



Planning Case #22-014

Applicant: Delkor Systems, Inc.

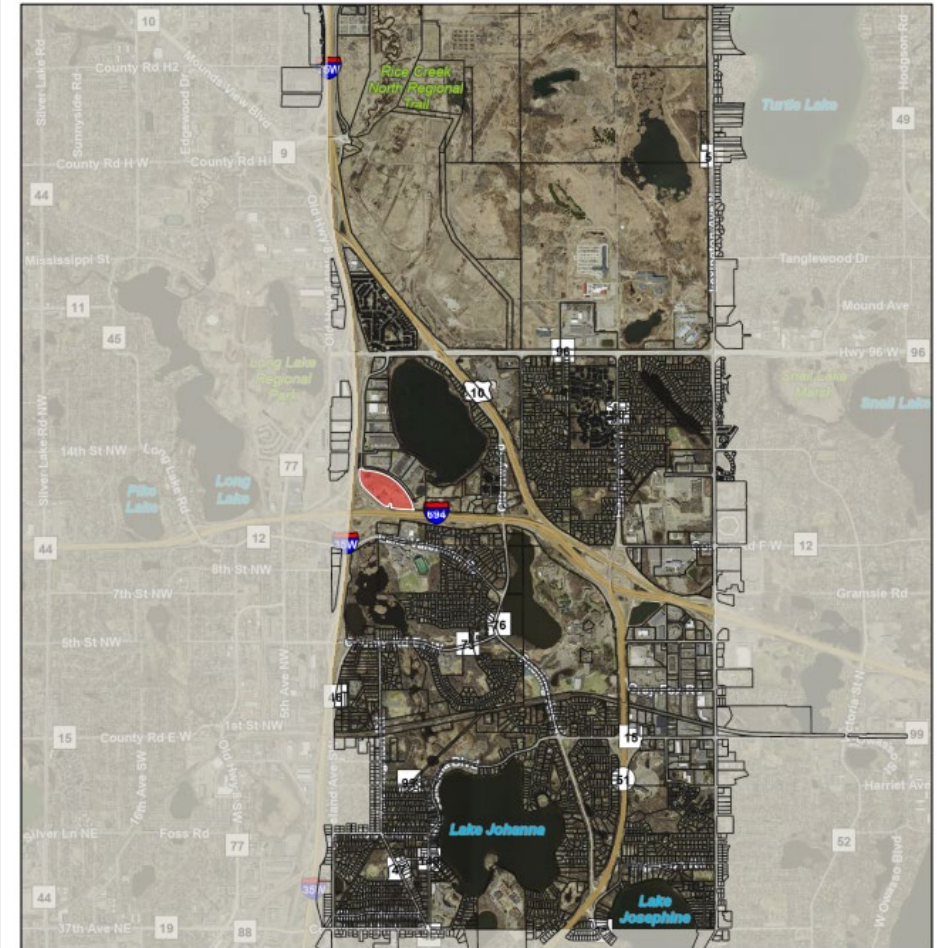
Property Location: 4200 Round Lake Road

Request: Planned Unit Development Amendment

Zoning: GB, Gateway Business District

Land Use: Light Industrial & Office

Location Map



- Municipal Boundary
- City Mask

1 in = 188 ft

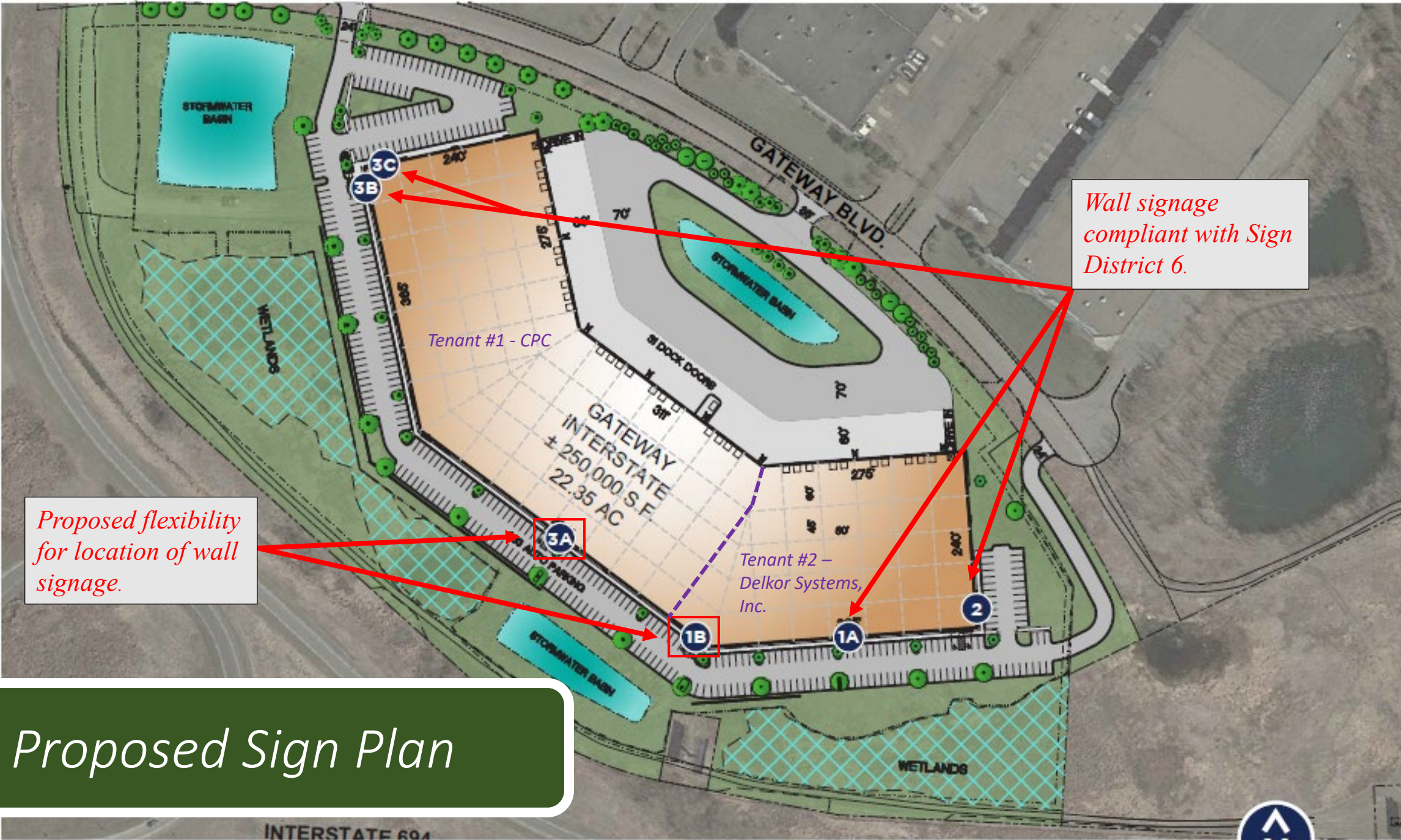


N
March 25, 2022
Map Powered By DataLink
wsb

Attachment A

Action to Consider

Planning Case 22-014 for a Planned Unit Development Amendment for sign flexibility for the property located at 4200 Round Lake Road to install additional signage for the tenants, Delkor Systems, Inc. and Colder Products Company, on the southwest elevation of the Gateway Interstate building.



Wall signage compliant with Sign District 6.

Proposed flexibility for location of wall signage.

Proposed Sign Plan



Deadline for Agency Action

The City of Arden Hills received the completed application for this request on July 8, 2022. Pursuant to Minnesota State Statute, the City must act on this request by September 6, 2022 (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.



Findings of Fact

1. The Applicant submitted an application for a Planned Unit Development Amendment.
2. The Subject Property is located within the GB Gateway Business District and is guided as Light Industrial and Office Use on the Land Use Plan.
3. The Subject Property is approximately 26 acres and is owned by Scannell Properties.
4. 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.

Findings of Fact

5. Flexibility through the PUD process has been requested for the location of the proposed wall signs.
6. The proposed signage plan 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.
7. A public hearing for a Planned Unit Development Amendment is required before the request can be brought before the City Council.
8. The Planning Commission conducted a public hearing on August 3, 2022.

Options and Motion Language

1. Approve with Conditions: Motion to approve Planning Case 22-014 for a Planned Unit Development Amendment at 4200 Round Lake Road, based on the findings of fact and the submitted plans, as amended by the conditions in the August 22, 2022 Report to the City Council:
 1. All conditions of the original Preliminary/Final Plat, Planned Unit Development, Conditional Use Permit, and Site Plan Review shall remain in full force and effect.
 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. The Subject Property is allowed flexibility for wall sign location in accordance with the Master Sign Plan as submitted. Any changes to wall signage in the Master Sign Plan shall require review and approval of the Planning Commission and City Council.
2. Approve without Conditions: Motion to approve Planning Case 22-014 for a Planned Unit Development Amendment at 4200 Round Lake Road, based on the findings of fact and the submitted plans in the August 22, 2022 Report to the City Council.

Options and Motion Language

3. Denial: Motion to *deny* Planning Case 22-014 for a Planned Unit Development Amendment at 4200 Round Lake Road based on the following findings of fact: *findings to deny should specifically reference the reasons for denial and why those reasons cannot be mitigated.*
4. Table: Motion to *table* Planning Case 22-014 for a Planned Unit Development Amendment at 4200 Round Lake Road for the following reasons: *a specific reason and/or information request should be included with a motion to table.*

Questions?

Planning Case 22-014 – Planned Unit Development Amendment, 4200 Round Lake Road

