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:

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Seven Point Berkley</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant:</td>
<td>Seven Point Dispensing of Michigan, LLC</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td></td>
</tr>
<tr>
<td>Telephone:</td>
<td></td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
<tr>
<td>Property Owner(s), if different from Applicant:</td>
<td>Greenside Trust</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td></td>
</tr>
<tr>
<td>Telephone:</td>
<td></td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
<tr>
<td>Applicant’s Legal Interest in Property:</td>
<td>Applicant is an ancillary beneficiary of the Greenside Trust.</td>
</tr>
</tbody>
</table>

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LOCATION OF PROPERTY:

<table>
<thead>
<tr>
<th>Street Address:</th>
<th>28557 Woodward Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nearest Cross Streets:</td>
<td>Woodward Avenue and Wiltshire Road</td>
</tr>
<tr>
<td>Sidwell Number(s):</td>
<td>2517257025 and 2517257008</td>
</tr>
</tbody>
</table>

Updated 02.21.2021
PROPERTY DESCRIPTION:

Provide lot numbers and subdivision: Lots 356 to 358 Vinsetta Park Subdivision

Property Size (Square Feet): 5,314 Square Feet (Acres): 0.12 acres

EXISTING ZONING DISTRICT (please check):

- R-1A
- R-1B
- R-1C
- R-1D
- RM
- RMH
- Local Business
- Office
- Community Centerpiece
- Woodward
- Eleven Mile
- Twelve Mile
- Coolidge
- Downtown
- Industrial
- Cemetery
- Parking

Present Use of Property: 28557 Woodward Avenue is currently vacant.

Proposed Use of Property: Marihuana Adult-use and medical provisioning

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

PROJECT DESCRIPTION:

Marihuana Adult-use retailer and medical provisioning center.

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:**

<table>
<thead>
<tr>
<th>Type of Development</th>
<th>Number of Units</th>
<th>Gross Floor Area</th>
<th>Number of Parking Spaces On Site</th>
<th>Number of Employees on Largest Shift</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attached Residential</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td>1</td>
<td>3,405 Square Feet</td>
<td>56 (including 3 barrier free spaces)</td>
<td>TBD</td>
</tr>
<tr>
<td>Industrial</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

**PROFESSIONALS WHO PREPARED PLANS:**

**A. Name:** Brian Howard/HF Architecture

Mailing Address:  
Telephone:  
Email:  
Design Responsibility (engineer, surveyor, architect, etc.): Architect

**B. Name:** Brian Sinnott/Fleis & Vandenbrink

Mailing Address:  
Telephone:  
Email:  
Design Responsibility: Civil Engineer

**SUBMIT THE FOLLOWING:**

1. Fifteen (15) individually folded copies of the site plans, measuring 24” x 36”, sealed by a registered architect, engineer, or surveyor.
2. A pdf file of the site plans, submitted to the Community Development Director.
3. Proof of property ownership (title insurance policy or registered deed with County stamp).
4. Review comments or approval received from County, State or Federal agencies that have jurisdiction over the project, including, but not limited to:

   - Road Commission for Oakland County
   - MI Dept. of Transportation
   - Oakland County Health Division
   - MI Dept. of Environment, Great Lakes & Energy

*Updated 07.01.2021*
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.

PROPERTY OWNER'S APPROVAL: (Initial each line)

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

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.

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.
Signature of Applicant:  
Date:  
Gabe Rubin on behalf of Seven Point Dispensing of Michigan, LLC  
Applicant Name (Print)  

Signature of Applicant:  
Date:  
Applicant Name (Print)  

Signature of Property Owner Authorizing this Application:  
Date:  
Dan Winter an authorized representative of The Greenside Trust  
Property Owner Name (Print)  

OFFICE USE ONLY  

Received  
Receipt #:  
Meeting Date:  
Case #:  

Fees:  
Site Plan Review $600  
Façade Change: $200  
Revision: $300  
Extension $200  
Engineering: Multi-family $1,500 + $30/unit  
Commercial $1,000  
Escrow (New construction) $1,000  

Updated 07.01.2021  
5 | Page
May 16, 2022

Megan A. Masson-Minock, AICP
Interim Community Development Director
City of Berkley

Re: Sketch Plan Review Request

Dear Megan,

Seven Point Dispensing of Michigan LLC is submitting the site plan for its proposed marihuana adult-use and medical establishment at 28557 Woodward Avenue, Berkley, MI 48072 to be reviewed by the Planning Department and Planning Commission as a Sketch Plan Review.

Please find attached the site plan and related documents.

Thank you,

Gabe Rubin
SEVEN POINT ADULT USE RETAIL AND PROVISIONING CENTER

28531-28557 WOODWARD AVENUE
BERKLEY, MICHIGAN

CURRENT ZONING:
SINGLE-FAMILY RESIDENTIAL (R1-B)

EXISTING 20'-0" WIDE PUBLIC ALLEY

STATE FARM
220 DRY CLEANERS
WOODWARD AVENUE

TRASH ENCLOSURE W/ NEW WOOD GATES

CUSTOMER PARKING LOT
53 PARKING SPACES PROVIDED
+ 3 BARRIER-FREE SPACE = 56 TOTAL SPACES

EMPLOYEE PARKING LOT
12 PARKING SPACES PROVIDED

CONDITIONAL RE-ZONING:
PARKING "CURBSIDE PARKING ONLY"
8' WIDE STRIP OF PERMEABLE CONCRETE W/ SURFACE DRAINS

KITCHEN SINK FAUCET
CRUE K-22972

SALES FLOOR
ENTRY
MEN WOMEN
EMPLOYEE UTILITY VAULT BREAK ROOM
IT ROOM SECURITY OFFICE RECEIVING DELIVERIES

MAIN ENTRANCE EXITS ONLY
SEVEN POINT: ADULT USE RETAIL + PROVISIONING CENTER
28531-28557 WOODWARD AVENUE
BERKLEY, MICHIGAN

ARCHITECTURAL SITE PLAN
BOUNDARY + TOPOGRAPHIC SURVEY
PROPOSED FLOOR PLAN

ARCHITECTURAL SITE PLAN
1 OF 1
BOUNDARY + TOPOGRAPHIC SURVEY
1 OF 1
PROPOSED FLOOR PLAN

SEVEN POINT: ADULT USE RETAIL + PROVISIONING CENTER
28531-28557 WOODWARD AVENUE
BERKLEY, MICHIGAN

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SEVEN POINT: ADULT USE RETAIL AND PROVISIONING CENTER
28531-28557 WOODWARD AVENUE
BERKLEY, MICHIGAN

- NEW RECYCLED STEEL CANOPY W/ SIGNAGE + RECESSED LED LIGHTS (SUSTAINABLE MATERIAL)
- NEW PROPOSED SIGNAGE
- PROPOSED BUILDING HEIGHT
- NEW EXIT ONLY DOOR RECYCLED (SUSTAINABLE MATERIAL)
- BAMBOO COMPOSITE (VERTICAL) SIDING
- NEW 12'-0" LONG STORM WATER PLANTER W/ (2) BENCHES (SUSTAINABLE MATERIAL)
- NEW 3'-0" TALL WALL W/BENCH
- NEW WALL MURAL BY BERKLEY ARTISTS
- ECO-STUCCO WALL FINISH REQUIRES NO PAINTING. SUSTAINABLE ALTERNATIVE TO CONVENTIONAL PLASTER AND STUCCO PRODUCTS.
- NEW LANDSCAPED RAIN GARDEN RECYCLED (SUSTAINABLE MATERIAL)
- BAMBOO COMPOSITE (VERTICAL) SIDING
- ALUM STOREFRONT (BLACK) FRAME W/ OPAQUE INSULATED GLASS (ENERGY EFFICIENT)

TOTAL FACADE WALL AREA: 983 SF
ECO-STUCCO: 533 SF (54% OF WALL AREA)
BAMBOO COMPOSITE SIDING: 330 SF (34% OF WALL AREA)
ALUM FRAME W/INSULATED GLASS: 120 SF (12% OF WALL AREA)

NEW MASONRY BLOCK PARAPET @ PERIMETER OF BUILDING TO SCREEN ALL ROOF TOP UNITS W/ NEW RECYCLED STEEL WALL CAP

NEW WALL MOUNTED (LED/ENERGY EFFICIENT) LIGHT FIXTURE. TO BE MOUNTED 8'-0" ABOVE GRADE

WILTSHIRE ROAD (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"
SEVEN POINT: ADULT USE RETAIL AND PROVISIONING CENTER
28531-28557 WOODWARD AVENUE
BERKLEY, MICHIGAN

SKETCH PLAN REVIEW SUBMITTAL
05.24.22

EXISTING STATE
FARM CANOPY

NEW LANDSCAPED RAIN GARDEN

PROPOSED BUILDING HEIGHT 23'-0"

NEW 3'-0" TALL WALL W/BENCH
RECYCLED (SUSTAINABLE MATERIAL)
BAMBOO COMPOSITE (VERTICAL) SIDING

TOTAL FACADE WALL AREA: 1,275 SF
ECO-STUCCO: 942 SF (74% OF WALL AREA)
BAMBOO COMPOSITE SIDING: 275 SF (22% OF WALL AREA)
ALUM FRAME W/INSULATED GLASS: 58 SF (4% OF WALL AREA)

NEW RECESSED DELIVERY ENTRANCE/EXIT:
SEVEN POINT

NEW MASONRY BLOCK PARAPET @ PERIMETER OF BUILDING TO SCREEN ALL ROOF TOP UNITS W/ NEW RECYCLED STEEL WALL CAP

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NEW WALL MOUNTED (LED/ENERGY EFFICIENT) LIGHT FIXTURE. TO BE MOUNTED 8'-0" ABOVE GRADE

NEW WALL MOUNTED (LED/ENERGY EFFICIENT) LIGHT FIXTURE. TO BE MOUNTED 8'-0" ABOVE GRADE

NEW RECYCLED STEEL CANOPY W/ SIGNAGE + RECESSED LED LIGHTS (SUSTAINABLE MATERIAL)

MULTI-TENANT ENTRANCE/EXIT:
STATE FARM

PUBLIC ALLEY (WEST) ELEVATION
SCALE: 1/4" = 1'-0"