



**Planning Case #22-023**  
**Applicant:** Arden Hills RE, LLC  
**Property Location:** 3565 Pine Tree Drive  
**Request:** Planned Unit Development Amendment  
**Zoning:** General Business District (B-2)  
**Land Use:** Community Mixed Use (CMU)

Location Map



Disclaimer: This map is intended for reference purposes only and is not a legally recorded map or survey. The City of Arden Hills shall not be liable for any damages or claims that arise due to accuracy, availability, use or reliance of the information herein presented to the Reader 08/22/2024 11:41:21

## *Action to Consider*

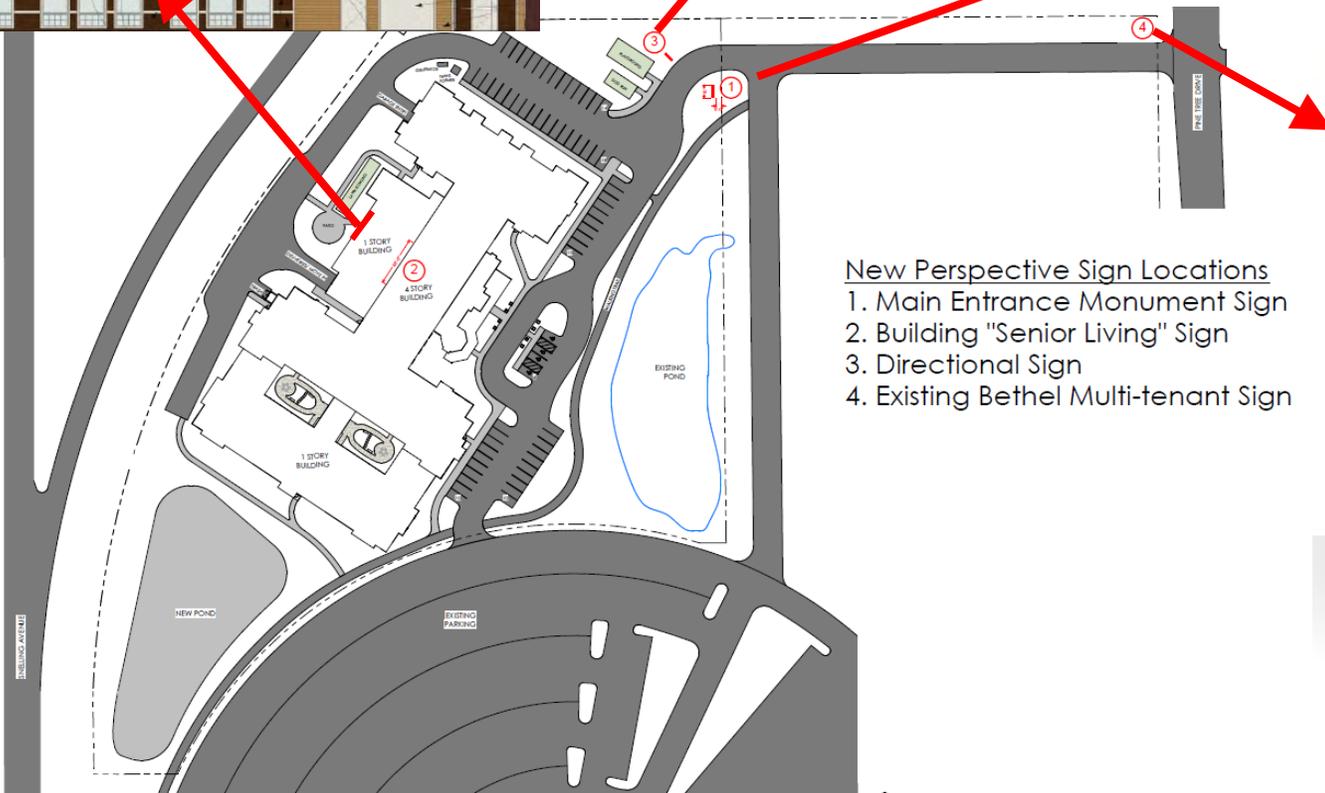
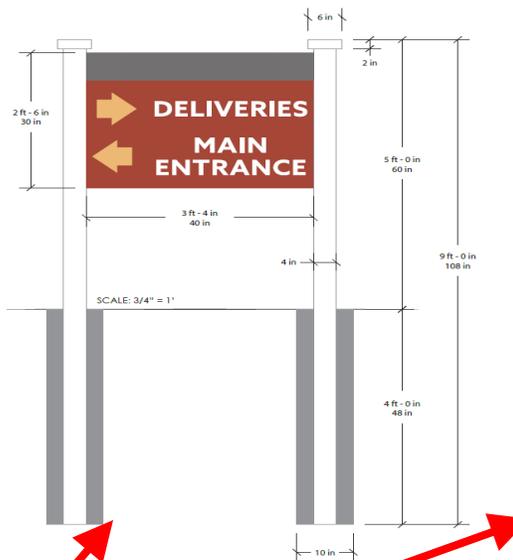
Planning Case 22-023 for a Planned Unit Development Amendment for signage flexibility at the property located at 3565 Pine Tree Drive (“Subject Property”). Arden Hills RE, LLC (“Applicant”), on behalf of New Perspective Senior Living is seeking flexibility from the approved Planned Unit Development on the location, number, and size of freestanding and wall signs.



# SENIOR LIVING BY *New Perspective*

447'(37.25') Wide

# SENIOR LIVING BY *New Perspective*



- New Perspective Sign Locations
1. Main Entrance Monument Sign
  2. Building "Senior Living" Sign
  3. Directional Sign
  4. Existing Bethel Multi-tenant Sign



## *Deadline for Agency Action*

The City of Arden Hills received the completed application for this request on November 21, 2022. Pursuant to Minnesota State Statute, the City must act on this request by January 19, 2023 (60 days), unless the City provides the petitioner with written reasons for an additional 60-day review period. The City has already received the consent of the applicant to extend the review period beyond the initial 120 days, until March 20, 2023.



# *Findings of Fact*

1. The Applicant submitted an application for a Planned Unit Development Amendment.
2. The Subject Property is located within the General Business District (B-2) and is guided for Community Mixed Use (CMU) in the Land Use Plan.
3. The Subject Property is approximately 6.4 acres and is owned by Arden Hills RE, LLC.
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.
5. Flexibility through the PUD process has been requested for the size, type, design, location, and number of freestanding and 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 December 7, 2022.



# *Options and Motion Language*

1. Approve with Conditions: Motion to approve Planning Case 22-023 for a Planned Unit Development Amendment at 3565 Pine Tree Drive, based on the findings of fact and the submitted plans, as amended by the conditions in the February 13, 2023 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 4.
  4. The Planning Commission recommends approval of signs 1, 3 and 4 and recommends denial of sign 2 due to the location as prohibited under the city code requesting the applicant prepare alternate options for a wall sign that is suited to the size of the building, location, and design that will enhance the area, and be consistent with the architecture of the building, or consideration of a freestanding sign.
  5. Regarding Sign 1, the applicant shall provide a base that extends up the sides of the sign base to meet City Code material design standards in Sign District 4.

# *Options and Motion Language*

2. Approve without Conditions: Motion to approve Planning Case 22-023 for a Planned Unit Development Amendment at 3565 Pine Tree Drive, based on the findings of fact and the submitted plans in the February 13, 2023 Report to the City Council.
3. Denial: Motion to *deny* Planning Case 22-023 for a Planned Unit Development Amendment at 3565 Pine Tree Drive 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 22-023 for a Planned Unit Development Amendment at 3565 Pine Tree Drive for the following reasons: *a specific reason and/or information request should be included with a motion to table.*

# Questions?

Planning Case 22-023 – Planned Unit Development Amendment, 3565 Pine Tree Drive

