



REQUEST FOR ACTION CITY COUNCIL

Agenda Date: 4/7/2026
Agenda Section: Consent Agenda

Department Origination: Community Development

Agenda Item: Adopt Resolutions 2026-013 and 2026-014 approving the preliminary and final plat of "Veterans First Addition" and PUD general and final plan, and Ordinance 2026-002 approving a rezone from C-2, Regional Commercial to PUD, Planned Unit Development for property located on the north side of Novotny Road west of 7180 Novotny Road.

Approval Required: Simple Majority Vote

BACKGROUND

The applicant is requesting approval of the following items for the 8.57-acre site:

- **Preliminary and Final Plat** to allow "Veterans First Addition" to create one buildable lot and one outlot;
- **Rezoning** from C-2, Regional Commercial to PUD, Planned Unit Development; and
- **PUD General and Final Plan** to allow an 80-unit senior living development.

The proposed development includes 64 units of Assisted Living in a two-story portion of the building; and 16 units of Memory Care Living in a one-story portion of the building. The development is proposed to have two-bed, one-bed, and studio units. The development would include a salon, fitness center, dining areas and indoor and outdoor lounge spaces. The building would be constructed along the north, east and south property lines, with the front of the building facing west towards a new roundabout intersection of Lake Forest Road and Novotny Road. Parking would be positioned in front of the building and would include 64 surface parking spaces and eight, first-floor/tuck-under garage parking stalls. The development would have trail access along Novotny Road and Lake Forest Road. The developer would provide private sidewalk connections from the public spaces of the development to both street trails.

FINANCIAL IMPLICATIONS

None.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommends approval of the preliminary and final plat, the rezone to PUD, Planned Unit Development, and the PUD general and final plan, subject to the findings and conditions in the draft resolution.

COUNCIL ACTION REQUESTED

Adopt Resolutions 2026-013 and 2026-014 approving the preliminary and final plat of "Veterans First Addition" and PUD general and final plan, and Ordinance 2026-002 approving a rezone from C-2, Regional Commercial to PUD, Planned Unit Development for property located on the north side of Novotny Road west of 7180 Novotny Road.