



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

RESOLUTION NO. 2023-035

**RESOLUTION APPROVING A SIGN STANDARD ADJUSTMENT
AT 4001 LEXINGTON AVE N.**

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 4001 Lexington Avenue N. (“Subject Property”); and

WHEREAS, to construct this proposal, New Horizon Academy (“The Applicant”) is seeking flexibility to allow an additional freestanding sign along Lexington Avenue on the Subject Property, effectively amending the Land O’Lakes Master Sign Plan approved in 2018; and

WHEREAS, the Applicant also proposes to reface the existing freestanding sign along County Road F to include the New Horizon name and the updated Land O’Lakes logo; and

WHEREAS, the Subject Property is located in Sign District 6, which allows no more than one freestanding sign on any site except in cases where properties front more than one public street. The Subject Property shall be permitted two (2) freestanding signs since there is direct road frontage along County Road F and Lexington Avenue. The Applicant is proposing one (1) additional freestanding sign on Lexington Avenue; and

WHEREAS, the Subject Property is zoned I-1 District and is guided as Light Industrial and Office 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; and

WHEREAS, pursuant to Minnesota State Statute, the City must act on this request by July 17, 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 June 7, 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 7-0 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 2023-035 approving Planning Case 2023-010 for a Sign Standard Adjustment through the Site Plan Review process for the property located at 4001 Lexington Avenue N. to install an additional freestanding sign on the east side of the property and to reface an existing freestanding sign on the north side of the property.

BE IT FURTHER RESOLVED that City Council approves Planning Case 23-010 for a Sign Standard Adjustment through the Site Plan Review process for the property located at 4001 Lexington Avenue N. based on the findings of fact and the submitted plans in the June 26, 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 Community Development Director, 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 6.
- 4) All freestanding signs shall be externally illuminated in accordance with the Master Sign Plan.
- 5) Prior to issuance of a sign permit for the New Horizon Academy freestanding monument sign, the Applicant shall stake the location of the proposed new sign adjacent to Lexington Avenue. Planning staff shall approve the location meets the minimum setback of 5 feet from any property line prior to installation.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF ARDEN HILLS THIS 26TH DAY OF JUNE, 2023.

David Grant, Mayor

ATTEST:

Julie Hanson, City Clerk