



## STAFF REPORT UTILITY COMMISSION

Agenda Date: 8/5/2026  
Agenda Section: Information Only

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**Department Origination:** Public Works

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**Agenda Item:** Lake Forest Road Senior Living Traffic Review Monthly Update

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**Approval Required:** No Action Required

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### **BACKGROUND**

This project is a traffic review related to a 102-unit senior apartment building on Lake Forest Road, west of Edgewood Drive and TH 371. The property is located north of Novotny Road, just north of the proposed assisted living facility.

This study builds on the four previous studies along Novotny Road, one for the Lofts at Novotny (2022), one for the Kwik Trip (2024), one for the VA Clinic (2025), and one for the proposed assisted living facility (2025).

The proposed 102-unit senior living apartment building is not expected to generate traffic demands that would change the recommendations of the Baxter VA Clinic Traffic Impact Study, so a full traffic impact analysis for the development is not needed. The traffic review will estimate trips generated by the development, review planned access, and determine whether additional roadway connections should be built in the development area.

The SEH tasks for the project include project management, trip generation, access review, and review of planned roadway connections.

### **8/5/2026 Update – Justin Anibas, SEH**

In June, SEH completed the trip generation estimates, access review, and roadway connections review for the proposed development as well as a draft report based on the findings of the study, which has been reviewed by the City Staff and is currently under review by the developer.

### **FINANCIAL IMPLICATIONS**

No financial implications, 100% developer paid.

### **STAFF RECOMMENDATIONS**

### **COUNCIL ACTION REQUESTED**