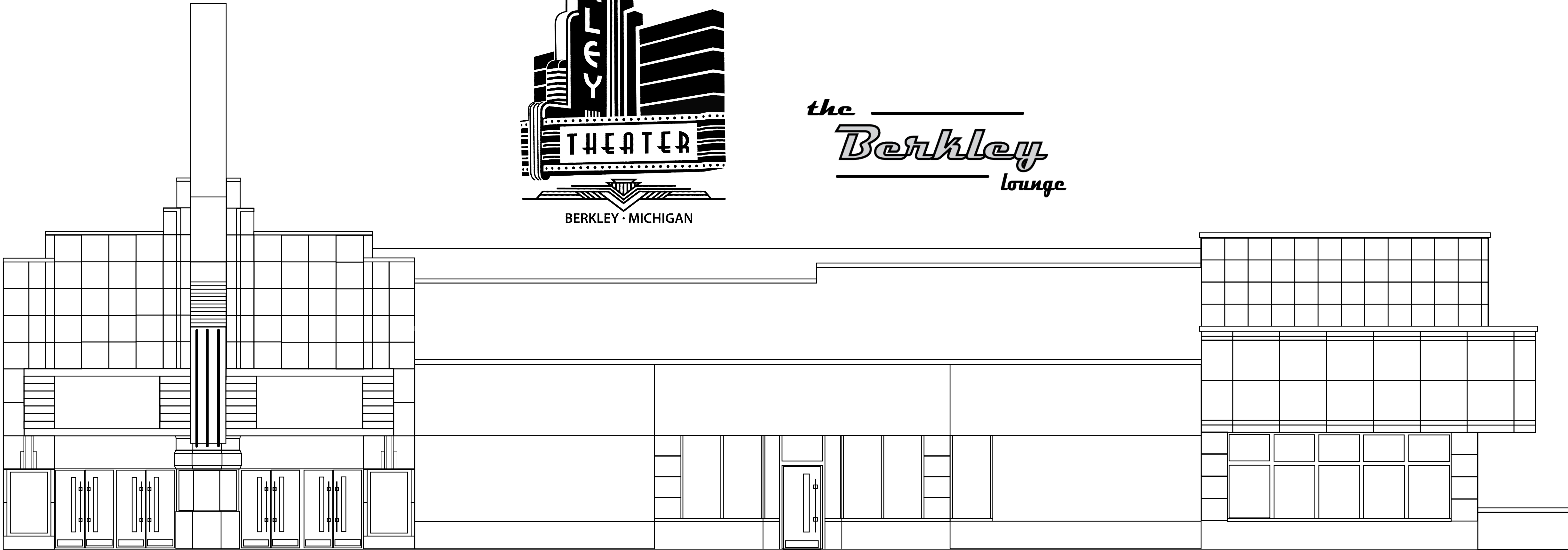
- ELECTRICAL
- RECONFIGURATION OF INTERIOR LIGHTING; POWER LOADS HAVE LIMITED IMPACT TO CURRENT ELECTRICAL PANELS
  - ANY ADDITIONAL NEW PANELS WILL BE HANDLED THROUGH THE ELECTRICAL PERMITTING PROCESS  
(CURRENT CIRCUITS WILL BE APPROPRIETRY BALANCED TO HANDLE/BALANCE ENTIRE LOADS THROUGHOUT THE RENOVATION)

- PLUMBING
- NEW PLUMBING/FIXTURES TO BE ADDED TO EXISTING PLUMBING INFRASTRUCTURE TO HANDLE ALL DOMESTIC/SANITARY DEMANDS

- MECHANICAL
- EXISTING MECHANICALS TO BE SERVICED AND UTILIZED TO CONDITION THE INTERIOR SPACE OF RENOVATED BUILDING



the  
*Berkley*  
lounge



# THE BERKLEY THEATER

## 2960 - 2980 TWELVE MILE RD, BERKLEY, MI 48072

**NOTE:** THESE DOCUMENTS HAVE BEEN PREPARED IN COMPLIANCE WITH THE FOLLOWING CURRENT CONSTRUCTION CODES:  
- 2021 MICHIGAN BUILDING CODE  
- 2021 INTERNATIONAL FIRE CODE  
- 2021 MICHIGAN MECHANICAL CODE  
- 2021 MICHIGAN PLUMBING CODE  
- 2021 MICHIGAN REHABILITATION CODE  
- 2023 STATE OF MICHIGAN ELECTRIC CODE (NATIONAL ELECTRIC CODE 2023)  
- 2021 NFPA 101 LIFE SAFETY CODE  
- MICHIGAN BARRIER FREE - ICC/ANSI A117.1-2017

**BUILDING CODE REVIEW:**  
-OCCUPANCY CLASSIFICATION: USE GROUP "A-2"  
-CONSTRUCTION TYPE: VB - SPRINKLERED  
-GROSS GROUND FLOOR AREA = 12,761 SF  
-MAX OCCUPANT LOAD: 544 OCC. (SEE PG A1.1)  
-MIN. # OF REQUIRED EXITS = 3 (>500 OCC)  
(3 PROVIDED ON GROUND FLOOR)  
PLUMBING REQ'S:  
1 SERVICE SINK  
1 HI-LO DRINKING FOUNTAIN  
MALE: 3 TOILET AND 2 LAV  
FEMALE: 5 TOILET AND 2 LAV

DRAWING INDEX		ISSUED FOR	DATE	10-29-25	11-09-25																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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## **ATTACHMENT B – PARKING DATA COLLECTION**

Lot #	Location	Spaces	Occupied	Occupancy
1	Green Lantern	39	39	100%
2	Twelve Mile #3	53	26	49%
3	Twelve Mile #2	25	8	32%
4	Twelve Mile #1	52	44	85%
Sum of Lots 2, 3, 4	Twelve Mile Total	130	78	60%
5	Medical Center	29	0	0%
6	City Hall Lots	146	0 5 long term	0%
7	Bagger Daves	50	12	24%
8	Dorothea Road Lot	48	8	17%
9	Rite Aid	26	8	31%
10	Robina Parking Lot	61	40	66%

The Vinsetta Garage parking lot was full along with the off-street parking. The Vinsetta Garage also offers a valet service to an unknown location. Crispelli's Bakery was busy, but organized. The Green Lantern Pizza had 2 parking spots for carry-out only and 2 other parking spots for the delivery drivers also during summer months the Green Lantern closes their driveway access to Twelve Mile and covers 3-4 parking spots for outdoor seating. Green Lantern customers were also parking in the lot to the east of the Green Lantern driveway. The TM South 3 parking lot had multiple businesses with signage to save parking spots for their customers.



## **ATTACHMENT C – PRIOR SD THEATER TIS**

## MEMORANDUM

**DATE:** 5/23/2024

**TO:** Megan Fayle

**ORGANIZATION  
NAME:** CBRE

**FROM:** Spalding DeDecker

**RE:** Grosse Pointe Theater Traffic Study

**JOB NO.:** R22-0706

---

A new theater building is in development located at 1005 Wayburn Street, Grosse Pointe Park, MI 48230. The proposed building is being constructed in what is currently a vacant lot and is scheduled to open its doors to the public in 2025. The proposed development is a 49,000 square foot building with a 420-seat theater. The purpose of this traffic study is to evaluate existing and future traffic operations and safety around the proposed development. This document is a summary of the initial findings of the traffic study that was commissioned.

### **Existing Conditions**

The site is located at the intersection of Maryland Street and Jefferson Avenue. Other roads within the immediate area of the proposed development are Alter Road and Hampton Street. There is no land use currently on the site, so all traffic generated by the development will be additional to the surrounding road network. There are five intersections included in this study as well as the two driveways that will be apart of the proposed development. The intersection of Alter Road and Hampton Street has stop control on Hampton Street with Alter Road permitting free flow movement. The intersection of Hampton Street and Maryland Street is stop controlled with stop signs on Hampton Street and the opposing parking lot entrance with free flow traffic permitted on Maryland Street. Stop control is present on Permberton Road with free flow traffic permitted on Jefferson Avenue. The intersections of Jefferson Avenue and Alter Road and Jefferson Avenue and Maryland Street are both controlled by traffic signals.

### ***Roadway Geometry***

- a. Jefferson Avenue is a divided roadway with two lanes in each direction and classified as a principal arterial. Direct left turns are permitted to and from side streets throughout the corridor. The roadway is under Wayne County jurisdiction east of the Alter Road intersection and the City of Grosse Pointe Park jurisdiction to the west. The roadway is signed at 35 mph.



- b. Alter Road is an undivided road with one lane in each direction and is classified as a minor arterial. On-street parking is permitted throughout the corridor. The roadway is under the City of Grosse Pointe Park jurisdiction and signed at 30 mph.
- c. Hampton Street and Maryland Street are both two-lane local roads with assumed speed limits of 25 mph. Both streets reside under the City of Grosse Point Park jurisdiction and permit on-street parking on both sides of the road.

### **Operational Assessment**

To evaluate current and future traffic operations, traffic volume data was collected and modeled to develop a baseline of existing conditions that was compared to the proposed scenario. The following intersections were included in the study for data collection:

- 1. Alter Road and Hampton Street
- 2. Alter Road and Jefferson Avenue
- 3. Jefferson Avenue and Maryland Street
- 4. Jefferson Avenue and Pemberton Road
- 5. Maryland Street and Hampton Street

The intersections and driveways in this study were analyzed utilizing Synchro and SimTraffic software in accordance with the methodologies published in the [Highway Capacity Manual](#)<sup>1</sup>. Levels of Service were determined for the Build-out year of 2025 as well as the 20-year horizon of 2045. The 20-year horizon was analyzed to determine the long term impacts of the proposed development that incorporates a 0.17% annual growth of background traffic for the surrounding road network.

Because trip generation for the proposed theater could not be determined using standard ITE methodologies, two previously approved traffic studies were reviewed for land uses that are similar in function. These studies include the Graystone Quarry Amphitheater Traffic Impact Study performed for a development in Tennessee in 2017 and the Waterville Landing Traffic Impact Study performed in 2022 for an amphitheater in Ohio. These two studies were chosen due to the similarity of operational trip generation patterns the two amphitheater developments have with the proposed theater. Land use characteristics that were considered when conducting research into the anticipated vehicular trips generated by the proposed development include facility function and event type as well as timing and distribution of generated trips before and after events. Even though the event capacity of the two previously studied amphitheaters is much greater than the proposed 420-seat theater, it is assumed that the same basic operational traffic patterns are applicable for determining anticipated trip generation numbers.

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<sup>1</sup> [Highway Capacity Manual 6<sup>th</sup> Edition](#), Transportation Research Board, 2016.

PROPOSED TRAFFIC VOLUMES - GROSSE POINTE THEATER						
Land Use	ITE Code	ITE Code Name	Independent Variable	IV Number	Trips Generated	
					In	Out
Theater	NA		Seats	420	140	14
<b>Total</b>					<b>140</b>	<b>14</b>

Level of Service was calculated for the current conditions as well the 2025 Build-out and 2045 horizon year scenarios. The vehicle delays calculated from current traffic conditions are used as a baseline to compare the proposed build scenario. The results show that there are currently no excessive delays present for any of the turning movements during the Friday and Saturday peak hours.

2025 Friday Levels of Service - Existing													
Intersection	Eastbound			Westbound			Northbound			Southbound			All
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Alter Rd and Hampton St				B 10.7		B 10.7		A 0.0	A 0.0	A 0.3	A 0.3		A 0.5
Alter Rd and Jefferson Ave	B 11.0	A 9.7	A 9.7	B 10.7	A 8.8	A 8.9	B 18.9	A 0.0	A 0.0	C 20.9	A 0.0	A 0.0	B 12.6
Jefferson Ave and Maryland St	A 9.7	A 9.9			A 8.8	A 8.8				B 17.7		A 0.0	A 10.0
Jefferson Ave and Pemberton St		A 0.0	A 0.0	A 0.9	A 0.9		B 11.0		B 11.0				A 0.7
Maryland St and Hampton St	A 8.7	A 8.7	A 8.7	A 8.9	A 8.9	A 8.9	A 1.6	A 1.6	A 1.6	A 0.9	A 0.9	A 0.9	A 3.5

Figure 1: Existing 2025 Levels of Service for Friday Events

2025 Saturday Levels of Service - Existing													
Intersection	Eastbound			Westbound			Northbound			Southbound			All
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Alter Rd and Hampton St				B 10.9		B 10.9		A 0.0	A 0.0	A 0.1	A 0.1		A 0.5
Alter Rd and Jefferson Ave	B 11.7	A 9.3	A 9.3	A 10.0	A 9.3	A 9.3	B 19.4	A 0.0	A 0.0	C 21.6	A 0.0	A 0.0	B 13.1
Jefferson Ave and Maryland St	A 9.7	A 10.0			A 9.6	A 9.6				A 8.6		A 0.0	A 9.6
Jefferson Ave and Pemberton St		A 0.0	A 0.0	A 0.4	A 0.4		B 11.3		B 11.3				A 0.8
Maryland St and Hampton St	A 8.7	A 8.7	A 8.7	A 9.0	A 9.0	A 9.0	A 1.3	A 1.3	A 1.3	A 0.6	A 0.6	A 0.6	A 2.9

Figure 2: Existing 2025 Levels of Service for Saturday Events

The proposed scenario that was modeled includes new driveways based on the proposed site layout that was provided to Spalding DeDecker. There will be one driveway that provides entry and exit to the site from Maryland Street and one driveway that will act as an exit only onto Jefferson Avenue. The results of the 20-year horizon analysis shows that there will be no significant increase in vehicle delays to the surrounding road network as a result of the development. The turning movements that were modeled for the existing and proposed scenarios shows that acceptable Levels of Service are maintained at all of the intersections.

2045 Friday Levels of Service - Existing													
Intersection	Eastbound			Westbound			Northbound			Southbound			All
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Total
Alter Rd and Hampton St				B 11.4		B 11.4		A 0.0	A 0.0	A 0.5	A 0.5		A 0.6
Alter Rd and Jefferson Ave	B 13.4	A 9.8	A 9.8	B 10.8	A 8.9	A 9.0	B 19.0	A 0.0	A 0.0	C 21.1	A 0.0	A 0.0	B 13.0
Jefferson Ave and Maryland St	A 0.6	A 0.8			A 9.5	A 9.5				B 17.5		A 0.0	A 4.6
Jefferson Ave and Pemberton St		A 0.0	A 0.0	A 0.9	A 0.9		B 11.0		B 11.0				A 0.7
Maryland St and Hampton St	A 9.4	A 9.4	A 9.4	A 9.6	A 9.6	A 9.6	A 1.7	A 1.7	A 1.7	A 0.6	A 0.6	A 0.6	A 6.2
Maryland Driveway	A 8.8		A 8.8				A 2.8	A 2.8			A 0.0	A 0.0	A 0.7

Figure 3: Proposed 2045 Levels of Service for Friday Events

2045 Saturday Levels of Service - Existing													
Intersection	Eastbound			Westbound			Northbound			Southbound			All
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Total
Alter Rd and Hampton St				B 11.6		B 11.6		A 0.0	A 0.0	A 0.4	A 0.4		A 0.6
Alter Rd and Jefferson Ave	B 14.6	A 9.3	A 9.3	B 10.1	A 9.4	A 9.4	B 19.5	A 0.0	A 0.0	C 21.8	A 0.0	A 0.0	B 13.5
Jefferson Ave and Maryland St	A 9.7	A 10.0			A 9.8	A 9.8				A 8.6		A 0.0	A 9.8
Jefferson Ave and Pemberton St		A 0.0	A 0.0	A 0.4	A 0.4		B 11.3		B 11.3				A 0.8
Maryland St and Hampton St	A 9.5	A 9.5	A 9.5	A 9.8	A 9.8	A 9.8	A 1.4	A 1.4	A 1.4	A 0.5	A 0.5	A 0.5	A 6.1
Maryland Driveway	A 8.8		A 8.8				A 2.9	A 2.9			A 0.0	A 0.0	A 0.7

Figure 4: Proposed 2045 Levels of Service for Saturday Events

### **Conclusions**

Current traffic conditions around the proposed Schaap Center for the Arts development area operates at acceptable Levels of Service during the Friday and Saturday peak hours. Analysis of the Build-out and 2045 horizon year scenarios show that minimal additional vehicle delay will be added to the surrounding road network as a result of the proposed development. Because there are no detrimental impacts from the development, it is not recommended that any improvements be made to the adjacent roadways and intersections. The existing infrastructure of the area is sufficient to manage the additional traffic from theater events.

Sincerely,

**SPALDING DEDECKER**



Kyle Bassett, PE, PTOE  
Traffic Engineer

Attachments:

Synchro Reports



# CITY OF BERKLEY

## COMMUNITY DEVELOPMENT

3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

### MEMORANDUM

**To:** Planning Commission

**From:** Kristen Kapelanski, Community Development Director

**Subject:** **Zoning Ordinance Cleanup Amendments**

**Date:** November 25, 2025

---

As staff has begun to use the new Zoning Ordinance, we've come across a number of minor items that require clarification or are need of small adjustments to better function. A list of the proposed amendments is provided below. The Planning Commission is asked to hold the public hearing and make a recommendation to City Council.

- Add definitions for medical office and outdoor service areas;
  - Clarify definitions for carports;
  - Remove egress windows as projections;
  - To match the two-family site layout approval processes in the RC District with the approval process for two-family use;
  - To include regulations for residential street types in the Downtown, Gateway Corridor, Woodward Corridor and Flex Districts;
  - To prohibit gun shops within 1,000 feet of an existing child day care center or child group day care home;
  - To clarify setback requirements for accessory structures on corner lots;
  - To prohibit properties from outlining windows and buildings with LED or similar lighting in any district;
  - To provide dimensional requirements for compact car spaces;
  - To clarify that a sketch plan is required for site plan review; and
  - To clarify requirements for non-conforming lots in the site-design based districts.
-

AN

ORDINANCE

of the City Council of the City of Berkley, Michigan to Amend Article 2 Definitions, Article 5 Use Based Districts, Article 6 Site Design Based Districts, Article 8 Specific Use Provisions, Article 9 General Provisions, Article 13 Exterior Lighting Standards, Article 14 Off-Street Parking, Loading and Access Standards, Article 15 Site Plan Review Procedures and Requirements and Article 16 Nonconforming Lots, Uses and Structures of Chapter 138 Zoning of the Berkley Code of Ordinances to add definitions for medical office and outdoor service areas and to clarify the definition for carports, to remove egress windows as projections, to match two-family site layout approval processes in the RC district with the approval process for a two-family use, to include regulations for residential street types in the Downtown, Gateway Corridor, Woodward Corridor and Flex districts, to prohibit gun shops within 1,000 feet of a an existing child day center or child group day care home, to clarify setback requirements for accessory structures on corner lots, to prohibit properties from outlining windows and buildings with LED or similar lighting in any district, to provide dimensional requirements for compact car spaces, to clarify that a sketch plan is required for site plan review and to clarify requirements for non-conforming lots in site design-based districts,

THE CITY OF BERKLEY ORDAINS:

**SECTION 1:** Article 2 Definitions of the Berkley City Code is amended to modify the definition of *Carport* under *Accessory building or accessory structure* and to add definitions for *Medical Office* and *Outdoor Service Area*, as follows:

**ARTICLE 2 DEFINITIONS**

**SECTION 2.01** [Unchanged]

**SECTION 2.02 DEFINITIONS**

- D.** *Carport:* A covered area, either attached to a building or freestanding, for the parking or storage of currently licensed and registered motor vehicles, completely open on at least two ~~one sides and partially enclosed on the opposite side~~.

*Medical Office:* Facilities used by one or more licensed health care professionals for the examination and treatment of human patients on an out-patient basis.

*Outdoor Service Area:* Seating or dining area located outside the exterior walls of a restaurant, café, bar or other food or beverage service establishment where food or beverages are served or consumed by patrons. Such areas may include patios, decks, sidewalks, courtyards or similar spaces, whether enclosed or unenclosed, and may be located on private or public property.

**SECTION 2:** Article 5 Use Based Districts of the Berkley City Code is amended, as follows:

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Blue underlined text is proposed to be inserted: example



## ARTICLE 5 USE BASED DISTRICTS

### SECTION 5.01 R-1AB SINGLE-FAMILY RESIDENTIAL DISTRICT - SECTION 5.08 C-1 CEMETERY DISTRICT [Unchanged.]

### SECTION 5.09 SUPPLEMENTAL DIMENSIONAL REGULATIONS APPLICABLE TO ALL USE BASED DISTRICTS

The Master Plan identified areas within the City that place greater emphasis on regulating site design and character of development as well as use and intensity of use. Within these areas, the City encourages development with a mix of uses, including public open space, in order to provide walkable development in a sustainable manner. The Site Design-Based Districts are intended to implement the vision, goals, and objectives of the Master Plan and any other applicable plans.

A. – C. [Unchanged.]

D. Projections may extend into a required side yard setback of not more than two inches for each one foot of width of such setback and may extend or project into a required front or rear yard setback not more than three feet. The total of all projections into a required setback must not exceed thirty percent of that wall's surface area.

Projections may have a foundation, such as brick or masonry fireplaces, or may not include a foundation, such as ~~egress window wells~~, box fireplaces, bay windows and other types of cantilevers, including second-story cantilevers.

Projections without a foundation must be above grade at least twelve inches.

In nonresidential districts, where no front yard setback is required, the Planning Commission may permit a projection to extend into the right of way three feet provided that it is at least eleven feet above the sidewalk if the Planning Commission determines the public health, safety and welfare will not be adversely affected. The total of all projections into a given right of way must not exceed thirty percent of that wall's surface area.

E. – G. [Unchanged.]

**SECTION 3:** Article 6 Site Design Based Districts of the Berkley City Code is amended, as follows:

## ARTICLE 6 SITE DESIGN BASED DISTRICTS

### SECTION 6.01 PURPOSE AND INTENT - SECTION 6.03 STANDARDS APPLICABLE TO ALL DISTRICTS. [Unchanged.]

### SECTION 6.04 RC- RESIDENTIAL CORRIDOR

A. – C. [Unchanged.]

D. *Authorized site layouts and use groups:* The tables in this Section determine the site layouts and use groups allowed in the RC zoning district based on street type and site type.

1. *Authorized site layouts.* Site layouts, determined by the street type and site type in the RC Regulating Plan, are allowed by the approval process in Table 6.04.D.1 below.

---

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Table 6.04.D.1			
Street Type	Site Type	Site Layout	Approval
<b>Residential</b>	Small	SF	Principal
	Medium	SF	Principal
<b>Corridor</b>	Small	SF	Principal
		2F	<a href="#">Special</a>
	Medium	2F, ASF	Principal
		NR	Special
<b>Double Frontage on both Residential &amp; Corridor</b>	Large	MF, IN	Special

## SECTION 6.05 DT - DOWNTOWN

- A. – B. [Unchanged.]
- C. **Site Layouts:** The following site layouts are allowed in the DT district:
1. – 2. [Unchanged.]
  3. **Authorized site layouts.** Site layouts, determined by the street type and site type in the DT Regulating Plan, are allowed by the approval process in Table 6.05.C.3 below.

Table 6.05.C.3			
Street Type	Site Type	Site Layout	Approval
<b>Downtown</b>	Small	MU/NR	Principal
	Medium	MU/NR	Principal
	Large	MU/NR, IN	Special
<b>Walkable Area</b>	Small	MU/NR	Principal
	Medium	MU/NR, IN	Principal
	Large	MU/NR, IN	Principal
<a href="#">Residential</a>	<a href="#">See Section 16.05 Requirements for Nonconforming Lots</a>		

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Blue underlined text is proposed to be inserted: [example](#)

4. ***Authorized use groups.*** Authorized use groups, determined by the street type and site type in the DT regulating plan, are allowed by the approval process in Table 6.05.C.4 below.

<b>Table 6.05.C.4</b>			
<b>Street Type</b>	<b>Site Type</b>	<b>Site Layout</b>	<b>Approval</b>
<b><i>Downtown</i></b>	Small	Group 4: Mixed Use Small Impact Professional and medical office are restricted to upper stories.	Principal
		Group 3: Institution/Private Assembly	Special
	Medium	Group 4: Mixed Use Small Impact Professional and medical office are restricted to upper stories.	Principal
		Group 3: Institution/Private Assembly Group 5: Mixed Use High Impact	Special
	Large	Group 4: Mixed Use Small Impact Professional and medical office are restricted to upper stories.	Principal
		Group 3: Institution/Private Assembly Group 5: Mixed Use High Impact	Special
	Small	Group 4: Mixed Use Small Impact	Principal
	Medium	Group 4: Mixed Use Small Impact	Principal
		Group 3: Institution/Private Assembly/Lodging	Special
<b><i>Walkable Area</i></b>	Large	Group 4: Mixed Use Small Impact	Principal
		Group 3: Institution/Private Assembly/Lodging Group 5: Mixed Use High Impact	Special
<b><u>Residential</u></b>	<b><u>See Section 16.05 Requirements for Nonconforming Lots</u></b>		

5. – 6. [Unchanged.]

## **SECTION 6.06 GC – GATEWAY CORRIDOR**

- A. – C. [Unchanged.]

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**D. Authorized site layouts and use groups.** The tables in this Section determine the site layouts and use groups allowed in the GC zoning district based on street type and site type.

1. **Authorized site layouts.** Site layouts, determined by the street type and site type in the GC Regulating Plan, are allowed by the approval process in Table 6.06.D.1 below.

Table 6.06.D.1			
Street Type	Site Type	Site Layout	Approval
<b>Walkable Area</b>	Small	MU/NR	Principal
	Medium	MU/NR, IN, MF	Principal
		AT	Special
	Large	MU/NR, IN, MF	Principal
		AT	Special
<b>Corridor</b>	Small	MU/NR	Principal
	Medium	MU/NR, IN, MF	Principal
		AT	Special
	Large	MU/NR, IN, MF	Principal
		AT	Special
<u>Residential</u>	<a href="#">See Section 16.05 Requirements for Nonconforming Lots</a>		

2. **Authorized use groups.** Authorized use groups, determined by the street type and site type in the GC regulating plan, are allowed by the approval process in Table 6.06.D.2 below.

Table 6.06.D.2			
Street Type	Site Type	Site Layout	Approval
<b>Walkable Area</b>	Small	Group 4: Mixed Use Small Impact	Principal
	Medium	Group 3: Institution/Private Assembly/Lodging	Principal
		Group 4: Mixed Use Small Impact	
		Group 5: Mixed Use High Impact	
		Group 6: Auto/Transportation	Special
		Group 7: Miscellaneous Commercial	

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		Uses	
	Large	Group 4: Mixed Use Small Impact Group 5: Mixed Use High Impact	Principal
		Group 6: Auto/Transportation Group 7: Miscellaneous Commercial Uses	Special
<b><i>Corridor</i></b>	Small	Group 4: Mixed Use Small Impact	Principal
	Medium	Group 3: Institution/Private Assembly/Lodging Group 4: Mixed Use Small Impact Group 5: Mixed Use High Impact	Principal
		Group 6: Auto/Transportation Group 7: Miscellaneous Commercial Uses	Special
	Large	Group 3: Institution/Private Assembly/Lodging Group 4: Mixed Use Small Impact Group 5: Mixed Use High Impact	Principal
		Group 6: Auto/Transportation Group 7: Miscellaneous Commercial Uses	Special
<b><u>Residential</u></b>	<a href="#">See Section 16.05 Requirements for Nonconforming Lots</a>		

D. -E. [Unchanged.]

## SECTION 6.07 WOODWARD CORRIDOR

A. – C. [Unchanged.]

D. ***Authorized site layouts and use groups.*** The tables in this Section determine the site layouts and use groups allowed in the WC zoning district based on street type and site type.

2. ***Authorized site layouts.*** Site layouts, determined by the street type and site type in the WC Regulating Plan, are allowed by the approval process in Table 6.07.D.1 below.

**Table 6.07.D.1**

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Street Type	Site Type	Site Layout	Approval
<b>Corridor</b>	Small	MU/NR	Principal
	Medium	MU/NR, IN, MF	Principal
		AT	Special
	Large	MU/NR, IN, MF	Principal
		AT	Special
<u>Residential</u>	<u>See Section 16.05 Requirements for Nonconforming Lots</u>		

3. **Authorized use groups.** Authorized use groups, determined by the street type and site type in the WC regulating plan, are allowed by the approval process in Table 6.07.D.2 below.

Table 6.07.D.2			
Street Type	Site Type	Site Layout	Approval
<b>Corridor</b>	Small	Group 4: Mixed Use Small Impact	Principal
	Medium	Group 3: Institution/Private Assembly/Lodging Group 4: Mixed Use Small Impact Group 5: Mixed Use High Impact	Principal
		Group 6: Auto/Transportation Group 7: Miscellaneous Commercial Uses Other: Adult regulated uses, per Section 8.03; pet sales; gun shops, per Section 8.21	Special
	Large	Group 3: Institution/Private Assembly/Lodging Group 4: Mixed Use Small Impact Group 5: Mixed Use High Impact	Principal
		Group 6: Auto/Transportation Group 7: Miscellaneous Commercial Uses Other: Adult regulated uses, per Section 8.03; pet sales; gun shops, per Section 8.21	Special

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		8.21	
<u>Residential</u>	<a href="#">See Section 16.05 Requirements for Nonconforming Lots</a>		

E. -F. [Unchanged.]

## SECTION 6.08 FLEX

A. – C. [Unchanged.]

E. **Authorized site layouts and use groups.** The tables in this Section determine the site layouts and use groups allowed in the Flex zoning district based on street type and site type.

1. **Authorized site layouts.** Site layouts, determined by the street type and site type in the Flex Regulating Plan, are allowed by the approval process in Table 6.08.D.1 below.

Table 6.08.D.1			
Street Type	Site Type	Site Layout	Approval
<b>Walkable Area</b>	Small	NR/LW	Principal
	Medium	NR/LW, IN	Principal
		I, AT	Special
	Large	NR/LW, IN	Principal
		I, AT	Special
<u>Residential</u>	<a href="#">See Section 16.05 Requirements for Nonconforming Lots</a>		

2. **Authorized use groups.** Authorized use groups, determined by the street type and site type in the Flex regulating plan, are allowed by the approval process in Table 6.08.D.2 below.

Table 6.08.D.2			
Street Type	Site Type	Site Layout	Approval
<b>Walkable Area</b>	Small	Group 4: Mixed Use Small Impact	Principal
	Medium	Group 3: Institution/Private Assembly/Lodging Group 4: Mixed Use Small Impact Group 5: Mixed Use High Impact	Principal

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		Group 6: Auto/Transportation Group 7: Miscellaneous Commercial Uses Group 8: Industrial Uses	Special
	Large	Group 4: Mixed Use Small Impact Group 5: Mixed Use High Impact	Principal
		Group 3: Institution/Private Assembly/Lodging Group 6: Auto/Transportation Group 7: Miscellaneous Commercial Group 8: Industrial Uses	Special
<u>Residential</u>	<u>See Section 16.05 Requirements for Nonconforming Lots</u>		

F. -G. [Unchanged.]

**SECTION 6.09 EXCEPTIONS AND WAIVERS** [Unchanged.]

**SECTION 4:** Article 8 Specific Use Provisions of the Berkley City Code is amended, as follows:

**ARTICLE 8 SPECIFIC USE PROVISIONS**

**SECTION 8.01 HOME-BASED BUSINESSES - SECTION 8.20 ACCESSORY DWELLING UNITS.** [Unchanged.]

**SECTION 8.21 GUN SHOPS**

The parcel where a gun shop is located must meet the following location standards:

1. The parcel must be located in the Woodward District.
2. The parcel may not be within one thousand feet of another gun shop, pre-existing child day care center or child group day care home, or pre-existing public or private school providing education in kindergarten or any of the grades first through twelfth within the boundaries of the City of Berkley.

G. **SECTION 8.22 COMMERCIAL KENNELS/PET DAY CARE.** [Unchanged.]

**SECTION 5:** Article 9 General Provisions of the Berkley City Code is amended, as follows:

**ARTICLE 9 GENERAL PROVISIONS**

**SECTION 9.01 PURPOSE - SECTION 9.08 LOT LIMITATIONS.** [Unchanged.]

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## SECTION 9.09 ACCESSORY BUILDINGS AND STRUCTURES

[Unchanged.]

### A. *Layout requirements.*

1. – 4. [Unchanged.]
5. Setbacks
  - a. – c. [Unchanged.]
  - d. For corner lots, see Section 5.09E and 5.09F – Supplemental Dimensional Regulations Applicable to All Use Based Districts.

### H. SECTION 8.22 COMMERCIAL KENNELS/PET DAY CARE. [Unchanged.]

SECTION 6: Article 13 Exterior Lighting Standards of the Berkley City Code is amended, as follows:

## ARTICLE 13 EXTERIOR LIGHTING STANDARDS

### SECTION 13.01 INTENT. – SECTION 13.05 EXEMPTIONS [Unchanged.]

### SECTION 13.06 PROHIBITED LIGHTING

The following types of outdoor lighting are specifically prohibited:

- A. – E. [Unchanged.]
- F. Outlining windows or building facades with LED or other lighting materials is not permitted in any district ~~the Downtown or Corridor Districts.~~

SECTION 7: Article 14 Site Plan Review Procedures and Requirements of the Berkley City Code is amended, as follows:

## ARTICLE 14 OFF-STREET PARKING, LOADING AND ACCESS STANDARDS

### SECTION 14.01 INTENT. – SECTION 14.03 CLEAR VISION ZONE [Unchanged.]

### SECTION 14.04 VEHICLE PARKING REQUIREMENTS

- A. – Q. [Unchanged.]
- R. *Off-Street Parking Facilities Space Layout, Standards, Construction and Maintenance.*

Wherever the off-street parking standards in this Section require the construction of an off-street parking facility, such off-street parking lots must be laid out, constructed and maintained in accordance with the following standards and regulations.

  1. – 12. [Unchanged.]
  13. Plans for the layout of off-street parking facilities must be in accordance with the

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following minimum requirements:

Table 14.04-2				
Off-Street Parking Layout				
Parking Pattern	Maneuvering Land Width (ft.)		Parking Space Width (ft.) <sup>1</sup>	Parking Space Length (ft.) <sup>1</sup>
	<i>One-Way</i>	<i>Two-Way</i>		
90°	20 feet	24 feet	9 feet	20 feet
60°	20 feet	24 feet	9 feet	20 feet
45°	20 feet	24 feet	9 feet	24 feet
30°	20 feet	24 feet	9 feet	24 feet
0° (parallel parking)	20 feet	24 feet	9 feet	24 feet

<sup>1</sup> Compact car spaces may be reduced to 8 feet in width and 16 feet in length. See Section 14.04.R.12 for additional compact car regulations.

#### **SECTION 14.05 EXEMPTIONS – SECTION 14.08 OFF-STREET LOADING REQUIREMENTS** [Unchanged.]

**SECTION 8:** Article 15 Site Plan Review Procedures and Requirements of the Berkley City Code is amended, as follows:

#### **SECTION 15.01 INTENT. – SECTION 15.02 BUILDING, STRUCTURES AND USES REQUIRING SITE PLAN REVIEW** [Unchanged.]

#### **SECTION 15.03 SITE PLAN REVIEW PROCEDURES**

**A. *Sketch Plan.*** Except as otherwise required by this Ordinance, an applicant has the option for submitting a sketch plan to the Zoning Administrator for informal review. All applications for ~~special land uses~~ site plans must be accompanied by a sketch plan. A sketch plan drawn to a reasonable scale must have the following information.

1. – 6. [Unchanged.]

**B. – E.** [Unchanged.]

#### **SECTION 15.04 ADMINISTRATIVE PLAN REVIEW. – SECTION 15.08 EXTENSION, REVOCATION AND ABANDONMENT OF SITE PLAN APPROVAL** [Unchanged.]

**SECTION 9:** Article 16 Nonconforming Lots, Uses and Structures of the Berkley City Code is amended, as follows:

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## ARTICLE 16 NONCONFORMING LOTS, USES AND STRUCTURES

### SECTION 16.01 PURPOSED AND INTENT. – SECTION 16.04 REQUIREMENTS FOR NONCONFORMING STRUCTURES [Unchanged.]

### SECTION 16.05 REQUIREMENTS FOR NONCONFORMING LOTS

A. – B. [Unchanged.]

C. A lot described above, may continue, subject to the standards outlined below:

1. Legally nonconforming lots may be used for a permitted or special land use for the zoning district in which it is located, even if the lot area, lot width and frontage standards are not met. In use-based districts, the minimum setbacks and distances between dwelling units and maximum lot coverage for the applicable use must be met. In site design-based districts, the applicable site layout requirements must be met, except for minimum lot area and width.
2. Two or more lots of record on the effective date of this Ordinance or an amendment to this Ordinance with continuous frontage that are under single ownership or control are considered a single lot for the purposes of this Ordinance if any individual lot or lots do not meet the standards of this Ordinance, including, but not limited to, lot area, lot width, frontage, setbacks and coverages.

### SECTION 10: Severability Clause

Should any word, phrase, sentence, paragraph, or section of this Ordinance be held invalid or unconstitutional, the remaining provisions of this ordinance shall remain in full force and effect.

### SECTION 11: Penalty

All violations of this ordinance shall be municipal civil infractions and upon determination of responsibility therefore shall be punishable by a civil fine of not more than \$500, and/or such other sanctions and remedies as prescribed in Article IX of Chapter 82 of the Code of Ordinances.

### SECTION 12: Effective Date

This Ordinance shall become effective 30 days following the date of adoption.

### SECTION 13: Publication

The City Council directs the City Clerk to publish a summary of this ordinance in compliance with Public Act 182 of 1991, as amended, and Section 6.5 of the Berkley City Charter.

Introduced on the First Reading at the Regular City Council Meeting on \_\_\_\_\_ .

Adopted on the Second Reading at the Regular City Council Meeting on \_\_\_\_\_ .

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Bridget Dean, Mayor

Attest:

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Victoria E. Mitchell, City Clerk

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THE CITY OF BERKLEY  
Community Development Department  
3338 Coolidge Hwy. Berkley, Michigan 48072  
(248) 658-3320

**NOTICE OF PUBLIC MEETING**  
**BERKLEY PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN, in accordance with the Berkley City Code, Chapter 138, Section 18.03, that there will be a meeting of the Berkley Planning Commission to be held at the City of Berkley in the Council Chambers, 3338 Coolidge Hwy., Berkley, Michigan on **Tuesday, November 25, 2025** at 7:00 PM.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BERKLEY, MICHIGAN TO AMEND ARTICLE 2 DEFINITIONS, ARTICLE 5 USE BASED DISTRICTS, ARTICLE 6 SITE DESIGN BASED DISTRICTS, ARTICLE 8 SPECIFIC USE PROVISIONS, ARTICLE 9 GENERAL PROVISIONS, ARTICLE 13 EXTERIOR LIGHTING STANDARDS, ARTICLE 14 OFF-STREET PARKING, LOADING AND ACCESS STANDARDS, ARTICLE 15 SITE PLAN REVIEW PROCEDURES AND REQUIREMENTS AND ARTICLE 16 NONCONFORMING LOTS, USES AND STRUCTURES OF CHAPTER 138 ZONING OF THE BERKLEY CODE OF ORDINANCES TO ADD DEFINITIONS FOR MEDICAL OFFICE AND OUTDOOR SERVICE AREAS AND TO CLARIFY THE DEFINITION FOR CARPORTS, TO REMOVE EGRESS WINDOWS AS PROJECTIONS, TO MATCH TWO-FAMILY SITE LAYOUT APPROVAL PROCESSES IN THE RC DISTRICT WITH THE APPROVAL PROCESS FOR A TWO-FAMILY USE, TO INCLUDE REGULATIONS FOR RESIDENTIAL STREET TYPES IN THE DOWNTOWN, GATEWAY CORRIDOR, WOODWARD CORRIDOR AND FLEX DISTRICTS, TO PROHIBIT GUN SHOPS WITHIN 1,000 FEET OF A AN EXISTING CHILD DAY CENTER OR CHILD GROUP DAY CARE HOME, TO CLARIFY SETBACK REQUIREMENTS FOR ACCESSORY STRUCTURES ON CORNER LOTS, TO PROHIBIT PROPERTIES FROM OUTLINING WINDOWS AND BUILDINGS WITH LED OR SIMILAR LIGHTING IN ANY DISTRICT, TO PROVIDE DIMENSIONAL REQUIREMENTS FOR COMPACT CAR SPACES, TO CLARIFY THAT A SKETCH PLAN IS REQUIRED FOR SITE PLAN REVIEW AND TO CLARIFY REQUIREMENTS FOR NON-CONFORMING LOTS IN SITE DESIGN-BASED DISTRICTS.

The draft ordinance is available for review at: [www.berkleymi.gov/community-development/development-projects](http://www.berkleymi.gov/community-development/development-projects).

Comments regarding the amendment may be made in person on the night of the meeting or may be made in writing. All written comments must be submitted to the Community Development Department or emailed to [planning@berkleymi.gov](mailto:planning@berkleymi.gov) before 4:30 pm on the date of the Planning Commission meeting.

KRISTEN KAPELANSKI  
COMMUNITY DEVELOPMENT DIRECTOR

**Publish Once:**

Oakland Press

Monday, November 10, 2025



# **CITY OF BERKLEY**

## **COMMUNITY DEVELOPMENT**

3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

### **MEMORANDUM**

**To:** Berkley Planning Commission

**From:** Kristen Kapelanski, Community Development Director

**Subject:** **PC Meeting Dates – 2026 Calendar Year**

**Date:** November 25, 2025

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The Berkley Planning Commission is scheduled to meet on the fourth Tuesday of the month. The following schedule for the 2026 Planning Commission meetings is submitted below for your consideration.

Tuesday, January 27, 2026

Tuesday, February 24, 2026

Tuesday, March 24, 2026

Tuesday, April 28, 2026

Tuesday, May 26, 2026 (This is the Tuesday after Memorial Day. Please let me know if this is an issue.)

Tuesday, June 23, 2026

Tuesday, July 28, 2026

Tuesday, August 25, 2026

Tuesday, September 22, 2026

Tuesday, October 27, 2026

Tuesday, November 24, 2026 (This is the Tuesday before Thanksgiving. Please let me know if this is an issue.)

Tuesday, December 22, 2026 (Please let me know if this is an issue.)

The Planning Commission is asked to approve the proposed 2026 calendar, as presented.

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