



August 19, 2020

**Staff Review of Special Use Application  
Group Child Care Home  
416 Ainsworth Circle**

**GENERAL INFORMATION**

**Applicant:** Princess Rankin  
416 Ainsworth Circle  
Ypsilanti, MI 48197

**Project:** 416 Ainsworth Circle – Group Childcare Home

**Application Date:** July 15, 2020

**Location:** 416 Ainsworth Circle

**Zoning:** R-1

**Action Requested:** Special Use Permit and Limited Site Plan Approval

**Staff Recommendation:** Approval with Conditions

**PROJECT AND SITE DESCRIPTION**

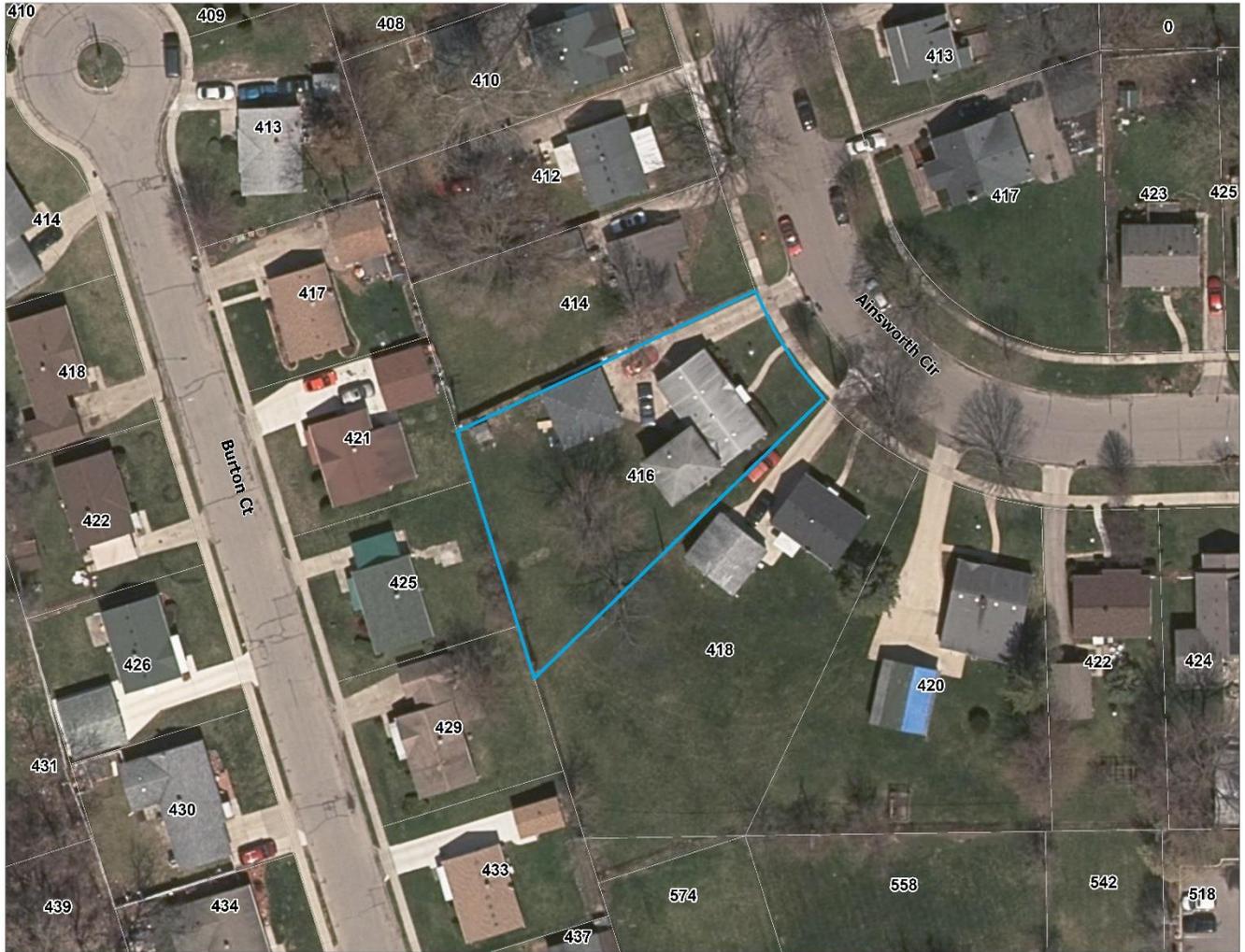
The application includes parcel 11-11-39-426-036, a 0.251-acre property that fronts on the southwest side of Ainsworth Circle, within the Ainsworth Subdivision. The property includes an ~1,580 square foot house and a detached garage. The rear yard is fenced on three sides by a combination of chain-link and stockade fencing; some of which appears to have been installed by neighboring properties. The application is for a Special Use Permit to operate a group childcare facility on the property.

Zoned **R-1- Single Family Residential**, which allows for a Group Child Care Home as a special use. Per Sec.122-421 and is subject to Section 122-521:

*(a) all child care centers and group day care homes must be registered with licensed by the state department of social services and must comply with the minimum state standards for such facilities; and*

*(b) the square footage of outdoor recreation area required by the Building Code and licensing agency must be provided in the rear, side, or street side yard. Such outdoor space must be fenced and screened from any adjacent lot. The square footage requirement for outdoor play area in a group child care home is 600 square feet.*

**Figure 1: Site Aerial (2015 Imagery)**



**Figure 2: 416 Ainsworth Circle, facing west (August 2020)**



**Figure 3: 416 Ainsworth Circle, facing west-southwest (August 2020)**



**Table 1: Land Use and Zoning of Surrounding Area**

	<b>LAND USE</b>	<b>ZONING</b>
<b>NORTH</b>	Single family residential	R-1
<b>EAST</b>	Single family residential	R-1
<b>SOUTH</b>	Single family residential	R-1
<b>WEST</b>	Single family residential	R-1

**SPECIAL USE: CRITERIA AND REVIEW**

**§122-324(b)**

(1) *The proposed use conforms with all the provisions and requirements of this chapter, including site plan or sketch plan review standards, as applicable, and the applicable site development standards for the specific use, as well as the spirit and intent of this chapter and the Master Plan. The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and the zoning of the land. Height, location and size of buildings shall be compatible with uses and buildings on adjacent properties. The intensity of the proposed use, such as volume, frequency and times of operation, and its compatibility shall be considered. If nonconformities are present, all reasonable effort has been made to eliminate them.*

**COMMENTS:** The location, scale, and intensity of the proposed is compatible with adjacent uses and the zoning of the land. The height, location and size of buildings are compatible with uses and buildings on adjacent properties.

(2) *The proposed use shall promote the use of land in a socially and economically sustainable manner and shall not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or public welfare. Noise, odor, smoke and potential contamination of air, soil and water and its potential effect on neighboring uses, persons and property, as well as public welfare, shall be considered.*

**COMMENTS:** The proposed use is not anticipated to be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or public welfare. Noise, odor, smoke and potential contamination of air, soil and water is not anticipated.

(3) *The proposed special land use shall be designed, constructed, operated and maintained to assure long-term compatibility with surrounding land uses. Consideration shall be given to the placement, bulk, and height of structures; materials used in construction; location and screening of parking areas, driveways, outdoor storage areas, outdoor activity areas, and mechanical equipment; nature of landscaping and fencing; and hours of operation.*

**COMMENTS:** The proposed special use is compatible with the surrounding land uses.

(4) *The proposed special land use shall not present unreasonable adverse impacts on the transportation system. Consideration shall be given to the estimated pedestrian, bicycle and vehicular traffic generated by such use, access to transit, proximity to major thoroughfares, proximity to intersections, required vehicular turning movements, and provisions for pedestrian and bicycle traffic.*

**COMMENTS:** No adverse impacts to the transportation system are anticipated.

(5) *The proposed use shall not create additional requirements at public cost for public facilities and services that will be detrimental to the economic sustainability of the community.*

**COMMENTS:** No detrimental impacts to the community's economic sustainability are anticipated.

**CONDITIONS OF APPROVAL**

**§122-326**

*"Reasonable conditions may be required in conjunction with an approval. The conditions may include conditions necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to conserve natural*

*resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed must do all of the following:*

- (1) Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being.*
- (2) Be related to the valid exercise of police power and purposes which are affected by the proposed use or activity.*
- (3) Be necessary to meet the intent and purposes of this chapter, be related to standards established in this chapter, and be necessary to ensure compliance with those standards."*

**Items to be addressed: None**

## **LIMITED SITE PLAN: CRITERIA AND REVIEW**

**§122-311**

### **STANDING**

**§122-311(a)**

The applicant is legally eligible to apply for site plan review, and all required information has been provided.

### **REQUIREMENTS**

**§122-311(b)**

"The proposed site plan conforms with all the provisions and requirements, as well as the spirit and intent of this chapter and the Master Plan. The proposed development will meet all the regulations of the zoning district in which it is located."

**Items to be Addressed: None.**

### **BUILDING LOCATION AND SITE ARRANGEMENT**

**§122-311(c)**

*"All elements of the site plan shall be harmoniously and efficiently organized in relation to the character of the proposed use, the size and type of lot, the size and type of buildings, and the character of the adjoining property. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter."*

The building is oriented towards Ainsworth Circle. Height and setbacks are compatible with the surrounding lots. State law requires at least 600 square feet of play area for Group Child Care facilities. This property well exceeds that with over 6,000 square feet in the rear yard.

**Items to be Addressed: None.**

### **SITE ACCESS, TRAFFIC, AND PARKING**

**§122-311(d)**

*"With respect to vehicular and pedestrian circulation on the site, including walkways, interior drives, and parking; circulation shall to the extent possible create potential cross-and joint-access to adjacent parcels and the existing block layout. Special attention shall be given to the location, number and spacing of ingress and egress points; general interior circulation including turnaround areas; adequate provisions for delivery of services (trash removal, school buses, mail and parcel delivery); separation of pedestrian and vehicular traffic; avoidance of building corners next to access drives; identification of addresses; storage of plowed snow; and arrangement of parking areas that are safe and convenient, and insofar as practicable, do not detract from the design of the proposed buildings and structures, neighboring properties, pedestrian and bicyclist safety, access to transit and flow of traffic on adjacent streets. All buildings or groups of buildings shall be so arranged as to permit adequate access by emergency vehicles as required by the city building code."*

The site has driveway access from Ainsworth Circle. There is on-street parking available on both sides of Ainsworth Circle. There are numerous sidewalks in the area.

**Items to be Addressed:** None.

## **SCREENING**

## **§122-311(h)**

*"The site plan shall provide reasonable visual and sound privacy for all dwelling units on or adjacent to the property. Fences, walks, barriers, and landscaping shall be used, as appropriate, for protection and enhancement of the property. All outdoor storage of materials, loading and unloading areas, and refuse containers shall be screened or located so as not to be a nuisance. Outdoor lighting shall be shielded so as to not adversely affect neighboring properties or traffic on adjacent streets."*

- Child care group homes require outdoor recreation space to be fenced and screened from any adjacent lot per §122-521.
- Current fencing includes a combination chain-link and stockade fence along the rear west property boundary, and chain link fencing on the north and south property boundaries.
- The applicant has indicated in their site plan that the rear yard will be fully enclosed by a fence.

**Items to be Addressed:**

1. The applicant must screen the chain-link fenced areas; either by
  - a. Installation of an opaque fence enclosure, or
  - b. Planting coniferous trees or shrubs along the fence to achieve an 80% opacity.

## **MASTER PLAN CONSIDERATIONS**

## **§122-311(k)**

*"An objective of site plan review shall be to protect and promote public health, safety, sustainability and general welfare. It is also the intent of site plan review to improve the quality of existing developments as they are expanded, contracted, or redeveloped in keeping with sound site development standards of this chapter and city master plan."*

**Diversity is our strength.** This special use does not introduce or accommodate new economic, racial, or other diversity; however, it does sustain the existing economic diversity of the City and provides a needed service to the neighborhood.

**Anyone, no matter what age or income, can find a place to call home in Ypsilanti.** This special use provides additional childcare opportunities within the city, which further encourages families with children to move to the neighborhood.

## **STAFF RECOMMENDATIONS: SPECIAL USE**

Staff recommends the Planning Commission approve the Special Use Permit for the group child care home at 416 Ainsworth Circle with the following findings and conditions:

Findings: The application is substantially in compliance with §122-324(b).

Conditions: Special use approval shall be subject to approval of site plan.

## **STAFF RECOMMENDATIONS: LIMITED SITE PLAN**

Staff recommends the Planning Commission approve the limited site plan for the group child care home at 416 Ainsworth Circle with the following findings, and conditions:

Findings:

The application substantially complies with §122-310.

Conditions:

1. Child care centers and group day care homes must be registered by the State of Michigan Licensing and Regulatory Affairs and must comply with the minimum state standard for such facilities, including a minimum 600 square foot outdoor recreation area in the rear, side, or street side yard.
2. Such outdoor recreation area must be properly fenced and screened from any adjacent lot per §122-521.
3. Building must meet Building Code requirements.

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Scott E. Slagor  
Preservation Planner, Community & Economic Development Department

CC: File  
Applicant – Princess Rankin



**City of Ypsilanti  
Planning & Development Department**

One South Huron • Ypsilanti, MI 48197  
Phone: (734) 483-9646  
www.cityofypsilanti.com

**SPECIAL USE PERMIT APPLICATION**  
**MUST BE SUBMITTED WITH SITE PLAN OR SKETCH PLAN APPLICATION.**  
**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

**Applicant**

Name Princess Rankin	
Address 416 Ainsworth Circle Ypsilanti, MI 48197	
Phone [REDACTED]	Email [REDACTED]

**Property**

Address 416 Ainsworth Circle	Parcel ID 11 11 39 426 036
Property owner* Beverly Turman Dawson pending sell to Princess Rankin <sup>House closes</sup> July 31st	

\*If applicant is not the property owner: applicant must attach property owner's written, notarized authorization of application.

**Project**

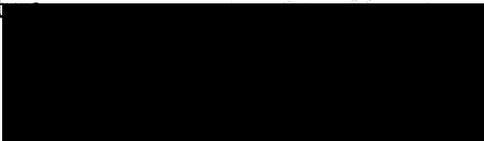
Name of project Re-zoning home for group home daycare
Current use home
Proposed use** Group home daycare

Rationale for request**

\*\*Please attach additional pages to the application if needed.

**Signature**

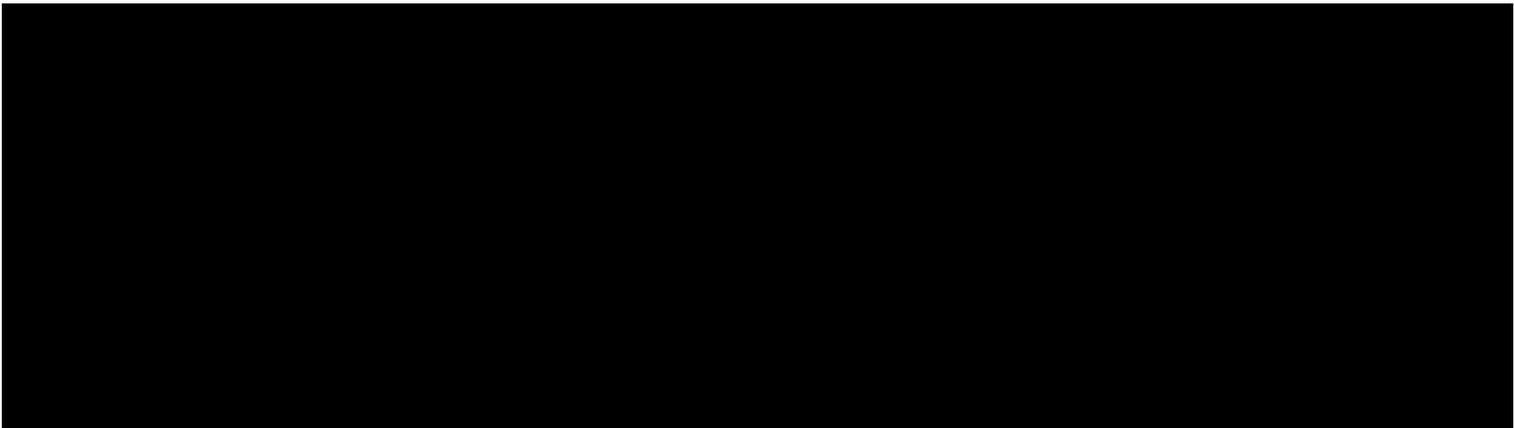
I hereby attest that the above information is accurate and complete. I am authorized to and grant permission to the City of Ypsilanti staff to access the subject property for the purposes of preparing staff reports and/or evaluating this application.

Signature		Date	6-29-2020
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Print Name

Princess Bankin

**\*\*\*FOR OFFICE USE ONLY\*\*\***



**SKETCH PLAN REVIEW APPLICATION**  
 INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

**Applicant**

Name Princess Rankin		
Address 416 Ainsworth Cr.		
City Ypsilanti	State MI	Zip 48197
Phone [REDACTED]	Email [REDACTED]	

**Property**

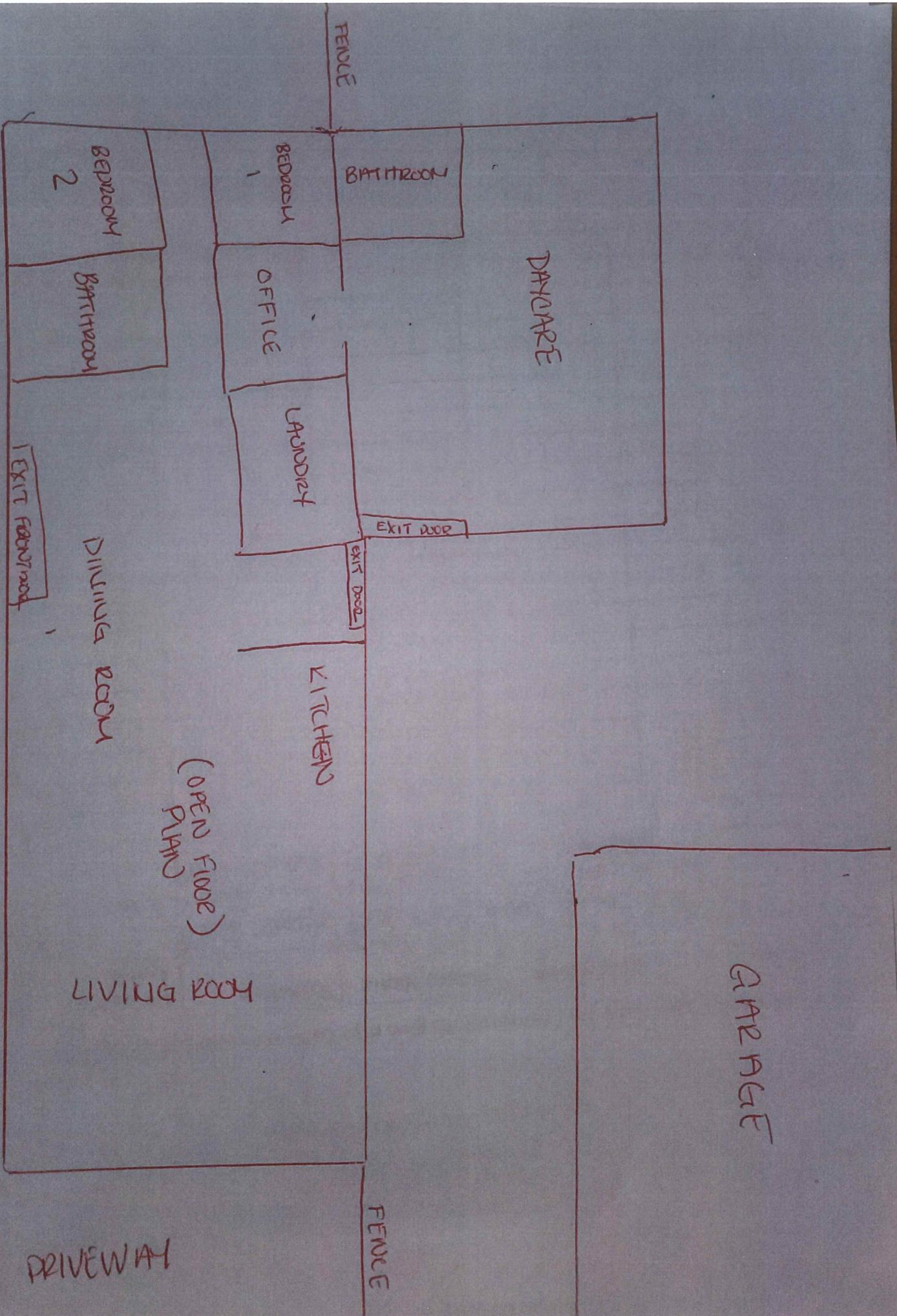
Name of project Group Home Daycare
Address 416 Ainsworth Cr.
List all parcel identification numbers included in development 11-11 39 426 036
Property owner* Princess Rankin house will close by July 31 <sup>st</sup>
Current use home
Proposed use group home daycare
Current zoning
Legal description of property (may be attached) Single family home

\*If applicant is not the property owner: applicant must attach property owner's written, notarized authorization of application.

**Signature**

I hereby attest that the above information is accurate and complete. I am authorized to and grant permission to the City of Ypsilanti staff to access the subject property for the purposes of preparing staff reports and/or evaluating this application.	
Signature: [REDACTED]	Date: 6-30-2020
Print Name: Princess Rankin	

**You must complete the checklist on the following page before turning in your application.**



FENCE

BATHROOM

BEDROOM 1

BACKYARD

OFFICE

LAUNDRY

EXIT DOOR

EXIT DOOR

KITCHEN

DINING ROOM

(OPEN FLOOR PLAN)

LIVING ROOM

BEDROOM 2

BATHROOM

EXIT DOOR

GARAGE

FENCE

DRIVEWAY