

July 15, 2026, Planning Commission Meeting Agenda



7:00 PM

Apple Valley Municipal Center
7100 147th Street West, Apple Valley

1. Call To Order
2. Approve Agenda
3. Consent Agenda

Consent Agenda Items are considered routine and will be enacted with a single motion, without discussion, unless there is a request to have any item separately considered. It will then be moved to the regular agenda for consideration.

 - A. Approve minutes of the July 1, 2026, meeting
4. Public Hearings
5. Land Use / Action Items
 - A. Sketch Plan for Village Pointe Plaza Lot 2, Block 1
6. Other Business
 - A. Review of Upcoming Planning Commission and City Council Meetings and Other Updates
7. Adjourn

Regular meetings are broadcast live on Charter Communications Cable Channel 180 and on the City's website at www.AppleValleyMN.gov.



ITEM:
MEETING DATE:
SECTION:

3.A.
July 15, 2026
Consent Agenda

Description: Approve minutes of the July 1, 2026, meeting	
Staff Contact: Breanna Vincent, Department Assistant	Department / Division: Community Development

Action Requested:

Approve minutes of the July 1, 2026, meeting.

Summary:

The minutes of the regular July 1, 2026, Planning Commission meeting are attached for your review and approval.

Background:

State statute requires the creation and preservation of meeting minutes, which document the official actions and proceedings of public governing bodies.

Budget Impact:

N/A

Attachments:

1. 2026-07-01 PC Minutes

City of Apple Valley
July 1, 2026, Planning Commission Regular Meeting Minutes

Minutes of the regular meeting of the Planning Commission of Apple Valley, Dakota County, Minnesota, held July 1, 2026, at 7:00 p.m., at the Apple Valley Municipal Center.

Present: Kurtz, Scanlan, Schindler, Mahowald, Sandahl, and Prewitt

Absent: Hlas

City staff members present were: Community Development Director Benetti, City Attorney Hills, Planner Stroeing, and Department Assistant Vincent.

1. Call to Order

Chair Kurtz called the meeting to order at 7:00 p.m.

2. Approve Agenda

Chair Kurtz asked if there were any changes to the agenda. – None.

Motion: of Schindler, seconded by Scanlan, approving the agenda. Ayes - 6 - Nays - 0.

3. Consent Agenda

Motion: of Scanlan seconded by Schindler, approving the minutes of April 1, 2026, regular meeting. Ayes - 6 - Nays - 0.

4. Public Hearings

A. Text Amendment to Planned Development No. 703 to allow additional ground signage in Zone 6.

Chair Kurtz opened the public hearing.

Planner Stroeing provided a brief presentation.

Chair Kurtz agreed that the request seemed reasonable given the new address assigned for the addition.

The applicant, Pamela Belz, was present for questions.

Commissioner Scanlan asked if all the units were assisted living.

Ms. Belz stated that the new phase will have 75 independent living apartments, which are all fully reserved.

With no further comments, Chair Kurtz closed the public hearing.

Motion: of Scanlan, seconded by Schindler, to recommend approval of an ordinance amending Article 28, Planned Development no. 703 to allow additional ground signage in Zone 6 under specific conditions outlined in the staff report. Ayes - 6 - Nays - 0.

6. Land Use/Action Items

None

7. Other Business

The next Planning Commission meeting is scheduled for Wednesday, July 15, 2026, 7:00 p.m. The next City Council meeting is Thursday, July 9, 2026, at 7:00 p.m.

Community Development Director Benetti shared that a discussion regarding a data center moratorium is planned for the July 9, 2026, City Council meeting.

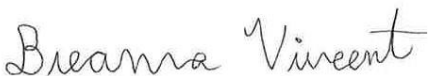
8. Adjourn

Motion: of Schindler, seconded by Scanlan, to adjourn. Ayes - 6 - Nays - 0.

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Breanna Vincent, Department Assistant
Approved by the Apple Valley Planning Commission on July 15, 2026.





ITEM:
MEETING DATE:
SECTION:

5.A.
July 15, 2026
Land Use / Action Items

Description:

Sketch Plan for Village Pointe Plaza Lot 2, Block 1

Staff Contact:

Sydnee Stroeing, Planner

Department / Division:

Community Development

Action Requested:

Sketch plan review is an informal review by City staff and the Planning Commission of a proposed project. The applicant will receive feedback from the Commissioners prior to the submittal of additional land use requests that are required for formal consideration.

It is recommended that the Planning Commission not state specifically whether they would recommend approval or denial of the proposed project, but rather, identify the specific zoning questions or issues they might have with the proposed project.

Summary:

The applicant, Hempel Real Estate and Galahad Development, have applied for a sketch plan review for an 80-unit assisted living/memory care facility and commercial building on Lot 2, Block 1, Village Pointe Plaza. The proposed plans include a two-story, 67,000 square foot continuum of care facility that would include 45 assisted living units, 35 memory care units, common areas, and private outdoor patios. The freestanding commercial building would be approximately 2,000 square feet, constructed on a speculative basis.

The site is located at 7030 153rd St. W., just east of the existing Zvago senior housing cooperative. The property is within Central Village and is subject to the requirements of the Central Village Plan, Planned Development No. 739 requirements, and all other applicable requirements in Chapter 155 Zoning.

Background:**Site Background**

The subject property was platted in 2018 as Lot 2, Block 1, Village Pointe Plaza. The plat included two lots: Lot 1, developed as the Zvago senior housing cooperative, and Lot 2, originally intended to be developed for multiple commercial buildings with retail uses. The Village Pointe Plaza approvals included amendments to PD-739 that allowed horizontal mixed-use development across multiple lots rather than vertical mixed-use within a single building. This allowed for the senior housing cooperative to be located on Lot 1 and future commercial development on Lot 2. The original approvals of the plat and development agreement were based on approved plans and assumptions

that Lot 2 would develop in the future with restaurants, retail, and office uses. The original site plan approved on July 27, 2017, is attached for reference.

Comprehensive Plan

The subject property is guided C - Commercial on the 2040 Comprehensive Plan Future Land Use Map. The Commercial designation includes a wide variety of retail, office, and service uses that vary in intensity and off-site impacts. A continuum of care facility with assisted living and memory care components can be considered consistent with the Commercial designation because its primary function is a staffed care facility with significant employment, which aligns more closely with commercial impacts than traditional residential uses.

Zoning

The property is currently zoned PD-739, Zone 4. Permitted uses in Zone 4 include retail uses, office uses with area limitations, and parking ramps in conjunction with commercial buildings. A continuum of care facility is currently not a permitted use in this zone.

Site Plan

The proposed continuum of care facility is shown to be located on the east portion of the property along Galaxie Avenue. The building includes 45 assisted living units on the north wing and 35 memory care units on the southwest wing, connected by shared commons areas. A freestanding commercial building is shown northwest of the main facility.

The property would be accessed from existing entrances off of 153rd Street West and Founders Lane. The continuum of care facility and commercial building are shown to share 62 parking stalls. There appears to be no underground parking proposed.

Architecture

The narrative indicates that the planned materials for the building would include veneered stone and brick, EIFS, fiber cement board, and wood siding. PD-739 and the Central Village Plan require enhanced architectural provisions that generally include:

- Main entrances shall face a public or private street, unless an alternative design meets the intent of the Central Village Plan design guidelines.
- Structures shall be at least two stories in height, or designed to appear as two stories or more.
- Commercial uses are oriented towards the street level, with residential and office uses on the upper levels.
- All building elevations shall be considered as a front for the purpose of exterior building material use and appearance.
- Multi-family residential buildings, comprehensive care residential housing facilities, and assisted care facilities shall have a vertical exposed finish consisting of at least 50% non-combustible, non-degradable and maintenance-free construction materials, with the balance being a non-combustible material such as high-quality fiber cement panels and siding, architectural concrete masonry units and composite metal panels.

Staff Comments

Based on the submittals received and the requirements of PD-739 and the Central Village Plan, staff

has the following comments:

- **Continuum of Care Use:** The proposed use is not permitted in Zone 4 and is inconsistent with the assumptions of the 2017 approvals. Staff requests Planning Commission comments on the suitability of the proposed use and its potential impacts on surrounding properties.
- **Retail Building Use:** Although retail use(s) are consistent with the current PD-739 zoning, the proposed 2,000-sf. retail/commercial building illustrated on the plan does not have to be freestanding. Unless the applicant can provide a compelling argument or evidence that the retail use will be successful and sustainable at this location, staff has some concerns about the feasibility of a standalone retail structure on this site. If the applicant decides to move forward with the retail component, staff recommends integrating the retail space into the continuum of care facility. The preferred approach would be to incorporate the retail component either as an endcap to the building or as part of the first floor of the continuum of care facility.
- **Pedestrian Connection:** A north-south pedestrian connection to 153rd Street West and Founders Lane with clear way-finding elements must be included.
- **Parking and Access:** The City Code does not have a clear minimum parking requirement for this use. Parking and traffic circulation would need to be analyzed to ensure that it is adequate for the continuum of care facility and commercial use. No additional access to the site will be permitted from Founders Lane, 153rd Street West, or Galaxie Avenue.
- **Architectural Features:** The submitted renderings show prominent architectural features interior to the site. Renderings of the elevations along Galaxie Avenue and Founders Lane are not provided. Staff suggests that more prominent architectural features should be focused along Galaxie Avenue to comply with the Central Village Plan design guidelines. All elevations of the building must use consistent materials and design quality.
- **Stormwater:** Staff will review regional ponding capacity to ensure off-site detention is appropriate. On-site pre-treatment is required.
- **Additional Submittals:** A full review of all required submittals will be completed with additional land use applications should this project move forward. A development agreement will be required.

Budget Impact:

N/A

Attachments:

1. Location Map
2. Zoning Map
3. Applicant Narrative
4. Site Plan
5. Renderings
6. 2017 Site Plan





From: [Benjamin Krsnak](#)
To: [Tim Benetti](#)
Cc: [Tim Nichols](#)
Subject: Founders Circle - Sketch Plan Request
Date: Wednesday, June 3, 2026 8:04:39 AM
Attachments: [Outlook-i3wrc0q5.png](#)
[Outlook-eakhqjoh.png](#)
[Outlook-cekawdh0.png](#)
[Outlook-xckthfrv.png](#)
[260601_Caretta_Senior_Living_-_Apple_Valley_Concept.pdf](#)
[Caretta_Apple_Valley_Renderings.png](#)
[Hempel_Caretta_-_Land-Use-Application-2026-.pdf](#)

Hi Tim B -

Thanks for all your help to date on the Founders Circle property on Galaxie. Please accept the attached Sketch Plan application for review by staff and planning commission for an approximately 80 unit high-acuity care facility called Caretta Apple Valley.

Our narrative is below. If this is acceptable for review, I can have the necessary fees delivered today.

Thanks!

-Ben

Founders Circle Development A Hempel Real Estate & Galahad Development Partnership

Founders Circle represents a compelling opportunity to activate a long-dormant property through a thoughtfully designed, financially viable mixed-use development anchored by high-acuity senior housing. Brought forward by Hempel Real Estate in partnership with Galahad Development — two developers with a proven track record of collaborating on the Caretta senior housing brand — this project is designed to deliver on the area's longstanding development goals while responding honestly to current market realities.

The Development

The centerpiece of Founders Circle is a two-story, approximately 67,000 square foot senior care facility operating under the Caretta brand — more than double the city's stated minimum threshold of 30,000 square feet, and a meaningful statement of commitment to this site and this community. The building will house two distinct

divisions of care: 45 assisted living units and 35 memory care units, each program thoughtfully designed to serve residents with high-acuity needs. Both programs share a generous commons area for dining, entertainment, and daily socializing, fostering community while maintaining the specialized care environments each population requires. Private outdoor patio spaces are integrated into each wing, ensuring residents have access to fresh air, sunlight, and the wellbeing benefits that come with them.

The programs are structured as primarily private-pay, reflecting the premium level of care and environment provided.

Employment & Community Benefit

Founders Circle will be a meaningful and lasting job creator for the community. The senior care facility alone will employ nearly 30 people across a diverse range of professional and support roles — including an on-site medical director, marketing staff, registered nurses, nursing assistants, a culinary director, cooks, and housekeeping and cleaning staff. These are stable, community-rooted positions that span multiple skill levels and career paths.

The adjacent commercial outlot building adds further employment potential. Even under modest assumptions about its tenant — whether a café, medical office, retail shop, or professional services firm — additional jobs will be created, bringing the development's total employment contribution to a figure that meaningfully surpasses the city's stated goals. Taken together, Founders Circle is a genuine job-generating project, not simply a building on a lot.

A Quiet, Compatible Neighbor

Founders Circle is inherently a low-impact use. Senior care facilities generate minimal traffic — residents do not commute, deliveries are modest and scheduled, and visitor patterns are steady rather than peaked. The development will not overtax Galaxie Avenue, nor will it place undue demands on shared parking infrastructure. With over 60 on-site surface spaces serving a population that does not drive, parking will be more than adequate for staff, visitors, and any shared needs.

A pedestrian path through the site will provide meaningful connectivity to the surrounding walking trail network, creating a welcoming passage for neighbors and residents alike and reinforcing the development's role as a community asset rather than a barrier.

The development is in genuine harmony with its surroundings. The Orchards expansion at Cobblestone Lake focuses on independent living — a distinctly different level of care

— making Founders Circle complementary rather than competitive, and allowing area seniors to age in place as their needs evolve. The senior cooperative community to the west is a natural and compatible neighbor, together creating a thoughtful senior-friendly district that serves residents across a full spectrum of independence and care.

A Market Perfectly Timed — and a Window That Won't Stay Open

The silver tsunami is not approaching — it has arrived. The oldest Baby Boomers turn 80 this year, the threshold age at which assisted living and memory care typically become relevant, and demand for high-quality senior care will grow steadily and substantially for years to come. Founders Circle is positioned to meet that demand at exactly the right moment, with a product that is needed, financeable, and ready to move forward.

But timing is everything. The senior housing market is active, and developers across the region are actively scouting sites in communities just like this one. Neighboring cities are not standing still, and once a comparable facility is announced and permitted nearby, the market dynamics that make this site so attractive today will shift. The opportunity to serve this community's seniors — and to capture the economic, employment, and tax base benefits that come with it — belongs to the city that moves first.

Architecture & Site Design

Founders Circle will present a clean, contemporary commercial aesthetic defined by a flat roofline and a rich palette of exterior materials — including full-depth and veneered stone and brick, EIFS, cementitious board, and wood siding — lending visual interest and lasting curb appeal. The building is positioned to back up to the street, creating an attractive new façade that enhances the public streetscape, adds visual character to the corridor, and contributes meaningfully to the local tax base.

Over 60 surface parking spaces will be constructed on-site, comfortably exceeding the modest demands of the facility while accommodating visitors and staff with ease.

The Outlot Building

Complementing the senior care facility is a freestanding commercial outlot building of approximately 2,000 square feet, to be constructed on a speculative basis. This highly desirable pad site is well-suited for a variety of uses including a café, retail, medical office, or professional office space — providing flexibility to respond to market demand and adding further employment and activity to the site without introducing traffic or operational conflicts.

Why This, Why Now

The goals long associated with this site — a minimum 30,000 square foot building, two stories, and approximately 30 jobs — are not merely met by this plan; they are substantially exceeded. At 67,000 square feet and two stories, Founders Circle delivers more than twice the building mass the city identified as its benchmark. The same outcome cannot be said with confidence for office or hotel uses sometimes contemplated for sites like this as both product types face severe and prolonged headwinds in the current financing and business environment, and speculative development of either is extremely difficult to underwrite. Meanwhile, over-retailing a corridor with modest traffic counts risks creating vacancies that harm rather than help the streetscape.

Galaxie Avenue carries approximately 6,000 vehicles per day at this location — a fraction of the 50,000 vehicles per day seen on Cedar Avenue and County Road 42 nearby. That reality shapes what uses will genuinely thrive here, and senior housing with a small commercial outlot is exceptionally well-matched to those conditions.

This site also risks being leapfrogged as attractive new development opportunities emerge to the east in the gravel pit area and in the rapidly growing city of Rosemount. Founders Circle is a practical, market-responsive, and community-minded path forward that honors the spirit of the area plan while acknowledging that plans evolve. This is a project that both the developer and city will be proud of at both its inception and for years to come.



Ben Krsnak
Executive Vice President



612.770.7545

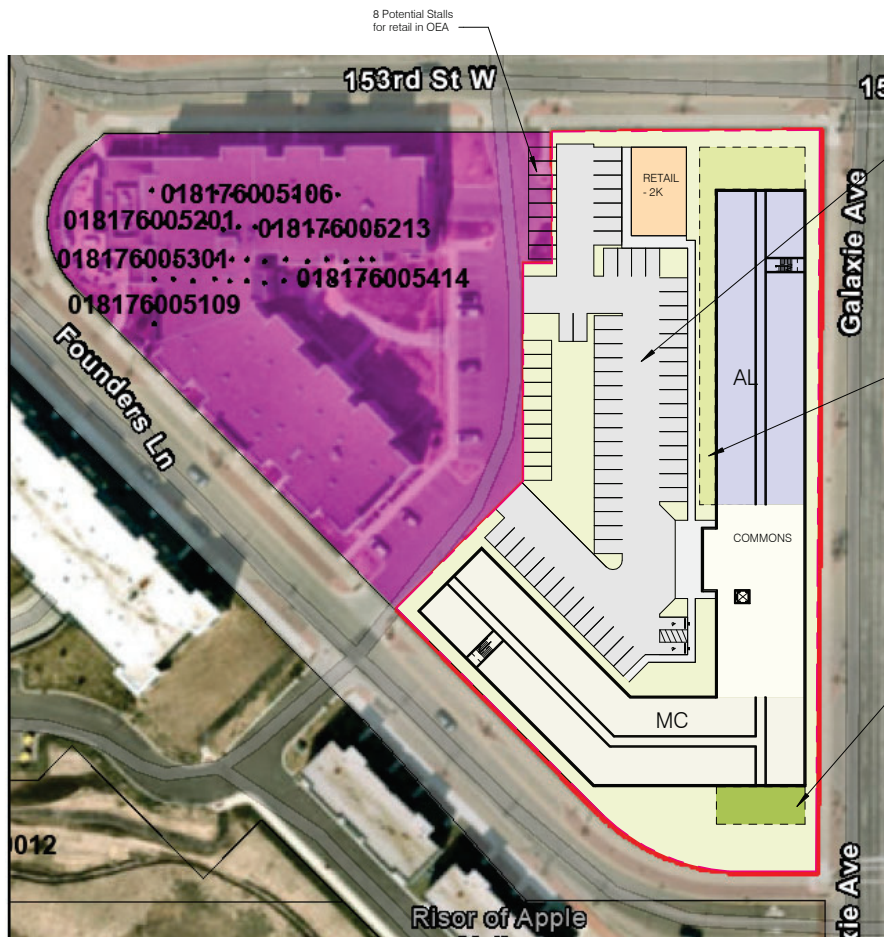


ben@hempelcompanies.com



hempelcompanies.com

Lasalle Plaza | 800 Lasalle Ave | Suite 1250 | Minneapolis, MN 55402



Location of surface parking stalls within shown property boundary, used by adjacent development. **62 stalls shown**

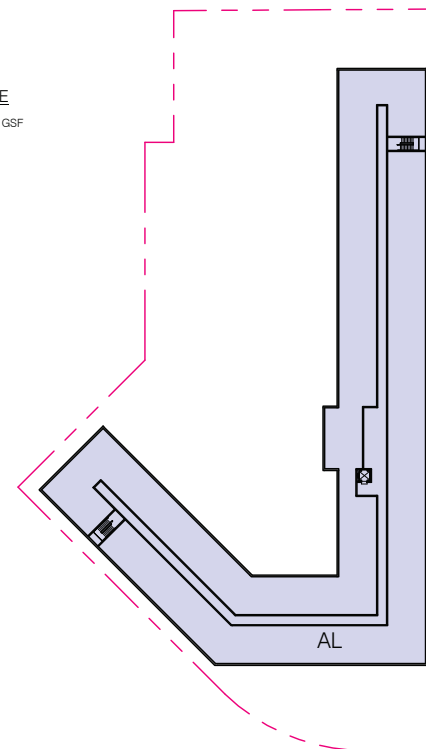
BUILDING SQUARE FOOTAGE
 33,590 GSF / FLOORPLATE x 2 = 67,180 GSF
 28,720 NSF FOR 45 AL UNITS
 11,580 NSF FOR 35 MC UNITS

AL Patios & Greenspace

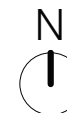
MC Garden



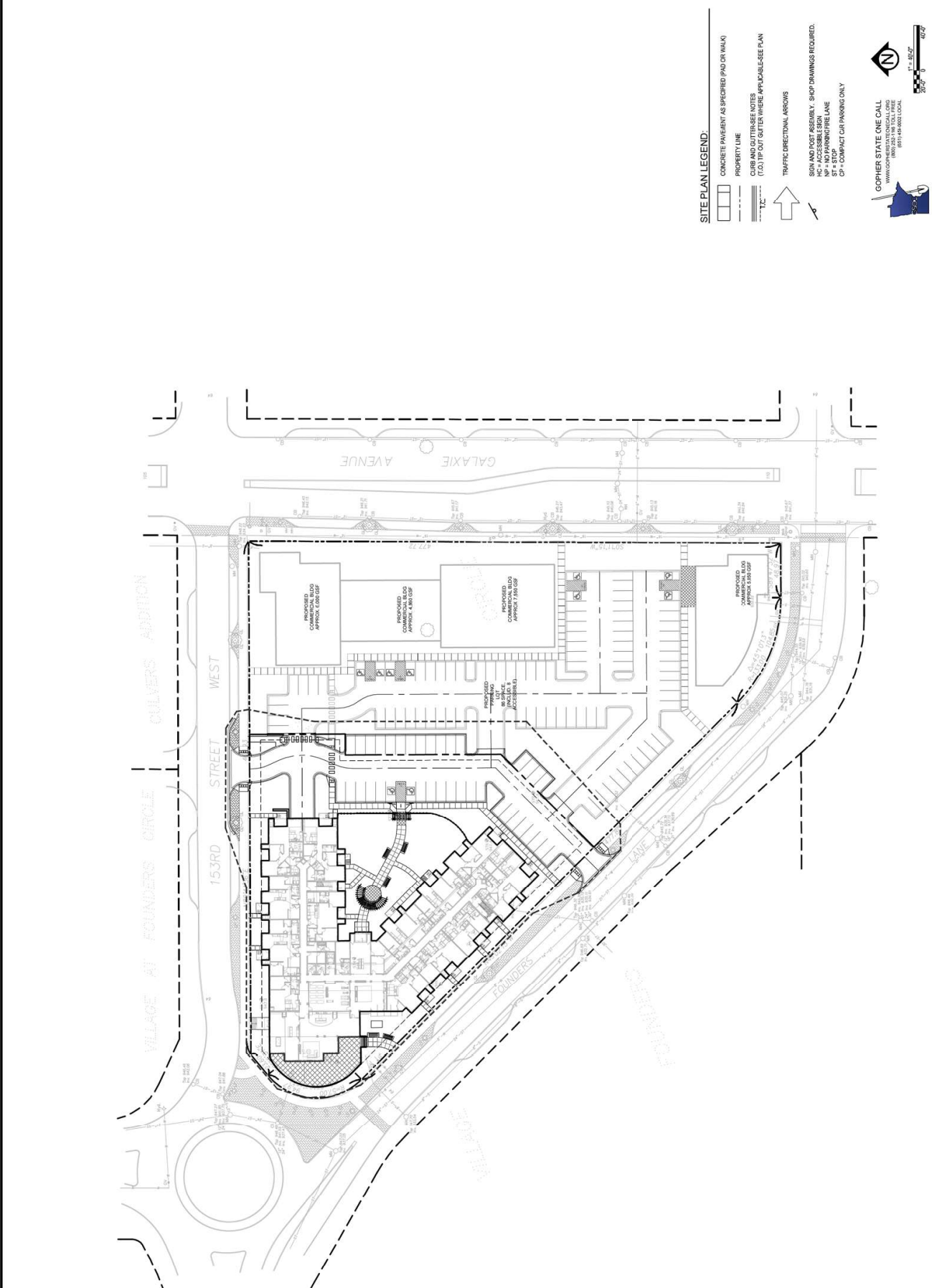
1 WK - LEVEL 1
 XA100 1" = 80'-0"



2 WK - LEVEL 2
 XA100 1" = 80'-0"







SITE PLAN LEGEND:

- CONCRETE PAVEMENT AS SPECIFIED (PAV OR WALK)
- PROPERTY LINE
- CURB AND GUTTER/SEE NOTES
(T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROWS
- SIGN AND POST ASSEMBLY, SHOP DRAWINGS REQUIRED.
- HC = ACCESSIBLE SIGN
- ST = STOP
- CP = COMPACT CAR PARKING ONLY

GOPHER STATE ONE CALL
 WWW.GOPHERSTATEONECALL.ORG
 (800) 480-6000
 (612) 494-2002 LOCAL



ITEM:
MEETING DATE:
SECTION:

6.A.
July 15, 2026
Other Business

Description: Review of Upcoming Planning Commission and City Council Meetings and Other Updates	
Staff Contact: Breanna Vincent, Department Assistant	Department / Division: Community Development

Action Requested:
Informational item only.

Summary:
Upcoming Planning Commission Meetings:
Wednesday, August 5, 2026, at 7 p.m.
Applications due by 9 a.m. on Wednesday, July 8, 2026

Wednesday, August 19, 2026, at 7 p.m.
Applications due by 9 a.m. on Wednesday, July 22, 2026

Upcoming City Council Meetings:
Thursday, July 23, 2026, at 7 p.m.
Thursday, August 13, 2026, at 7 p.m.

Background:
N/A

Budget Impact:
N/A

Attachments:

None