

Staff Report

Request for Direction Regarding Development Agreement for LUPP Amendment for Athen property on GW Carver Avenue

December 11, 2012

LUPP Process: At its October 23, 2012 meeting, the City Council approved a draft amendment to the Land Use Policy Plan (LUPP) as recommended by the Planning and Zoning Commission. As part of that recommendation, the Commission had suggested the following six factors for consideration:

1. Development of proposal for the distribution of cost for any needed sanitary sewer improvements.
2. The impact the development in this area may have on emergency service response.
3. The impact the development in this area may have on areas that have already been targeted for growth or are being invested in by the City for growth.
4. The possibility of a developer's agreement be investigated to require a care facility as the only allowable development [within a medium density zoned area].
5. Consideration be given to ensure the protection of the natural area of at least at or before the tree line.
6. This area be provided with two zoning designations with the minimum zoning necessary for the care facility and low density housing.

As noted in that October 23 staff report, some of the factors above would require a development agreement. **This staff report is intended to ask the City Council for direction regarding which stage of the process such an agreement or agreements should be developed and brought back for Council approval.**

Rarely are development agreements put together prior to an amendment to the Land Use Policy Plan. They are usually reserved to address specific infrastructure needs for annexation, for rezoning, or for subdivision approval. In Athen's request for an amendment to the LUPP, the major amendment process identified several issues which led to the above factors being recommended by the Planning and Zoning Commission. **These issues could be resolved and placed in a development agreement at the time the Council is asked to act on the proposed LUPP amendment. Alternatively, development agreements could be developed to address these issues at the time that a request for annexation is made or at the time that rezoning or subdivision are requested.**

In accordance with the LUPP amendment process adopted by Council earlier this year, on December 11 the Council will conduct the required public hearing on this LUPP and Urban Fringe Plan amendment request. The approved LUPP process also states that the preference is not to take action on the request immediately following the public hearing, but should be taken at a later date.

Factors: Staff has the following comments related to when a development agreement should be approved prior to any action by the Council:

1. As noted in the October 23 staff report, there is a serious issue regarding the capacity of the downstream sanitary sewer to accommodate the expected future growth within the City limits, with an even greater concern regarding the additional load created by this project. **While this issue could be confirmed in an agreement prior to proceeding with the LUPP map amendment, it could also be handled at a subsequent step. However, an agreement requiring the developer to contribute \$197,600 to the City to correct a sanitary sewer problem should certainly be in place at the time that the City Council is asked to act on the annexation.**
2. **The emergency response factor does not require any development agreement.** It only asks the City Council to consider what impact this annexation would have on emergency response times to this area. This information is included in the staff report for the public hearing.
3. **The impact the development in this area may have on areas that have already been targeted for growth or are being invested in by the City for growth – also does not require a development agreement.** It asks that the City Council consider the impact of competing development on the North Growth Area west of Ada Hayden Heritage Park. This is an area in which the City is currently investing in the water and sanitary sewer infrastructure with the expectation of payback as residential development occurs. However, an agreement to assess the paving of Grant Avenue has not yet been finalized between the City and two of the three developers adjacent to this unpaved roadway.

The City Council could decide not to move ahead with approving this change in the LUPP for the Athen property until the two remaining pre-annexation agreements related to the growth area north along Grant Avenue are finalized. This pre-condition would better assure that the City's investment in the infrastructure along Grant Avenue will be recouped in a more timely manner.

At an October City Council meeting, Council asked for an update on the status of Grant Avenue in relation to cost estimates and development agreements. That report is attached.

4. **This factor explicitly states that a development agreement is necessary to assure that a care facility is built, rather than any other type of medium density residential use.** This factor was proposed because this specific change to the plan was requested by a senior living facility. It was to ensure that another, less-desirable use could not be substituted if the senior

living center chose not to go forward. **This agreement should be in place no later than at the time of rezoning approval.**

5. The LUPP map amendment has been prepared to extend the Urban Residential designation up to the tree line and to retain the Natural designation over the remainder of the site. **No development agreement is needed since this factor can be addressed through the map amendment.**
6. The final factor stipulated that this area be provided with two zoning designations with the minimum zoning necessary for the care facility and low density housing, and is intended to ensure that allowed uses are kept to a minimum to reduce the potential impact on existing neighbors. It is anticipated that the senior living center would require a FS-RM (Floating Suburban Medium Density Residential) zoning designation and that the remainder of the site would be zoned FS-RL (Floating Suburban Low Density Residential) to accommodate single-family housing. **This factor would not need a development agreement, but would require that the City Council make the desired choices at the time rezoning is sought. At that time, a “contract rezoning” could limit the FS-RM uses to allow only the senior living center.**

To put all these steps in perspective, below are the anticipated processes, in order, that would need to be followed before any building permits could be issued for development on this property.

Urban Fringe LUPP Amendment: The Urban Fringe Plan and the Allowable Growth Areas maps need to be updated. This is the action that is currently underway. Action would occur depending on when the City Council wishes to require the development agreement to address those factors. If the Council directed staff to prepare the development agreement at later stages of the process, action to approve the LUPP change on this property could occur at the December 18 meeting.

City of Ames LUPP Amendment & Annexation: This would be initiated by the owner, but only after the LUPP amendments are approved. Because this area lays outside two miles of the Gilbert city limits, this request requires approval only from the City of Ames. The City Development Board in Des Moines need not concur on this action, since it would be a voluntary annexation. Once the property is annexed, it would automatically receive the Agriculture zoning designation, but not a new LUPP designation. The annexation request would likely be accompanied by a request to designate this as Village/Suburban Residential. **The agreement on the sanitary sewer issue should be resolved no later than at annexation.**

Rezoning: Rezoning is a discretionary action by the City Council, allowing the Council to place conditions that ameliorate the expected negative impacts of the possible uses allowed in that newly rezoned area. A development agreement is not necessarily needed since the City Council need not approve a rezoning which they do not believe is

in the public interest. **However, to assure a use limitation for senior living facility, such as may be needed for the FS-RM portion, an agreement should be in place at the time of rezoning to limit undesired uses such as apartments.**

Preliminary Plat and Final Plat: This is the stage where the City traditionally has required development agreements to address the costs and timing of certain off-site improvements such as additional turn lanes or traffic signals. A traffic study is underway to determine what impacts the development has on the road system. It is not yet known what improvements may be needed.

Building Permits: Only after a final plat is approved can building permits be issued. At this stage, all infrastructure should be in place and all agreements for any other needed improvements should be in place.

STAFF COMMENTS:

The staff is seeking the following direction. If the City Council directs staff to prepare the necessary development agreement concurrent with action on this LUPP and Urban Fringe Plan request, action on the LUPP and Urban Fringe Plan request would need to be delayed until, possibly, spring. The timing is due to the reduced resources of the City staff to prepare the document and for the owner to review it. The public hearing would still occur on December 11, but no follow-up action would occur on December 18.

If, however, the City Council directs staff to prepare the sanitary sewer development agreement at the time of annexation and the agreement to require the senior living center at either the time of annexation or the time of rezoning, then the City Council could act on the LUPP and Urban Fringe Plan request at the December 18 meeting.

Status Report on Grant Avenue Cost-sharing and Pre-annexation Agreements

Staff received the “80% design” cost estimates for the road, water and sewer extensions from our consulting engineer in mid-November, and passed those along to the three developers on November 20th. Staff is now working to arrange meetings with the developers and their engineers to review those plans and costs, and will also meet with the affected residential home owners to review the plans. Design work on the water and sewer extensions is nearing completion; and staff plans to have these projects prepared for bidding by spring. That should provide for installation of the water and sewer mains to occur during the 2013 construction season.

A pre-annexation agreement for sharing of the street improvement costs has already been signed with the owners of the Rose Prairie development. The owners of Quarry Estates have indicated their willingness to sign a cost-sharing agreement similar to the Rose Prairie agreement, provided that the requirement for sprinklering of homes is removed. The owners of the two Hunziker development parcels also want to eliminate the sprinklering requirement, and were specifically waiting for the Grant Avenue design cost estimates before making any commitment to share the street construction costs.

Staff believes that it is preferable to have cost-sharing agreements for Grant Avenue signed with all three developers before proceeding with the pending Quarry Estates annexation. Once annexation has occurred and development begins, there will be increasing pressure from the new homeowners to pave Grant Avenue unless there is an equitable mechanism in place to share the cost of those improvements,

Staff Report

**Public Hearing for LUPP Amendment for
Athen property on GW Carver Avenue**

December 11, 2012

Request and Referral: Chuck Winkleblack, representing the applicant, seeks to develop the Athen property on George Washington Carver Avenue for a senior living center, comprising senior housing, assisted living and skilled care. In addition, other portions of the Athen property would be made available for residential housing. Mr. Winkleblack is requesting the designation of the subject property as Urban Residential on the Urban Fringe Plan and inclusion of the subject site as an Allowable Growth Area in the Land Use Policy Plan. These draft amendments and the location of the Athen property are shown in Attachments 1 and 2. The Urban Residential designation identifies those areas of the Ames Urban Fringe that are likely to be annexed and developed in the near- to medium-term. The Allowable Growth Area designation of the LUPP identifies those areas intended to be annexed and developed to provide housing for future population growth in Ames.

Major Amendment Process: In accordance with the process outlined in the Land Use Policy Plan for major amendments, City staff conducted an Open House on June 21 to introduce the request to interested persons. Approximately 20 people attended that meeting to hear details of the request and to ask questions on the proposed project.

On June 28, a workshop was held to allow interested person the opportunity to identify issues and to seek further information. About fifteen people attended and raised a number of issues.

On September 10, a second workshop was held to report back the issues that were raised on the previous meeting. Again, about fifteen people were in attendance. A panel of City staff was able to provide further information on specific issues and information that was requested at the first workshop.

At the Planning and Zoning Commission meeting on October 3, the Commission recommended approval of a map amendment that would allow annexation of the proposed area. The Commission also recommended that the City Council consider the following factors in evaluating and approving these changes:

1. Development of proposal for the distribution of cost for any needed sanitary sewer improvements.
2. The impact the development in this area may have on emergency service response.
3. The impact the development in this area may have in areas that have already been targeted for growth or have been invested in by the city for growth.

4. The possibility of a developer's agreement be investigated to require a care facility.
5. Consideration be given to ensure the protection of the natural area of at least at or before the tree line.
6. This area be provided with two zoning designations with the minimum zoning necessary for the care facility and low density housing.

The City Council considered this draft alternative at its October 23 meeting. This matter was then returned it to the Planning and Zoning Commission for the formulation of specific map and/or text amendments and to hold the required public hearing.

The Planning and Zoning Commission conducted this public hearing on November 7, 2012. On a vote of 6-0, the Commission then recommended the proposed map changes as shown in Attachment 1 and Attachment 2. The Commission did not make the factors a part of the recommendation, recognizing that these are issues that should be dealt with more appropriately by the City Council.

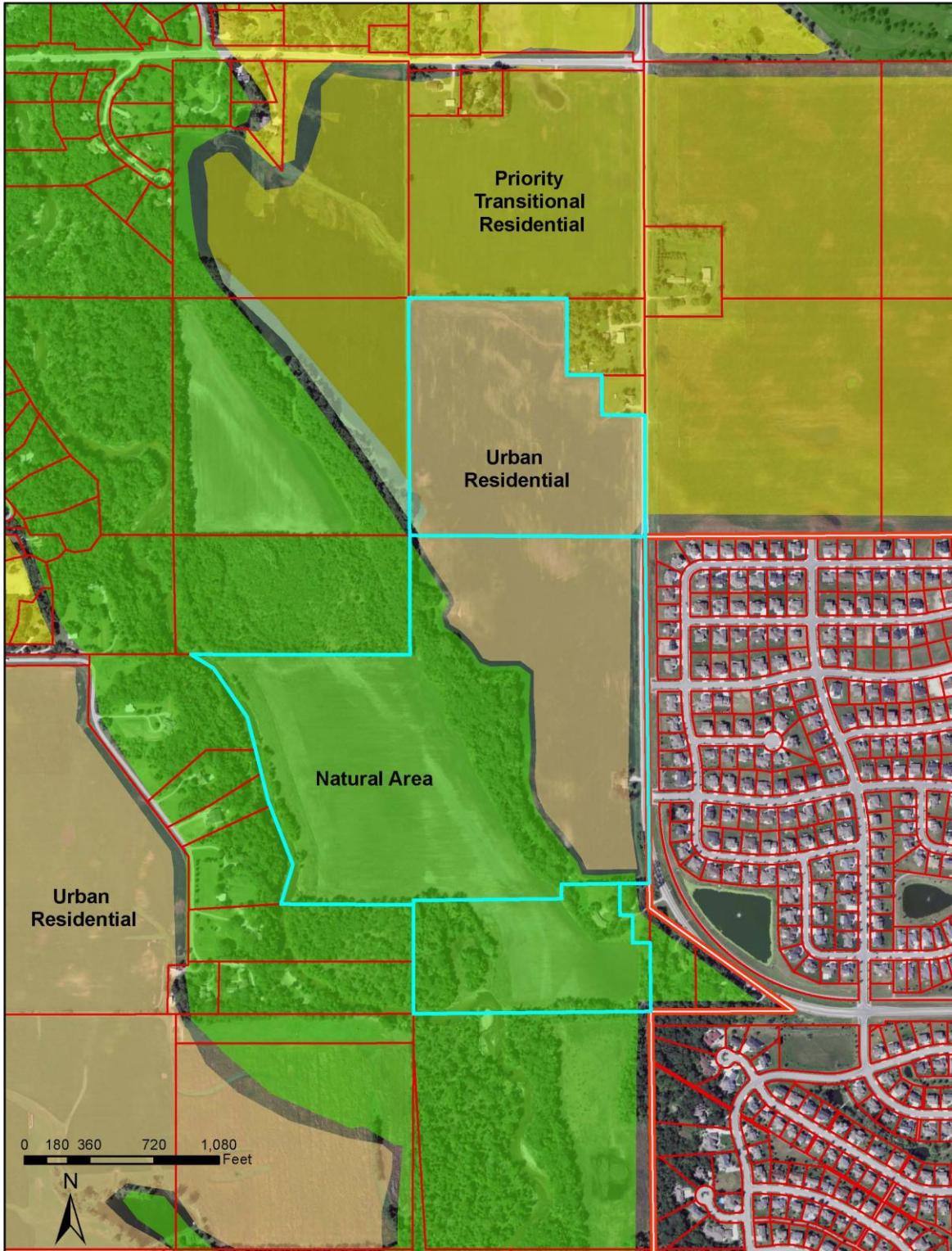
The City Council is now asked to conduct the public hearing for the proposed amendments. As outlined in the LUPP process, action should occur at a later date. The accompanying staff report asks Council for direction on when various actions should be confirmed in a development agreement.

Urban Fringe Plan: Any amendment to the Ames Urban Fringe Plan must be approved by the City Councils of Ames and Gilbert and the Supervisors of Story County. The Supervisors, in a resolution recorded on August 9, 2012, waived action on the requested change provided that annexation occurs within one year. The Gilbert City Council, on November 26, approved the requested amendment with the condition that the Ames City Council give consideration to the six factors described above.

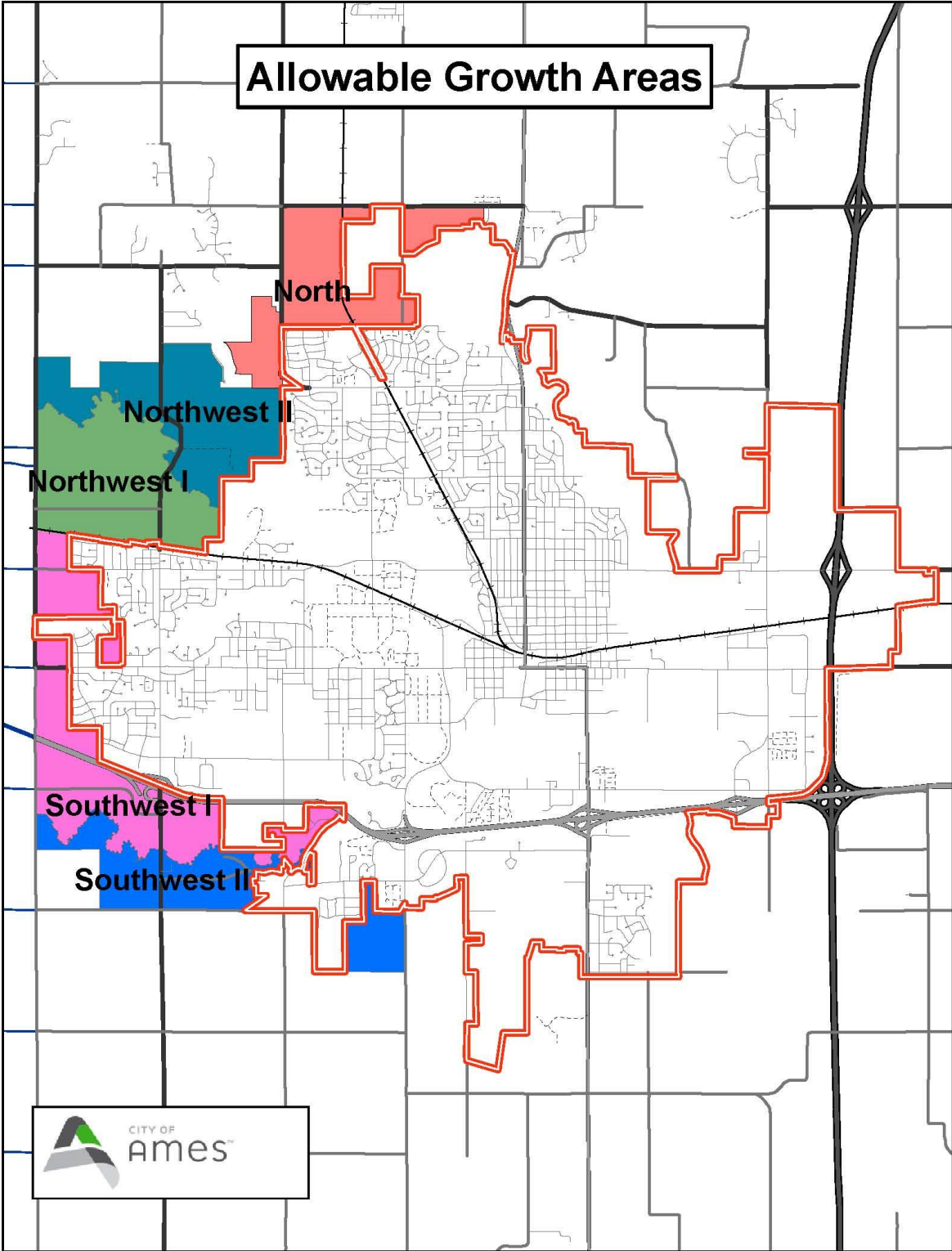
Background Information: Updated background information is provided in the Appendix.

Public Hearing: The City Council is asked to conduct the public hearing. Notices to property owners within 300 feet were sent, a notice was published in the Ames Tribune, and a public notice sign was posted on the property. Following the public hearing, it is recommended that the City Council **take no action until a subsequent meeting.**

Attachment 1
Proposed Amendment to the Urban Fringe Plan



Attachment 2
Proposed Amendment to Chapter 6, Allowable Growth Areas Map, LUPP



APPENDIX

Land Use Policy Plan and Ames Urban Fringe Plan: The Ames Urban Fringe Plan designates this site as Priority Transitional Residential with the Natural Area designation over the western portion. A map of the existing Urban Fringe Designation is shown in Attachment A. The Priority Transitional Residential designation allows for residential development under County zoning rules. However, it requires that development be done to urban densities (a minimum of 3.75 dwelling units per acre). It does not allow for access to City water and sanitary sewer but requires any infrastructure to be designed and built so that it can be accommodated by the City if it is annexed in the future.

The site is not in an Allowable Growth Area of the Land Use Policy Plan. In 2008, it was considered for inclusion within the North Growth Area for purposes of the Targeted Growth Study. However, due to the unknown ability of extending sanitary sewer service to this area, it was ultimately excluded from the North Growth Area. A map of the Allowable Growth Areas is included in Attachment B.

To accommodate the proposed annexation and development of the site, the Ames Land Use Policy Plan would need to recognize this as an Allowable Growth Area. In addition, the site would need to be designated as Urban Residential in the Ames Urban Fringe Plan. The Policies of the Natural Area and Urban Residential designations are included in Attachment C.

Zoning: The subject site is currently zoned A-1 by the County. This zoning designation would not allow for development except for single-family homes on 35 acres. To accommodate the proposed use under County zoning would require a change of zone to a designation consistent with the Priority Transitional Residential designation of the Ames Urban Fringe Plan.

Applicant's Statement: The applicant's Narrative for LUPP Change is included in Attachment D.

ANALYSIS:

A. TRAFFIC

Questions were raised about the capacity of George Washington Carver Avenue to accommodate the expected traffic from this new development, in addition to the increased traffic as Northridge Heights continues to build out. The City traffic engineer responded by noting that the 2035 Long Range Transportation Plan took this development density into account when it projected future traffic demand in the City. The segment of George Washington Carver Avenue affected by this proposed subdivision is not shown in the LRTP as having a need for capacity improvements. Minor safety and/or functional roadway improvements, such as turn lanes into or out of the site, may be identified by a traffic impact study prior to rezoning and subdivision approval.

Questions were also raised concerning the impact on intersections, speed and bicycle/car interactions. The traffic engineer responded to these by stating that a traffic impact study will determine estimated traffic for the proposed development and identify what site-specific improvements may be needed. The study will also help the City and developer determine the type, number, and location of the main access points on to George Washington Carver Avenue. Because George Washington Carver Avenue functions as an arterial street, there will be no access from individual lots onto this road. Access will be granted only to public streets.

Speed is, admittedly, an issue along this stretch of George Washington Carver Avenue as the rural traffic transitions into a more urban setting. As development occurs along this portion of the road, speed will moderate to account for the increased traffic and turning movements. Unless the City or the developer is willing or able to dramatically change either the geometry of the road and its respective intersections, not much can be done until further development occurs to change this section into a more urban setting. From a safety sight distance standpoint there is plenty of visibility along this stretch of the road. The speed, however, is a quality of life issue; one that will take some investment into the corridor before it can be improved.

The ability of this corridor to safely accommodate bicycles will depend on improvements that would be identified following the traffic impact study. The design of any specific improvement would depend on the anticipated traffic movements that the study anticipates. But, in general, there may need to be a combination of signs and pavements markings along with lights and, in the most severe case (usually determined by operating speed), some physical improvement such as medians, raised crossings, speed tables, etc.

Concerned participants raised the issue of cut-through traffic, that is, the traffic leaving this proposed development and taking local streets to Stange Road to get to points south or east rather than taking George Washington Carver Avenue. Cut-through traffic is usually due to an arterial road being over capacity. Traffic movement degrades with the result that local roads are more attractive to drivers due to their reduced trip time to a particular destination. Since there is adequate capacity on this road to serve projected growth to 2035, it is not anticipated that cut-through traffic would manifest itself.

The existing noise from traffic on George Washington Carver Avenue was raised and was questioned whether this would be exacerbated by increased traffic from this proposed development. Noise is closely related to speed as engine noise, engine braking, and tire whine all increase as speed increases. As speed will naturally decrease as traffic and development turn this rural section into a more urban setting, so too will noise decrease. Although the noise from individual vehicles will decrease in decibels, the total number of vehicles will increase and may not reduce overall noise levels.

B. SANITARY SEWER

The City has had concerns about the sanitary sewer system in this area. The City's sanitary sewer consultant has identified a possible capacity issue in the trunk line that serves the Northridge, Northridge Heights, and Somerset areas. This trunk line would also serve the subject site. A consultant has prepared a cost estimate for a possible fix. As presented in the October 23 meeting, the City Council supported the staff recommendation that the developer contribute to the City \$197,600 (75% of the estimated total) to rectify the anticipated capacity problem and that the City install permanent flow monitors to allow on-going evaluation as to if and when the sanitary sewer improvements would need to be made.

C. STORM WATER

Several residents in the area questioned how storm water will be handled. City staff noted that any development and installation of public infrastructure (such as roads) would need to follow the City's storm water requirements. These include the submittal of a storm water management plan with the preliminary plat that identifies how runoff will be managed. The review of the storm water management plan is to ensure that the post-development runoff quantities do not exceed the pre-development amounts. In addition, the developer would also need to obtain a COSECSO permit and NPDES permit prior to construction and comply with regulations regarding erosion control during construction.

The City may be interested in any innovative approaches to storm water management that the developer would propose. For instance, the City has adopted a conservation subdivision ordinance mandatory in the Ada Hayden watershed but optional in other developments. In addition, as buildings are developed, on-site bio-swales, rain gardens, and green infrastructure approaches offer acceptable methods of storm water management that the City can approve as part of the building development process. There is a vast array of approaches for low-impact development (LID).

D. NATURAL RESOURCES

This broad category is further refined into subcategories related to the natural resources of the site.

Natural Area and Norris Study: The site consists of a flat flood plain along the west part of the subject site. The site rises about 50 vertical feet to the agricultural area west of GW Carver Avenue. The lower bottom land appears to be used for row crops, as does the upper flat land. The slopes are heavily wooded, with the wooded area extending not much beyond the top of the slopes.

Appendix E is an aerial photograph showing the existing ground cover and tree line. The Natural Area is overlain on the photograph.

Staff reviewed the "Norris Study," done in 1994, which inventoried certain areas around the City to determine the extent of native vegetation and the degree to which

invasive species can be found. Areas that were surveyed were given a letter grade (e.g., A, B, C, D, and S) to describe these resources. The study did not directly inventory this subject site. However, the Northridge area to the south of this subject site was given a grade of D for the woodland and a grade of B for the two identified prairies. The bottomland along Squaw Creek was given a grade of C.

The applicant notes that he does not intend to place development into the tree area. Rather, he seeks a change to the Natural Area to allow development up to the tree area.

The City Council directed staff to allow development up to the tree line, thus reserving the Natural Area for the areas of the trees, the slopes and the flood plain. The proposed map reflects that direction.

Flood Plain: Several participants asked about what the impact is on the flood plain of Squaw Creek. Staff provided to the participants the following primer of flood plain regulations. The bottomland of the subject site lies within the FEMA designated AE zone of Squaw Creek. This designation includes both the Floodway and the Floodway Fringe. The Floodway and Floodway Fringe are shown in Appendix F. In areas within the Floodway, most development is prohibited except for uses that do not impede the flow of floodwaters or contain structures that could be damaged or lead to loss of life. Fill cannot be brought into the site unless it can be demonstrated that it will not increase flood heights. Allowed uses include open space, trails, and parks. Other uses include golf courses and parking lots. Small shelters, such as a gazebo, could be allowed.

Within the Floodway Fringe, development can occur provided it is allowed by zoning and that it meets development standards. This normally requires that structures be elevated to three feet above the base flood elevation (100-year flood level). Fill can be brought into the site. A flood plain development permit must be approved by staff prior to any construction, grading, or development activities.

Base flood elevation along this stretch of Squaw Creek is about 911.5 feet (NGVD 29). The bottomland is relatively flat and lies at about 906 to 908 feet. The Floodway lies entirely on the bottomland while the Floodway Fringe extends part of the way up the side slopes. The upper level gently undulates and lies at an elevation of between 940 and 962 feet. There is a high spot along the edge of the tree line that rises to about 970 feet.

The applicant has stated that the slopes and the bottom area (floodplain) will not be developed. Instead, he anticipates retaining this area as open space with hiking trails through it.

Archeological Resources: City staff approached the Office of the State Archeologist in Iowa City to investigate whether any known archeological artifacts were found within the subject site. Within the subject site, the office has records of two

archeological sites. The two sites are very small and consisted of surface findings. However, if there were a larger site with visible surface features, the state office believes that the archeologist would have discovered it. Unknown, however, is the extent of any unknown or underground archeological deposits.

Private development is not required to undergo a site survey or study unless federal funds are involved. If, during construction, the developer discovers archeological deposits or ruins, he or she is not required to collect, preserve or avoid them unless human remains are found.

E. ECONOMIC IMPACTS

A number of participants at the workshops expressed interest in a number of issues that can broadly be defined as the economic impacts of the proposed annexation and development. These subcategories are described below.

City Investment: The City of Ames is considering whether to install sanitary sewer and water to serve the North Growth Area. A study is underway to determine the costs of these installations. While the City would pay for the installation of the infrastructure, the intent is to establish districts whereby the City would be repaid as residential development occurs. It would stand to reason that the City's payback would be delayed if other areas of residential development were to open up. Additional growth areas would compete with the North for new housing construction, thus diluting the rate of payback. One factor identified by the Commission and included by the City Council is that the Council consider the impact of additional development that would compete with the City's proposed investment in the North Growth Area.

Costs of Development in Allowable Growth Areas: A 2008 study identified capital and infrastructure costs for growth to the North, Northwest, and Southwest. The total costs for growth in the Northwest were the least, while the Southwest was the greatest. Costs for growth to the North were greatest on a net developable acre basis. Based on the 2008 study, growth to the North would necessitate the development of a new fourth fire station. However, based on discussion on fire response time, the use of performance measures, rather than a fixed response time goal, may allow for development without a fourth fire station. See Cost for Emergency Services, below.

Impacts on School District Revenue: This site is within the Gilbert School District, which will receive property tax revenue based on the taxable valuation of any development.

F. COST FOR EMERGENCY SERVICES

This topic is important in considering the impact on public safety. It is also somewhat complicated as the City Council recently gave direction to the Fire Department to prepare a new approach to measuring response times and how development has an impact on them.

On April 24, 2012, City staff presented a report to the Council regarding the topic of emergency response times for the City of Ames. This report was in response to the City Council's decision to allow growth to the North, Northwest, and Southwest, in addition to discussions about expanding to 590th Street to the east. Based on the City's previous approach to measuring response times, many of these areas would be outside of the City's five minute travel response time goal (the goal was to cover 85% of the community within 5 minutes travel time from any station).

Therefore, the Council requested that the emergency response time issue be revisited and that other cities be surveyed to determine how they are addressing this issue. All of the surveyed cities measured response time based on actual calls for service. As Ames has shifted away from a targeted growth strategy and is poised to grow in four directions; its current technique for measuring response time based on area covered no longer seems warranted. For purposes of informing the City Council of the possible impact of future land use decisions, the staff can now utilize more sophisticated GIS tools for planning purposes. This technique would allow staff to analyze response time patterns from existing developed areas in the city and project this information onto undeveloped areas that are being considered for annexation to better project anticipated response times from these new areas.

In addition, it should be noted that call volumes have intensified in certain types of occupancies over time in Ames. Particular types of development tend to have higher Fire Department service needs. These include areas of high-density residential, commercial areas, and medical, assisted living and/or nursing home facilities.

As new development occurs, response performance as measured by actual calls for service will at some point require that the City begin discussion of station location options. Until it becomes necessary to relocate and/or construct stations, the City Council can help mitigate the increasing demands on the Fire Department through land use choices.

A careful land use choice strategy was suggested for two reasons. A facility distant from a fire station will experience a longer time before rescue personnel can arrive, so facilities with more frequent needs will be served more effectively if they are closer. In addition, when emergency call volumes increase to the extent they have in Ames, the number of simultaneous calls increases. Frequent calls to locations far from fire stations will tend to increase the number of simultaneous calls, causing others in the community to wait longer for service.

An analysis of the impacts of development of the Athen site indicates that full build-out of all the existing allowable growth areas, plus this proposed growth area would result in 82 percent of all emergency calls being responded to within 5 minutes or less. A map showing the response areas is included as Appendix G. The Commission recommends that the Council consider this information when acting on this request.

G. ALTERNATIVE SITES

Many participants asked whether consideration was given to locate the proposed senior facility elsewhere. In addition, some asked whether the proposed single-family housing can be accommodated in existing Allowable Growth Areas.

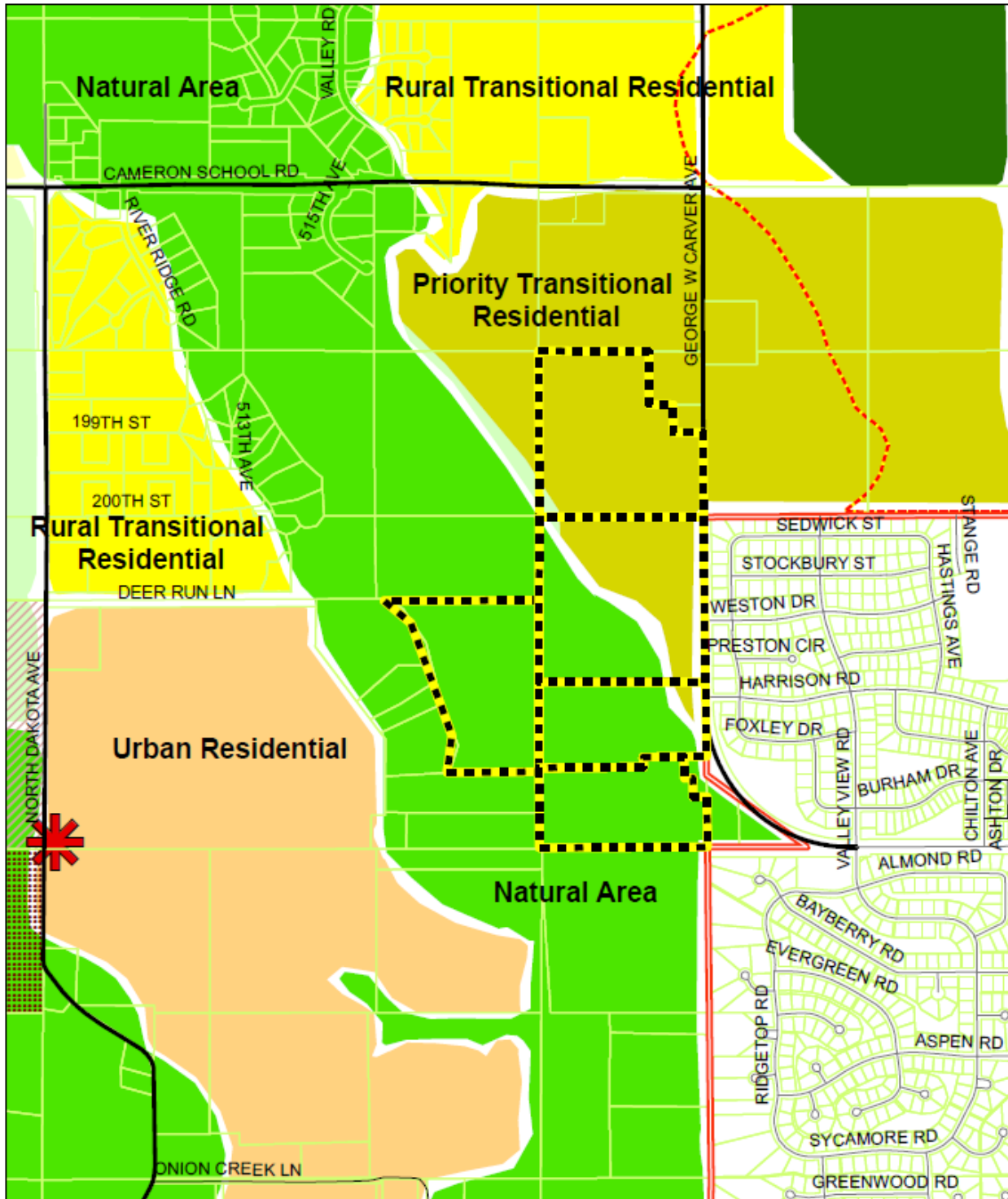
The senior living center that is proposed consists of independent senior housing, assisted living and skilled care. These types of uses are allowed in the FS-RM (Suburban Residential Medium Density) and RM (Residential Medium Density) zones by special use permit. These uses would also be allowed in the RH (High Density Residential) zone as a Permitted Use. The expected Land Use Policy Plan designation for this site, if it were annexed, would likely be Village/Suburban Residential. Such a designation would support a rezoning to FS-RM.

Sites in the existing identified Growth Areas of the Fringe Area that would accommodate the proposed uses include all of the North Growth Area, Northwest Growth Area, and Southwest Growth Area. Although annexation and development activity are not currently in the pipeline for the Northwest and Southwest, there is active interest in the North Growth Area. The Urban Fringe Plan designation of these areas as Urban Residential supports the LUPP designation of Village/Suburban Residential, allowing for the application of FS-RM zoning, allowing the proposed uses.

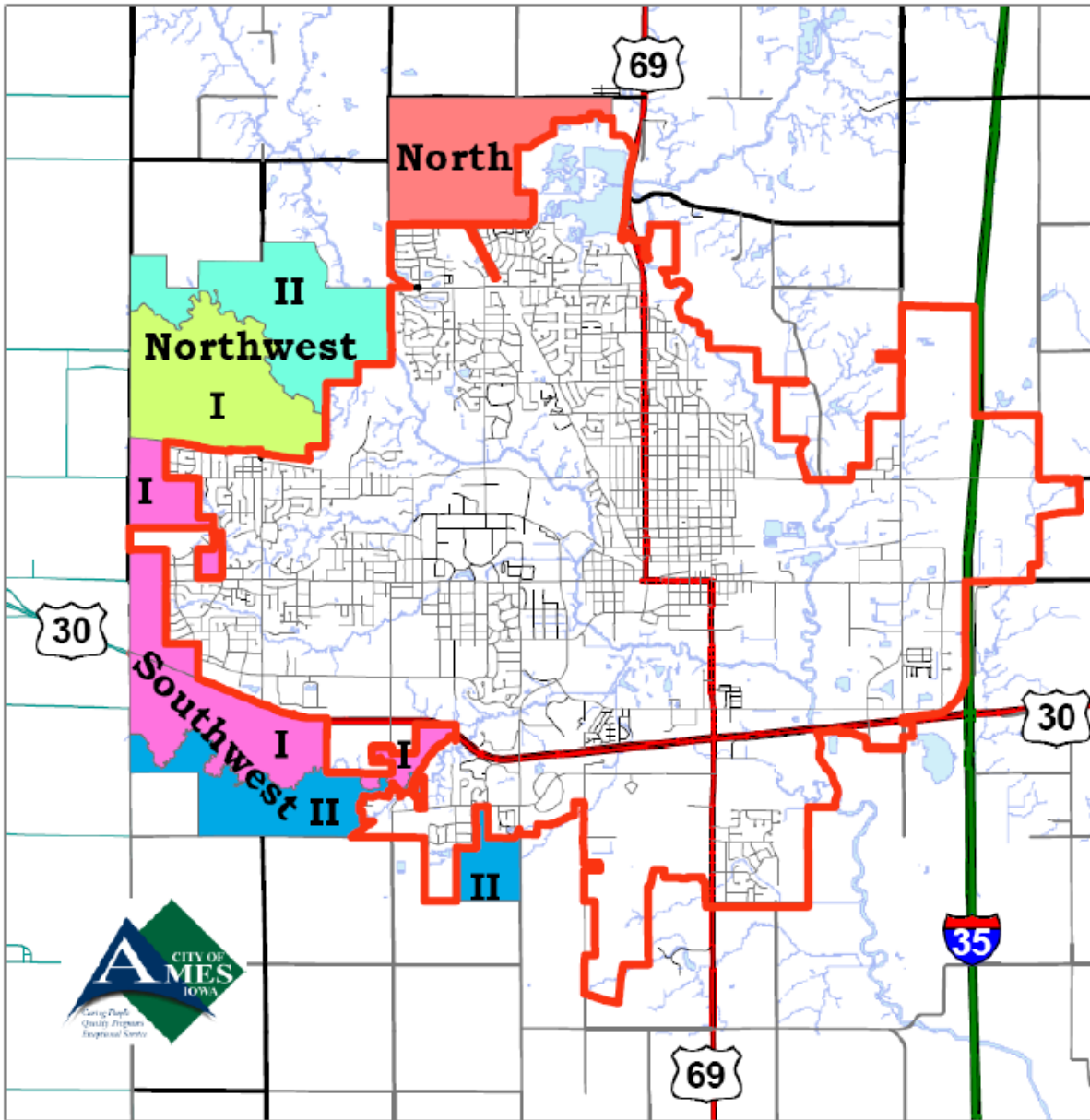
Sites within the existing City limits may be constrained due to the anticipated size of the proposed senior living project. However, several sites owned by the Ames Community School District have an LUPP designation that could justify zoning to accommodate these uses. These school (or former school) sites include 2714-2806 George Washington Carver Avenue (on the west side of Somerset); 3915 Mortensen Road (the eastern portion of the middle school site fronting on State Avenue); and 2005 24th Street (the triangular parcel east of Somerset). The former Roosevelt School (1000 9th Street) and Wilson-Beardshear School (900 Carroll Avenue) are surrounded by UCRM (Urban Core Residential Medium Density). This zoning designation does not allow the proposed uses and are much smaller than the size needed for the senior living project.

Other vacant sites within the City that are zoned RH or FS-RM and may be of sufficient size include Ringgenberg development on Oakwood Road and land between S. 16th Street and US 30 lying south of the new Campus Crest development. Please note that staff has not approached any of the owners of these sites to determine whether they are available or at what cost. Neither can we state that they meet the specific needs of the developer.

Attachment A: Ames Urban Fringe Plan
Land Use Designations



**Attachment B: Allowable Growth Areas
(Excerpt from Land Use Policy Plan)**



Attachment C: Land Use Policies (Excerpts from Ames Urban Fringe Plan)

NATURAL AREAS (NA)

Natural Areas are vital to the region. They provide habitat for wildlife, minimize storm water run-off, stabilize soils, modify climactic effects, provide for visual attractiveness, and serve some recreational purposes. This designation seeks to conserve such natural resources. This designation is intended to prevent development encroachment and encourage greater mitigation standards. A buffer or other mitigation device may be necessary to fully protect Natural Areas.

NA Policy 1: Natural Areas are composed of the following features and locales that intermingle with each other.

Environmentally Sensitive Areas – flood-prone areas, wetlands, water bodies, areas of steep slopes and sensitive soil conditions, and other designated areas that should be protected from detrimental impacts from other land uses.

Significant Natural Habitat -- areas surveyed and evaluated based on vegetation type and condition in the “Norris Study.” These Significant Natural Habitat Areas may also occur outside of the designated Natural Areas. In such locations, the underlying land use designation applies.

Parks and Open Spaces – facilities, land, and/or structured programs for a variety of public recreational opportunities. The term "Open Space" refers to primarily undeveloped areas; such areas are typically maintained and managed as natural areas for passive recreational uses.

Future Parks -- general areas where future parks are anticipated.

Greenways -- stream ways, parks, improved and unimproved trail systems, and open spaces that provide linkages that in effect create a continuous "greenway" or recreational system. Greenways provide recreational and open space linkages in both rural and urban areas.

Particular features and locales in the Natural Areas often are appropriately described by more than one of the above labels. This is a reflection of the multiple benefits of, and the diversity of landscapes represented in the areas designated Natural Areas. Regardless of type, Natural Areas are protected from negative land use impacts.

NA Policy 2: Prevent subdivisions for new non-farm residential development. However, Natural Areas may include farm and non-farm residences existing at the time of this Plan

or remaining scattered building sites where farmstead homes once existed or homes on very large parcels of ground typical of the agricultural setting.

NA Policy 3: Mitigate negative impacts to Natural Areas, including, but not limited to: agricultural chemical application, animal confinement and feeding, agricultural irrigation, miscellaneous agricultural activities like manure and fuel storage, outdated and non-functioning on-site wastewater systems, underground storage tanks, and nutrient-loaded urban stormwater run-off.

URBAN RESIDENTIAL (UR)

This land use designation applies to areas reserved for future city growth. Residential land uses within Urban Residential designated areas are annexed and then developed at an urban density and with infrastructure and subdivision according to urban standards.

UR Policy 1: This land use designation includes residential use in "traditional" Village Residential Development with minimum average net density of 8 units per acre. It also includes conventional single-family/suburban residential development with minimum average net residential densities of 3.75 units per acre and conventional suburban/medium density residential development with minimum average net residential densities of 10 units per acre. When combined in a development or area, conventional suburban single-family and conventional suburban medium density residential developments should not exceed 5 dwelling units per net acre.

UR Policy 2: Require annexation by the city before land is developed or further subdivided.

UR Policy 3: Require urban infrastructure and subdivision standards, including urban right-of-way standards, urban street construction, urban sanitary and potable water systems and urban storm water management systems.

UR Policy 4: Require land development agreements with the city before land is developed or further subdivided.

UR Policy 5: Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge according to IDNR and city standards.

Attachment D: Applicant's Narrative for LUPP Change

Athen Farm LUPP change narrative

April 25, 2012

The applicant believes that this proposed change is consistent with the LUPP in that the land is contiguous with the current corporate limits. Little or no new infrastructure would be needed as a result of this project. It will provide another housing product within the city of Ames.

The applicant believes that the LUPP should be changed to accommodate suburban residential development more in keeping with a metropolitan area than a rural development. We are running out of all types of land for residential development within the current corporate limits. One of the uses requires a large parcel of land to facilitate a senior housing project. There are no other parcels of land that could accommodate such a development in the Northern part of the community. Somerset and Taylor Glenn will be completely built out by the end of 2012. That will only leave Northridge Heights left to develop in the Northern part of the community and there are only 30 acres left in Northridge Heights to develop. It does not make any sense for us to sell 15 to 20 acres of the only remaining single family land for a senior project. The single family lot shortage is already far short of the near term needs.

The public would benefit by having some new types of housing products as well as adding another choice to the city's limited housing choices. There will also be significant increases to the tax base with the addition of this project. The senior housing project will be an initial investment of more than 12 million dollars. They would like to be under construction in the late summer or early fall of 2012.

The applicant believes that the widening to GW Carver that was done as a part of the Northridge Heights development will adequately handle the traffic generated by this project. If additional turning are required into the property, the developer understands that those turning lanes would be at the developer's expense.

Sanitary sewer remains a question and public works is in the process of having the flows measured so that the capacity can be calculated accurately. It is also our belief that if a problem exists in a short stretch of pipe in Moore Park that it can be remedied. A significant change to the sanitary sewer exists now since the land North of Northridge Heights that was planned to come through this area will now go to the East and not flow this direction. That was 155 acres of developable land, this project will create less than half of that number of developable acres.

The applicant believes that there is sufficient water capacity to handle the requirements of this project without having an adverse affect on the entire system for the city. The water tower is very close to this area so pressure and flow should not be a problem.

Storm sewer will be designed according to specifications provided by the city of Ames. This area is not in the Ada Hayden watershed.

This project will provide new types of housing as well as more inventories of the existing types of housing within the city. There will be numerous jobs created with the construction as well as an ongoing number of permanent jobs associated with the senior housing project.

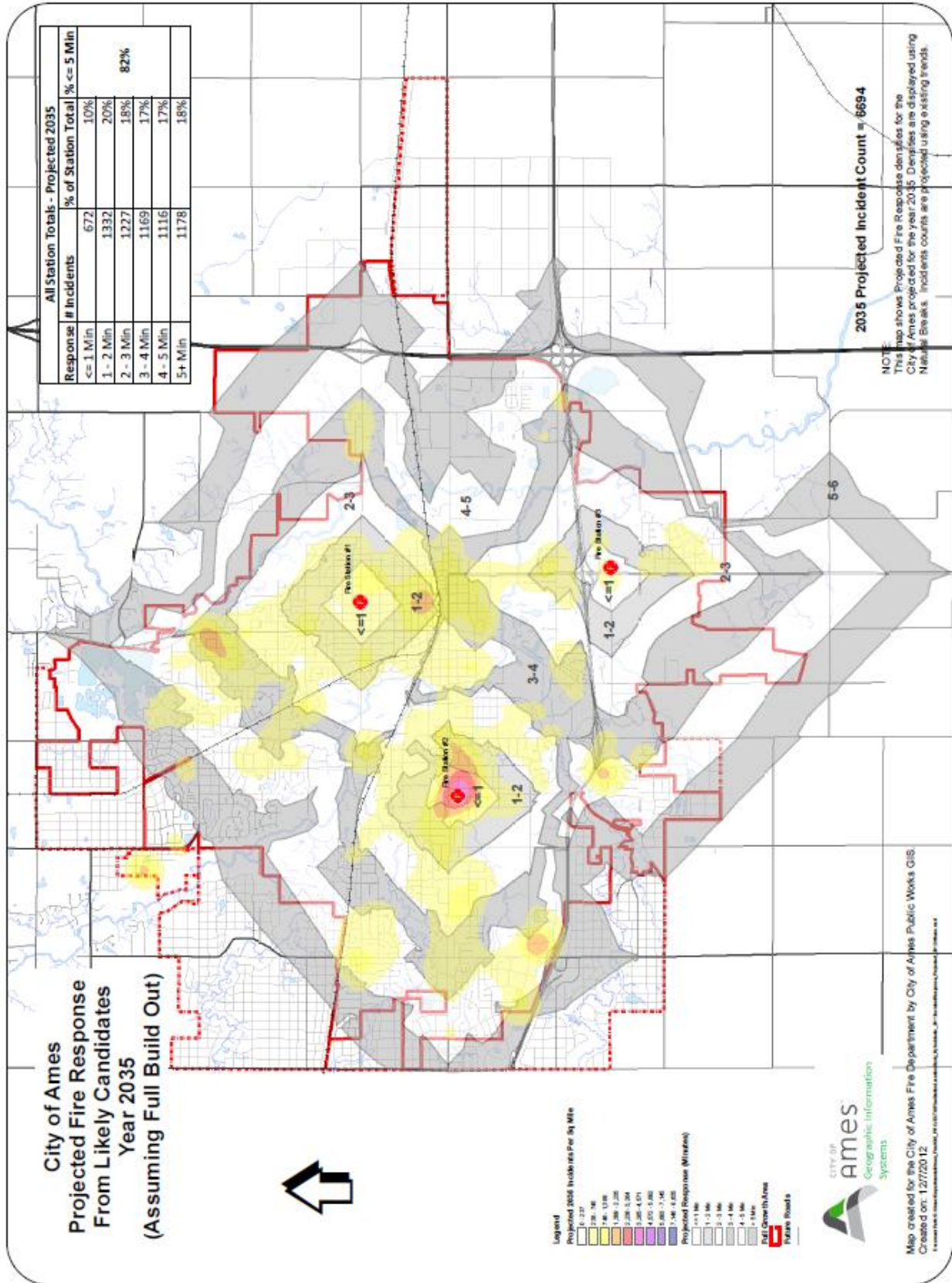
Attachment E: Ground Cover and Natural Area



Attachment F: Flood Plain



Appendix G: Projected Fire Responses



**Attachment H: Goals For a New Vision
(Excerpt from Land Use Policy Plan, Chapter 1)**

Goal No. 1. Recognizing that additional population and economic growth is likely, it is the goal of Ames to plan for and manage growth within the context of the community's capacity and preferences. It is the further goal of the community to manage its growth so that it is more sustainable, predictable and assures quality of life.

Goal No. 2. In preparing for the target population and employment growth, it is the goal of Ames to assure the adequate provision and availability of developable land. It is the further goal of the community to guide the character, location, and compatibility of growth with the area's natural resources and rural areas.

Goal No. 3. It is the goal of Ames to assure that it is an “environmentally-friendly” community and that all goals and objectives are integrated with this common goal. In continuing to serve as a concentrated area for human habitat and economic activity, Ames seeks to be compatible with its ecological systems in creating an environmentally sustainable community.

Goal No. 4. It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is the further goal of the community to assure a more healthy, safe, and attractive environment.

Goal No. 5. It is the goal of Ames to establish a cost-effective and efficient growth pattern for development in new areas and in a limited number of existing areas for intensification. It is a further goal of the community to link the timing of development with the installation of public infrastructure including utilities, multi-modal transportation system, parks and open space.

Goal No. 6. It is the goal of Ames to increase the supply of housing and to provide a wider range of housing choices.

Goal No. 7. It is the goal of Ames to provide greater mobility through more efficient use of personal automobiles and enhanced availability of an integrated system including alternative modes of transportation.

Goal No. 8. It is the goal of Ames to enhance the role of Downtown as a community focal point.

Goal No. 9. It is the goal of Ames to promote expansion and diversification of the economy in creating a base that is more self-sufficient and that is more sustainable with regard to the environment.

Goal No. 10. It is the goal of Ames to maintain and enhance its cultural heritage.