

## Staff Report

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

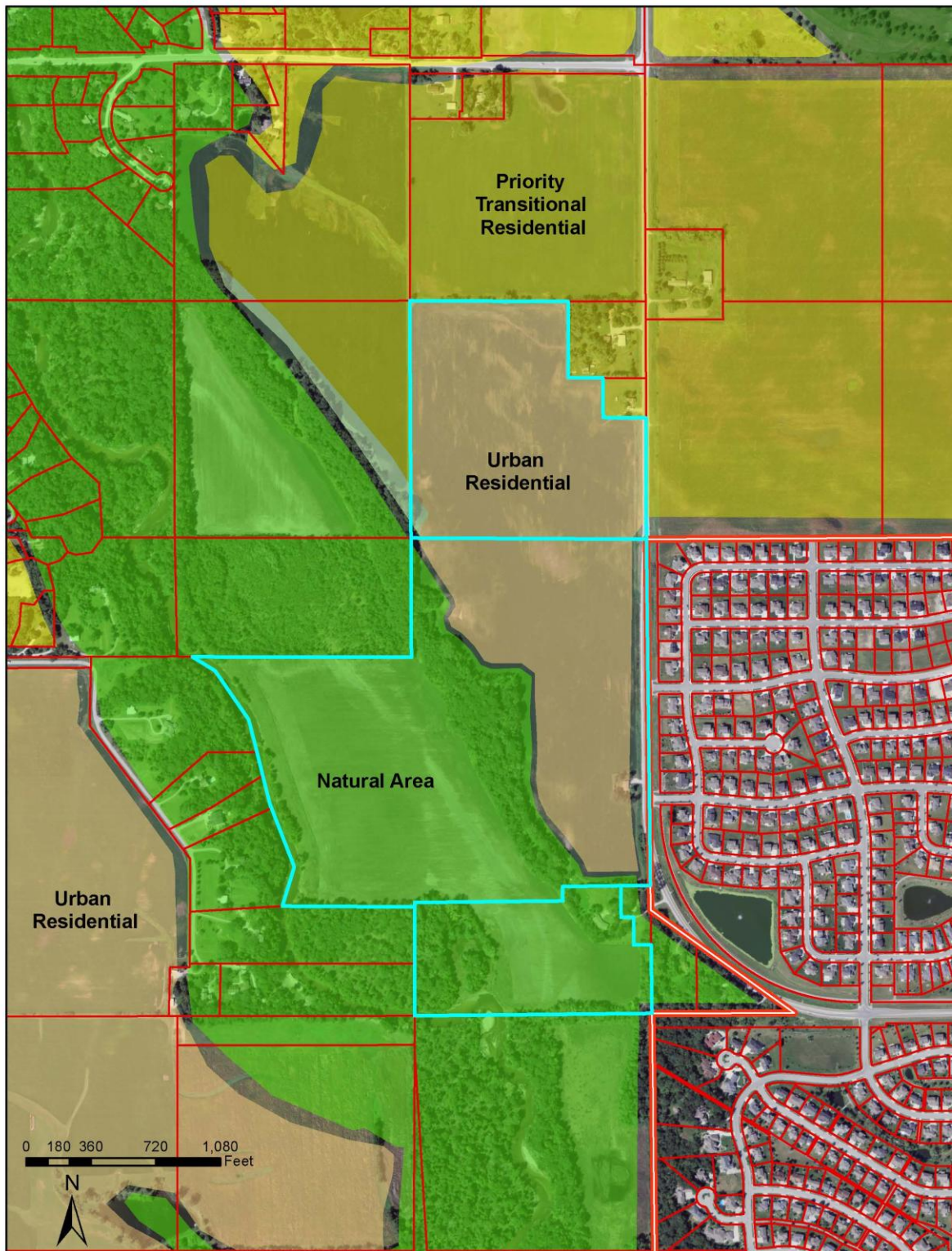
December 18, 2012

The direction of the City Council at the December 11 Public Hearing on the Athen LUPP amendment request was to place this item on the December 18 agenda for action. City staff will work with the applicant to finalize the development agreement for the cost share of the sanitary sewer improvements and other City Council conditions prior to action on the annexation of this property. Also by direction of the City Council, staff will ensure that a development agreement for the Grant Avenue street, sanitary, and sewer improvements are brought to the Council for approval prior to consideration of the annexation of the Athen property.

**Summary of Request:** 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.

**Public Hearing:** The City Council conducted a Public Hearing on December 11. The City Council may now take action on the resolutions approving the two map amendments as shown on the attachments.

**Attachment 1**  
**Proposed Amendment to the Urban Fringe Plan**



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

