



**CITY OF ARDEN HILLS
COUNTY OF RAMSEY
STATE OF MINNESOTA**

RESOLUTION NO. 2023-025

**RESOLUTION APPROVING A SIGN STANDARD ADJUSTMENT
AT 1275 RED FOX ROAD**

WHEREAS, City Staff received a complete land use application for a Sign Standard Adjustment through the Site Plan Review process for the property located at 1275 Red Fox Road (“Subject Property”); and

WHEREAS, to construct this proposal, CathX Medical, Inc. (“The Applicant”) is seeking flexibility to install an 89.05 square foot wall sign on the south side of the building and an internally illuminated monument sign on the southeast corner of the Subject Property; and

WHEREAS, the Subject Property is located in Sign District 7, which allows a wall sign with a maximum size of 45 square feet. The Applicant is proposing one (1) 89.05 square foot wall sign on the south side of the building; and

WHEREAS, the Subject Property is located in Sign District 7, which allows a monument sign to be externally illuminated. The Applicant is proposing an internally illuminated monument sign; and

WHEREAS, the Subject Property is zoned I-FLEX District and are guided as Mixed Business on the Land Use Plan; and

WHEREAS, adjustments to the requirements and standards for the height, number, type, lighting, area, and/or location of a sign or signs established by this Chapter may be approved with a Site Plan Review or a Planned Unit Development process as described for in Section 1320 and 1355 of the Zoning Code.

WHEREAS, pursuant to Minnesota State Statute, the City must act on this request by June 13, 2023 (60 days); and

WHEREAS, the City Council directed Staff to prepare a Land Use Application Public Policy Notification to notify all property owners within 500 feet of Subject Property when a request for the Planning Commission is to occur related to a land use application that does not require a public hearing; and

WHEREAS, the City’s obligation has been met where the Arden Hills Planning Commission reviewed the application on May 3, 2023. All written comments submitted in advance of the meeting were presented to the Planning Commission; and

WHEREAS the Planning Commission considered the Applicant's request for a Sign Standard Adjustment and, as such voted 6-1 in favor of recommending approval with conditions.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF ARDEN HILLS:

Herby adopts Resolution 2023-025 approving Planning Case 2023-009 for a Sign Standard Adjustment through the Site Plan Review process for the property located at 1275 Red Fox Road to install 89.05 square foot wall signage on the south side of the building and an internally illuminated monument sign on the southeast side of the property.

BE IT FURTHER RESOLVED that City Council approves Planning Case 23-009 for a Sign Standard Adjustment through the Site Plan Review process for the property located at 1275 Red Fox Road, based on the findings of fact and the submitted plans in the May 22, 2023 Report to the City Council, as amended by the following conditions:

- 1) That the project shall be completed in accordance with the plans submitted. Any significant changes to these plans, as determined by the City Planner, shall require review and approval by the Planning Commission and City Council.
- 2) A separate sign permit shall be required for all proposed signage.
- 3) All signage shall meet all other requirements of Sign District 7.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF ARDEN HILLS THIS 22ND DAY OF MAY, 2023.

David Grant, Mayor

ATTEST:

Julie Hanson, City Clerk