



City of Ann Arbor

PLANNING SERVICES

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June 16, 2025

Peter Deininger
Deinco Properties
318 E Jefferson St, Unit 6
Ann Arbor, MI 48104

Subject: SP25-0002 (318 E Jefferson St) Site Plan for Planning Manager Approval with Development Agreement

Dear Mr. Deininger:

I am pleased to inform you that the above referenced site plan is approved, subject to entering into and satisfying all terms of a development agreement. Revised plans, dated June 5, 2025, were found to meet the conditions of approval. Copies of the approved site plan can be downloaded from the project file. The development agreement will be provided separately upon approval by the City Council.

Site plan approval indicates acceptance of the plan for development of the site and entitles permits to be issued and the land developed consistent with the approved site plan and the regulations, laws, and ordinances in effect at the time of approval for three years from the date of approval, until June 16, 2028. Once construction has begun, you are obligated to complete the project as approved. If permits are not pulled prior to the expiration date, the approval will expire. Two-year extensions are possible under certain conditions.

Be advised that site plan approval does not constitute approval of the construction and/or engineering drawings that are required prior to issuance of permits. Note also that all City standards and regulations must be followed in preparing construction drawings, obtaining permits, and in making improvements to the site. As you move forward to construction, please contact Mariana Melin-Corcoran, the city planner who coordinated the site plan review and approval process, at mmelin-corcoran@a2gov.org and 734-794-6000 extension 42614 for assistance. Additional information on site compliance and certificates of occupancy is attached.

Sincerely,

Brett Lenart
Planning Manager

Additional Information on Site Compliance and Certificates of Occupancy

Please also consider the below information as you move toward requesting a Certificate of Occupancy (CO):

Initiate Site Compliance Review: Once you apply for a CO, we'll begin a comprehensive Site Compliance Review. This process includes inspections and feedback and will take at least two weeks.

Before the Site Compliance Review, ensure you've completed the following to avoid any delays:

- Verify Your Site Plan: Cross-check and ensure all project elements align with your approved Site Plan.
- Check Development Agreement: If you have a Development Agreement, review its details and fulfill any outstanding obligations.
- Establish Necessary Easements: Ensure easements are properly recorded.
- Settle Financial Obligations: This includes park contributions, sanitary mitigation, and/or affordable housing contributions.
- Finalize City Permits and Plans: All related permits and plans, such as Soil Erosion, Civil Plan, and ROW, should be finalized. [See STREAM project RES-PROJ24-0007]
- Complete External Agency Permits: Ensure permits from agencies like MDOT, EGLE, and Washtenaw County Public Health are finalized.