



MEMORANDUM

DATE: May 22, 2023

TO: Honorable Mayor and City Councilmembers
Dave Perrault, City Administrator

FROM: Jessica Jagoe, Community Development Director

SUBJECT: Planning Case #22-023 – Arden Hills RE, LLC - Planned Unit Development Amendment, 3565 Pine Tree Drive

Budgeted Amount:	Actual Amount:	Funding Source:
N/A	N/A	N/A

Council Should Consider

Motions to approve, table, or deny the following:

- Amended Planned Unit Development Agreement with Arden Hills RE, LLC on behalf of New Perspective Senior Living based on the City Council approval of Planning Case 22-023 on February 13, 2023.

Background

On January 25, 2021, the City Council approved a Conditional Use Permit for the property at 3565 Pine Tree Drive. On February 8, 2021, the Council subsequently approved a Planned Unit Development and a Site Plan for this development, allowing for the construction of a four (4) story multi-family senior living facility. This approval did not include a request for signage. A condition of approval required a separate sign permit for all proposed signage and for all signage to meet the requirements of Sign District 4.

On November 21, 2022, Arden Hills RE, LLC (“Applicant”) submitted a land use application for a Planned Unit Development Amendment, proposing flexibility from the City Code on a master sign plan for the New Perspective Senior Living building. The Applicant sought flexibility on the location, number, and size of the proposed freestanding and wall signs. At your February 13, 2023 meeting, the City Council approved a Planned Unit Development Amendment with five conditions to install the proposed freestanding and wall signs. These changes require an Amendment to the Development Agreement between the City and the Developer. The City Attorney has prepared the Amended Development Agreement and the document has been reviewed and approved by the

Developer and staff (Attachment A). Upon approval, the City Attorney will record the Amended Development Agreement with the Ramsey County Recorder's Office on the Subject Property.

Options and Motion Language

Staff has provided the following motion language for this case.

1. Approval: Motion to *approve* the Amended Planned Unit Development Agreement for Arden Hills RE, LLC based on the City Council approval of Planning Case 22-023 on February 13, 2023.
2. Denial: Motion to *deny* the Amended Planned Unit Development Agreement for Arden Hills RE, LLC based on the City Council approval of Planning Case 22-023 on February 13, 2023: *the City Council should identify findings to deny should specifically reference the reasons for denial and why those reasons cannot be mitigated.*
3. Table: Motion to *table* the Amended Planned Unit Development Agreement for Arden Hills RE, LLC based on the City Council approval of Planning Case 22-023 on February 13, 2023.

Budget Impact

N/A

Attachments

- A. Amended Development Agreement