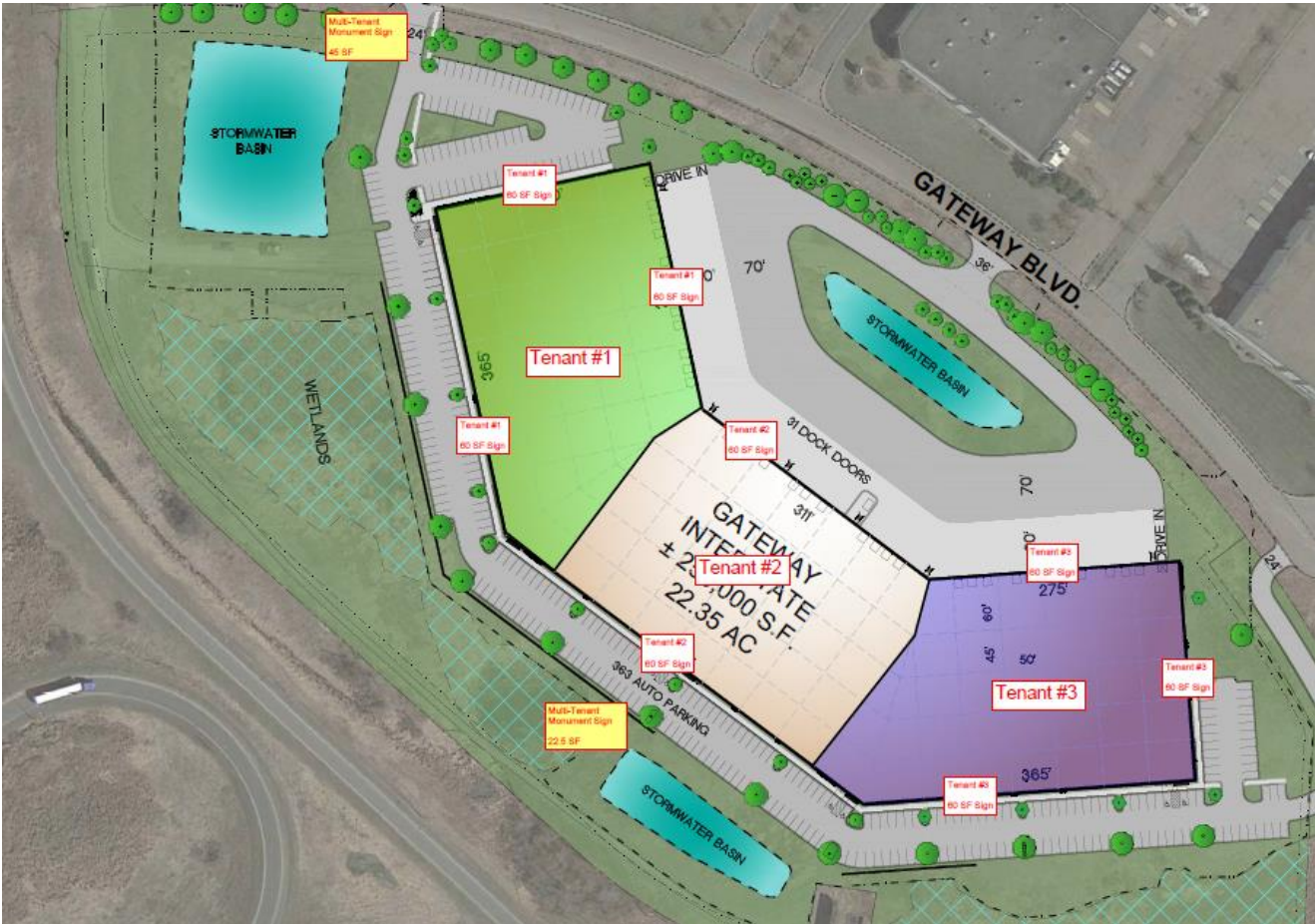


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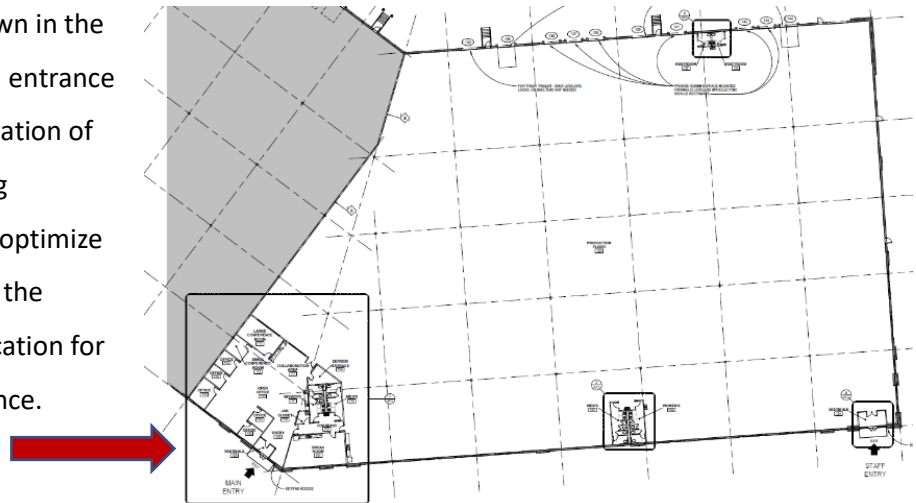
From Application Form. Request is for additional signage on southwest elevation of Gateway Interstate building. Tenants, Delkor Systems and Colder Products Company (CPC) have collaborated on a comprehensive sign plan (enclosed). Tenants are seeking flexibility since southwest elevation is shared and additional signage will clarify and designate entrances for both parties. Main entrance for Delkor is located on this elevation [southwest].

Original Signage Approval. The signage on original site plan rendering below was approved between Michael Conzemius of Scannell Properties and Jessica Jagoe of the City of Arden Hills in July of 2021. See image below.



Changes. Since the signage approval last summer, the building has changed to two (2) tenants instead of three (3) as shown. The tenants are Colder Products Company (CPC) occupying the spaces of Tennant #1 and #2 above and Delkor Systems, Inc. occupying space #3 (purple shaded zone).

Delkor's Main Entrance. As shown in the floor plan at right, Delkor's main entrance is located on the southwest elevation of the building. Due to the building structure and Delkor's desire to optimize warehouse space, this corner of the building was the most logical location for office space and the main entrance.



Section 1260.01. The sign ordinance requires that, "In order to approve any sign standard adjustment, the following criteria of Subd. 1 or Subd. 2 shall be satisfied, and the necessary criteria of Subd. 3 shall be satisfied:

- Subd. 1 There are site conditions which require a sign adjustment to allow the sign to be reasonably visible from a street immediately adjacent to the site;
- Subd. 2 The sign adjustment will allow a sign of exceptional design or a style that will enhance the area or that is more consistent with the architecture and design of the site;
- Subd. 3 The sign adjustment will not result in a sign that is inconsistent with the purpose of the zoning district in which the property is located or the current land use."

Addressing Subd. 1 and 2, a sign adjustment is required to identify and orientate customers to Delkor and CPC entrances. Since the southwest elevation of the building is shared by both parties, and Delkor's main entrance is on this façade, tenants are concerned that visitors will misidentify the locations of both parties' main and secondary entrances. In addition, the design of the sign is simple and elegant complimenting the colors and features of the building. The additional sign [requested] will be identical to the sign already installed on the south elevation—picture at right. For additional details, please reference the 'Gateway Interstate-Sign Plan 6-21-22' also enclosed.



Addressing Subd. 3, the Tenants believe that the additional sign will enhance the purpose of the current land use by navigating visitors to the proper company and entrance locations. In addition, as set forth in section 11.GB of the 'City of Arden Hills – 2040 Comprehensive Plan, Gateway Business District (AHC)' the tenants believe that the signage is consistent with the purposes of:

- "D. To allow only development that will create an attractive environment and a positive image for this site, which is one of the most visible in the community..." and
- "G. To allow development that will insure reasonable traffic operation on the internal and surrounding transportation systems"

Signage Plan & Consideration. Tenants are seeking flexibility as set forth in the attached 'Gateway Interstate-Sign Plan 6-21-22' created by Spectrum Sign Systems. Tenants are seeking consideration and flexibility solely on the signs in the plan and shall accept city standards for the rest of the minor signage on the building.

Landlord Approval. Michael Conzemius of Scannell Properties has reviewed and accepted the 'Gateway Interstate-Sign Plan 6-21-22', via email on 6/24/2022, a copy enclosed herewith.

Tenants appreciate the flexibility and consideration offered by the Planning Commission and City Council of Arden Hills and wish to present this topic in person on August 3<sup>rd</sup> and/or August 22<sup>nd</sup>, sincerely,



Kevin B. Weiss

Vice President of Operations

Delkor Systems, Inc.