



DATE: September 8, 2021

TO: Planning Commission Chair and Commissioners

FROM: Jessica Jagoe, Senior Planner

SUBJECT: Planning Case #21-020 – Public Hearing Required
Applicant: Bethel University
Property Location: Outlot A and 2 Pine Tree Drive
Request: Planned Unit Development Amendment

Requested Action

Bethel University (“The Applicant”) is requesting a Planned Unit Development Amendment for a proposed project located on Outlot A (“Subject Property”) within the 2 Pine Tree North Plat for a multi-tenant freestanding sign. The subject property falls within Sign District 7. With the recent subdivision of land, the Applicant no longer owns the parcel of land where their existing multi-tenant sign is located. The existing sign exceeds the height and sign area as allowed in this sign district. With the construction of a new sign, the Applicant is subject to compliance with the applicable sign district regulations. The Applicant is seeking flexibility to Sign District 4.

Background

1. Overview of Request

In 2013, Bethel University acquired the Country Financial facility at 2 Pine Tree Drive. The subject property is located within the B-2 General Business District, where higher educational uses are permitted by Conditional Use Permit (CUP). At its November 25, 2013 meeting, the City Council approved a CUP for Bethel University to use the existing facility as higher education. The campus is referenced as their “Anderson Center” location. The approx. 227,000 square foot multi-tenant building is a mixture of higher education and office/commercial uses.

The property was subdivided in 2020 and split into three lots and an outlot to be used for utilities and access drive within the plat. Bethel University retained their parcel with existing development and Outlot A. A Planned Unit Development (PUD) was approved in January 2021 for New Perspective Senior Living to be developed on Lot 1. Lot 2 was sold to the Lake Johanna Fire Department and is currently undeveloped. Bethel University has an existing multi-tenant freestanding sign that is located along Pine Tree Drive on Lot 2. They are planning to move the multi-tenant freestanding sign to Outlot A which is owned by Bethel University. With this relocation, the Applicant is planning upgrades to the freestanding sign design and size.

2. Site Data

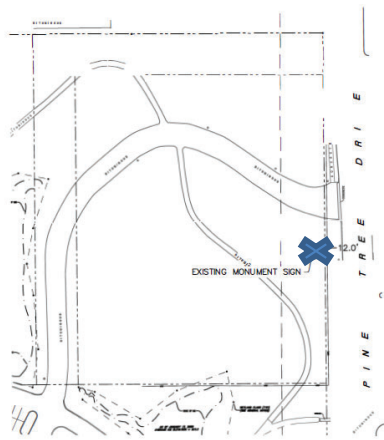
Future Land Use Plan:	Community Mixed Use
Existing Land Use:	Institutional and Commercial
Zoning:	B-2, General Business District
Size:	65.12 Acres (2 Pine Tree Drive and Outlot A)

Plan Evaluation

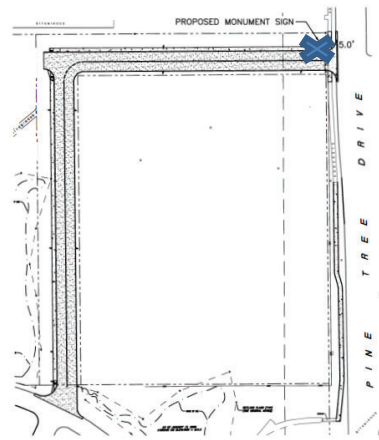
Chapter 12, Sign Code

The Applicant is proposing a freestanding sign that will include tenant signage for those multiple uses located at 2 Pine Tree Drive, Anderson Center and New Perspective Senior Living at 3565 Pine Tree Drive. Within the sign code an “on-premise sign” is defined as a sign whose message is related to the property or the activity and use occurring on the property on which the sign is located. On-premise signs include multi-tenant identification signs that may advertise tenants on different property provided such tenants are within the same approved PUD and parking is shared between properties. Bethel University and New Perspective Senior Living have a shared parking agreement that was a condition of the PUD approval for New Perspective Senior Living. The shared parking agreement was reviewed by the City Council as part of the fully executed Development Agreement.

With relocation of the sign, the Applicant is required to construct the new sign in compliance with sign standards as described under the ordinance. The Applicant is seeking flexibility on sign standards for height and sign copy area based on the size of the existing multi-tenant freestanding sign.



1 EXISTING MONUMENT SIGN LOCATION
EX.A
1" = 100'



2 PROPOSED MONUMENT SIGN LOCATION
EX.A
1" = 100'

A. Sign District – *Seeks Flexibility*

The property falls within Sign District 7 which is described as follows:

- All properties in the I-Flex, Gateway Business, or other commercial or industrial district without frontage on a roadway designated above.

The Applicant is seeking flexibility under the PUD to allow sign standards as permitted under Sign District 4 which is described as follows:

- All properties fronting on County Road E east of Highway 51 except for those properties with frontage on Lexington Avenue.

The following tables illustrates the sign standards as allowed by District:

	Type	Max. Height	Total Sign Copy Area	Lighting
Sign District 4	M/O	10 feet	50 square feet	E/I/B
Sign District 7	M/P/O	8 feet	25 square feet	E

The proposed sign would be located on Outlot A setback five feet from the property line along Pine Tree Drive. The monument sign will feature a solid brick base with the columns wrapped in brick to match the Anderson Center building. The sign panels will feature identification for tenants of the Anderson Center building and New Perspective Senior Living. The sign area shall be allocated by the Property Owner, Bethel University, consistent with Section 1250.01, Subd 2 – Allocation of Permanent Signs on Multi-Tenant Developments and Sites.

The following table identifies existing and proposed sign standards to be considered for this application:

	<u>Existing Sign</u>	<u>Proposed Sign</u>
Type	Pole	Monument
Height	13 feet 10 inches	10 feet
Sign Copy Area	48 square feet	48 square feet
Lighting	Internal	Internal

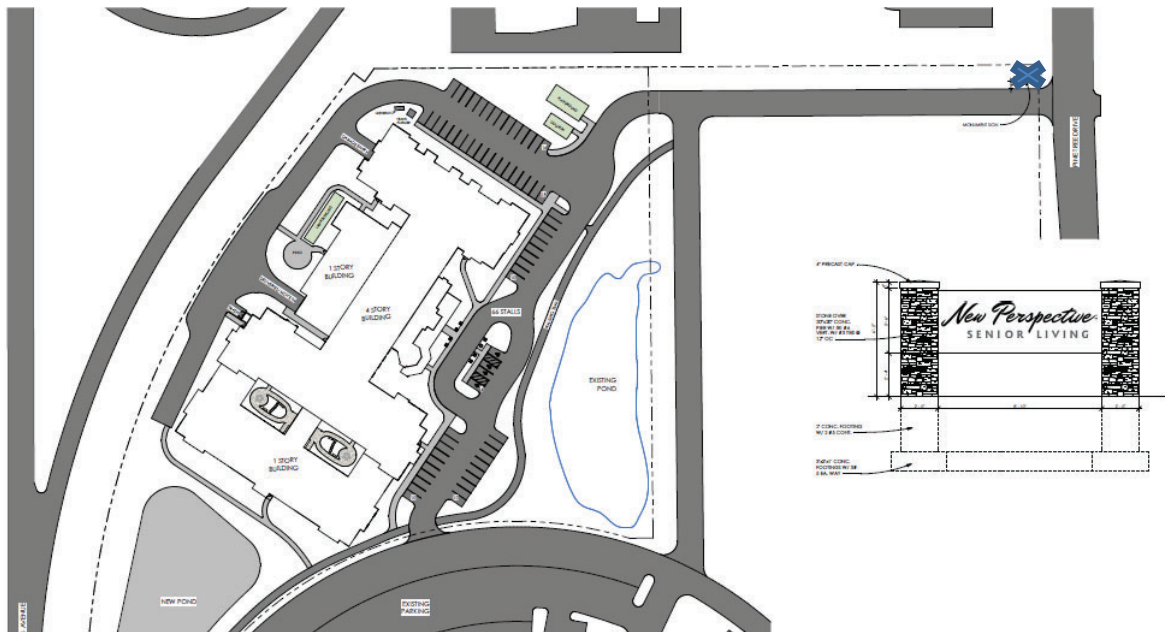
Rendering Proposed Sign:



Section 1240.02, Subd. 2, C. requires freestanding signs in Sign Districts 4 and 5 shall be monument type ground signs with the copy resting on and supported by a solid base of brick or rock-faced block in a color similar to or complimentary to the main structure on the site. The material of the base must extend at least one-half way up the sides of the sign face. The Applicant has complied with this requirement in the sign design as proposed.

The PUD approval for New Perspective Senior Living includes a condition that “All signage shall meet the requirements of Sign District 4.” The Applicant is seeking flexibility in the designated Sign District for their site to be consistent with the PUD approval for New Perspective Senior Living.

As shown on the proposed rendering, New Perspective Senior Living will be featured on the multi-tenant freestanding sign. This is consistent with the ordinance language for “on-premise signage”. The Applicant has indicated in their narrative that this sign does not replace the single-tenant monument sign that New Perspective Senior Living was approved on Outlot A (shown below). However, Staff has been told by New Perspective Senior Living as part of their building permit application that they do not intend to install a monument sign on Outlot A and will utilize a portion of the proposed multi-tenant sign. The approved New Perspective Senior Living sign and the proposed multi-tenant sign are shown in generally the same location on Outlot A. Outlot A is 60 feet wide along Pine Tree Drive. This should be confirmed by the Applicant as part of the Planning Commission review as to whether or not there will be two freestanding signs on Outlot A.



Application Review

1355.04 Procedural Requirements for Specific Applications

A public hearing for a PUD Amendment request is required before the request can be brought before the City Council. The applicant or its representative shall be given the opportunity to appear before the Planning Commission to answer questions or give explanations regarding the proposal. Upon completion of the public hearing and its study and consideration of the application, the Planning Commission shall submit its written report, containing its findings, conclusions, and recommendations as to the application, to the City Council.

Under Section 1355.06 subd.4, an application for an amendment shall be administered in the same manner as required for a new application. Any structural alteration, enlargement or intensification change in site plan, or similar change not specially permitted, shall require City Council action and all procedures shall apply as if a new application were being requested; provided, however, that when such changes are deemed to be insignificant by the Zoning Administrator, the requirements of a public hearing may be waived.

Findings of Fact

The Planning Commission must make a finding as to whether or not the proposed application would adversely affect the surrounding neighborhood or the community as a whole based on the aforementioned factors. Staff offers the following findings for consideration:

General Findings:

1. The Applicant submitted an application for a Planned Unit Development Amendment.
2. The Subject Property is located within the B-2 General Business District and is guided as CMU, Community Mixed Use on the Land Use Plan.
3. The Subject Property is approximately 1.2 acres and is owned by the Applicant as part of the 2 Pine Tree North plat.
4. The Applicant is proposing an amendment to the approved PUD and CUP to allow a multi-tenant freestanding sign located on the subject property.
5. The Applicant and New Perspective Senior Living have an approved PUD and shared parking agreement.
6. The PUD Development Agreement for New Perspective Senior Living provides for shared access and specified utilization of the subject property.
7. The application is not anticipated to create a negative impact on the immediate area or the community as a whole.
8. The proposed plan does not conflict with the general purpose and intent of the Zoning Code or the Comprehensive Development Plan for the City.

Proposed Motion Language

Staff has provided the following options and motion language for this case.

1. Recommend Approval with Conditions: Motion to recommend *approval* of Planning Case 21-020 for a Planned Unit Development Amendment at 2 Pine Tree Drive and Outlot A, based on the findings of fact and the submitted plans, as amended by the conditions in the September 8, 2021, Report to the Planning Commission:
 - 1) All conditions of the original Condition Use Permit and Planned Unit Development shall remain in full force and effect.
 - 2) A separate sign permit shall be required and multi-tenant signage must meet all requirements of City Code Chapter 12.
 - 3) Prior to issuance of a sign permit, the Applicant shall provide City Staff with a written statement from New Perspective Senior Living of their intent to forego a single-tenant monument sign and agreeing to the placement and utilization of the on-premise multi-tenant sign under the PUD.
 - 4) All signage shall meet the requirements of Sign District 4.
 - 5) The Applicant, the owner of Outlot A, shall be permitted one freestanding sign on the subject property.
2. Recommend Approval as Submitted: Motion to recommend *approval* of Planning Case 21-020 for a Planned Unit Development Amendment at 2 Pine Tree Drive and Outlot A, based on the findings of fact and the submitted plans in the September 8, 2021, Report to the Planning Commission.

3. Recommend Denial: Motion to recommend *denial* of Planning Case 21-020 for a Planned Unit Development Amendment at 2 Pine Tree Drive and Outlot A, based on the following findings of fact: *findings to deny should specifically reference the reasons for denial.*
4. Table: Motion to *table* Planning Case 21-020 for a Planned Unit Development Amendment at 2 Pine Tree Drive and Outlot A: *a specific reason and/or information request should be included with a motion to table.*

Public Notice and Comments

Notice was published in the *Pioneer Press* on August 26, 2021. Notice was prepared by the City and mailed to property owners within 1,000 feet of the subject property. The City has not received any public comments regarding this case.

Deadline for Agency Actions

The City of Arden Hills received the completed application for this request on August 16, 2021. Pursuant to Minnesota State Statute, the City must act on this request by October 15, 2021 (60 days), unless the City provides the petitioner with written reasons for an additional 60-day review period. With consent of the applicant, the City may extend the review period beyond the initial 120 days.

Attachments

- A. Land Use Application
- B. Location Map
- C. Narrative
- D. Existing Sign
- E. Proposed Sign
- F. Site Plan
- G. Final Plat – 2 Pine Tree North