



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

RESOLUTION NO. 2023-019

RESOLUTION APPROVING A SIGN STANDARD ADJUSTMENT AT 4300 ROUND LAKE ROAD W AND 1987 GATEWAY BOULEVARD

WHEREAS, City Staff received a complete land use application for a Sign Standard Adjustment through the Site Plan Review process for two properties located at 4300 Round Lake Road W and 1987 Gateway Boulevard (“Subject Properties”); and

WHEREAS, to construct this proposal, Delkor Systems, Inc. (“The Applicant”) is seeking flexibility to install 60 square foot wall signage on the western elevations of the Subject Properties, two Delkor office buildings; and

WHEREAS, the Subject Properties are located in Sign District 7, which allows a wall sign with a maximum size of 45 square feet. The Applicant is proposing one (1) 60 square foot wall sign on the western elevation of each building; and

WHEREAS, the Subject Properties are zoned GB, Gateway Business District and are guided as Light Industrial & 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.

WHEREAS, pursuant to Minnesota State Statute, the City must act on this request by May 15, 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 April 5, 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 2023-019 approving Planning Case 2023-005 for a Sign Standard Adjustment through the Site Plan Review process for two properties located at 4300 Round Lake Road W and 1987 Gateway Boulevard to install 60 square foot wall signage on the western elevations of two Delkor office buildings.

BE IT FURTHER RESOLVED that City Council approves Planning Case 23-005 for a Sign Standard Adjustment through the Site Plan Review process for two properties located at 4300 Round Lake Road W and 1987 Gateway Boulevard, based on the findings of fact and the submitted plans in the April 24, 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 City Planner, 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 7.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF ARDEN HILLS THIS 24TH DAY OF APRIL, 2023.

David Grant, Mayor

ATTEST:

Jolene Trauba, Deputy City Clerk