

**City of Ramsey**  
**Agenda**  
**Special Planning Commission**  
**Thursday May 19, 2011**  
**6:00 pm**  
**Council Chambers, 7550 Sunwood Drive NW**

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
- 5. Note City Council Minutes**
- 6. Public Hearing/Commission Business**
  1. Request for a Conditional Use Permit to Exceed Sign Size Restrictions at 7231 Sunwood Dr NW; Case of Allina Medical Clinic.
- 7. Commission/Staff Input**
- 8. Adjournment**

## Special Planning Commission

6. 1.

**Meeting Date:** 05/19/2011

**By:** Chris Anderson, Community  
Development

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### Title:

Request for a Conditional Use Permit to Exceed Sign Size Restrictions at 7231 Sunwood Dr NW; Case of Allina Medical Clinic.

### Background:

The City received an application on May 4, 2011 from Allina Medical Clinic, requesting a special meeting to consider a conditional use permit to exceed sign size restrictions for the new Allina Medical Clinic building located at 7231 Sunwood Drive NW. The proposed signage includes multiple wall signs, a monument sign and two directional signs.

### Notification:

In accordance with State statute, Staff attempted to notify property owners within 350 feet of the subject property of the public hearing via Standard US Mail. The Public Hearing was also noticed in the Anoka County Union, the City's official newsletter for public notices.

### Observations:

The COR zoning district sign regulations, excluding the COR-2 subdistrict, have distinctly different architectural standards than those for the general Business and Employment zoning districts within the community. These regulations were developed with the intention of applying them to the central areas of The COR where there will be many multi-tenant buildings, with each individual tenant having very limited frontage. Consistent with all sign regulations in the City, the City has built in flexibility in its sign regulations through the use of the CUP process.

The site is located in the COR-3 zoning district, which restricts wall-mounted signs to a maximum of five percent (5%) of the ground floor building facade area or twenty-four (24) square feet, whichever is less (in this case, twenty-four [24] square feet would be the maximum allowable area per City Code). Furthermore, lettering, numbers, and graphics are restricted to a maximum height of twelve (12) inches. One freestanding sign, not exceeding six (6) square feet in area nor six (6) feet in height, is permitted within the COR-3 zoning district. Finally, one directional sign, facing a rear parking lot, is permitted. Businesses with frontage on more than one public road are allowed the permitted sign criteria for each street frontage.

The applicant's sign package proposal includes two (2) wall signs, a monument sign (mounted on one of the sitting walls) and two directional signs. Both the wall and monument signage consist of brushed aluminum, flat cut letters and graphics. The wall signage will be halo lit while there is no proposed lighting for the monument sign. Proposed letter height ranges from six (6) inches to fourteen and three quarters (14.75) inches and the proposed logo would be thirty-six (36) inches in height. The 'primary' wall sign would total approximately thirty-seven and a half (37.5) square feet and the 'secondary' wall sign would total approximately eleven (11) square feet, resulting in a total of forty-eight and a half (48.5) square feet of wall signage. The proposed monument sign includes a thirty-six (36) inch tall logo and letter heights ranging from four (4) to ten (10) inches. The approximate square footage of the proposed monument sign is thirty-two (32) square feet.

The request also includes two (2) double-faced, non-illuminated directional signs. Each sign is approximately three and three quarters (3.75) square feet in area and will be mounted to a six (6) foot tall post. The proposed signage would help direct traffic movement within the parking area.

Funding Source:

All costs associated with reviewing the application are the responsibility of the Applicant.

Staff Recommendation:

Staff is aware that the sign regulations for the COR area are limited in terms of both size and number of signs allowed and will be revisiting these regulations for possible amendments in the very near future. The style and material of the proposed signage complements the architectural features of the building. The wall signage does not seem to be out of scale with the building dimensions; however, the proposed monument sign, which utilizes the same material as the wall signage and includes Allina's logo with similar dimensions as that of the primary wall sign, is at pedestrian level. At this low height, the scale of the proposed monument sign may be excessive for its intended purpose. Since this sign is not up on the building, which would increase the distance from which it is viewed, it seems reasonable that the overall dimensions, especially that of the logo, could be reduced without impacting the purpose or effectiveness of the sign.

As was recently discussed with a similar request, our current preference for letter height in this area would be no more than eighteen (18) inches (through the issuance of a CUP). Excluding the logos, all proposed lettering is less than eighteen (18) inches in height and the style of lettering and graphics is consistent with the intent of the current sign regulations for The COR area. The property does front on both Sunwood Dr and Ramsey Blvd and therefore is eligible for up to twenty-four (24) square feet of wall signage for each frontage and a ground/monument sign for each frontage as well. Furthermore, City Code does not specifically state that allotted signage per frontage must face each frontage individually. Overall, Staff is supportive of this request but does believe that some consideration should be given to reducing the dimensions of the monument sign.

Committee Action:

Motion to recommend that the City Council adopt findings of fact relating to Allina Medical Clinic's request for a conditional use permit to exceed sign size restrictions established in City Code.

-and-

Motion to recommend that City Council approve Allina Medical Clinic's request to exceed sign size restrictions based on the findings of fact, and adopt a resolution declaring terms of conditional use permit.

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Attachments

[Site Location Map](#)

[Primary Wall Sign](#)

[Secondary Wall Sign](#)

[Monument Sign](#)

[Directional Signs](#)

[Directional Sign Locations](#)

[Proposed Findings of Fact](#)

[Proposed CUP](#)

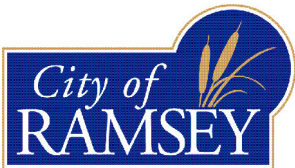
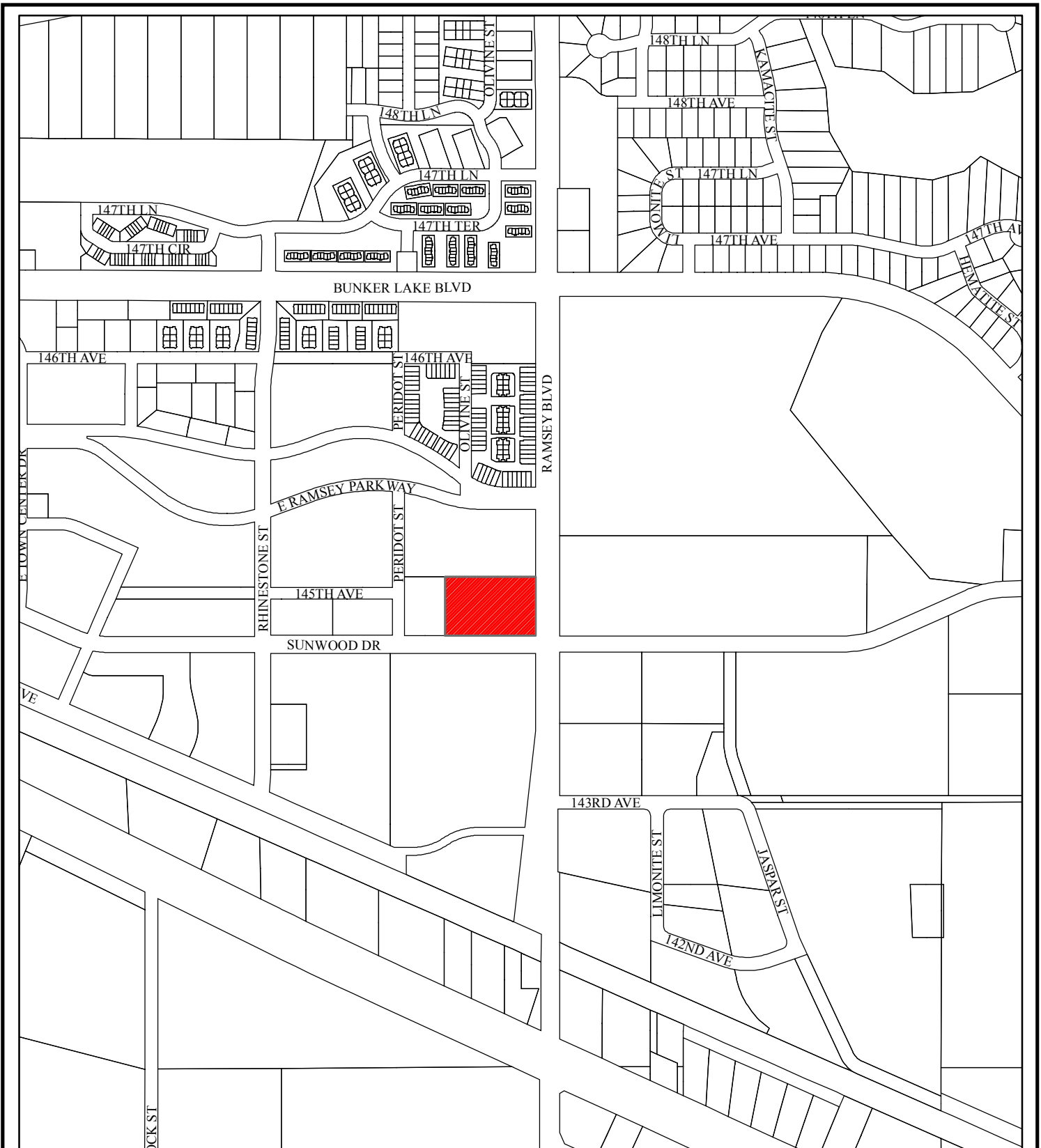
Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Chris Anderson	05/12/2011 09:40 AM
Chris Anderson (Originator)	Chris Anderson	05/12/2011 10:45 AM
Tim Gladhill	Chris Anderson	05/12/2011 11:05 AM
Chris Anderson (Originator)	Chris Anderson	05/12/2011 11:11 AM
Tim Gladhill	Tim Gladhill	05/13/2011 02:17 PM
Aaron Backman	Aaron Backman	05/13/2011 03:53 PM
Kurt Ulrich	JoAnn Shaw	05/13/2011 04:10 PM

Form Started By: Chris Anderson

Started On: 05/10/2011

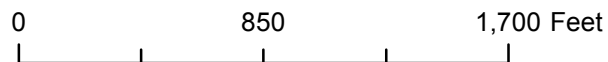
Final Approval Date: 05/13/2011



Allina Medical Center  
7231 Sunwood Drive NW

**Legend**

-  Site
-  Parcels





# Allina Hospitals and Clinics Ramsey Medical Clinic

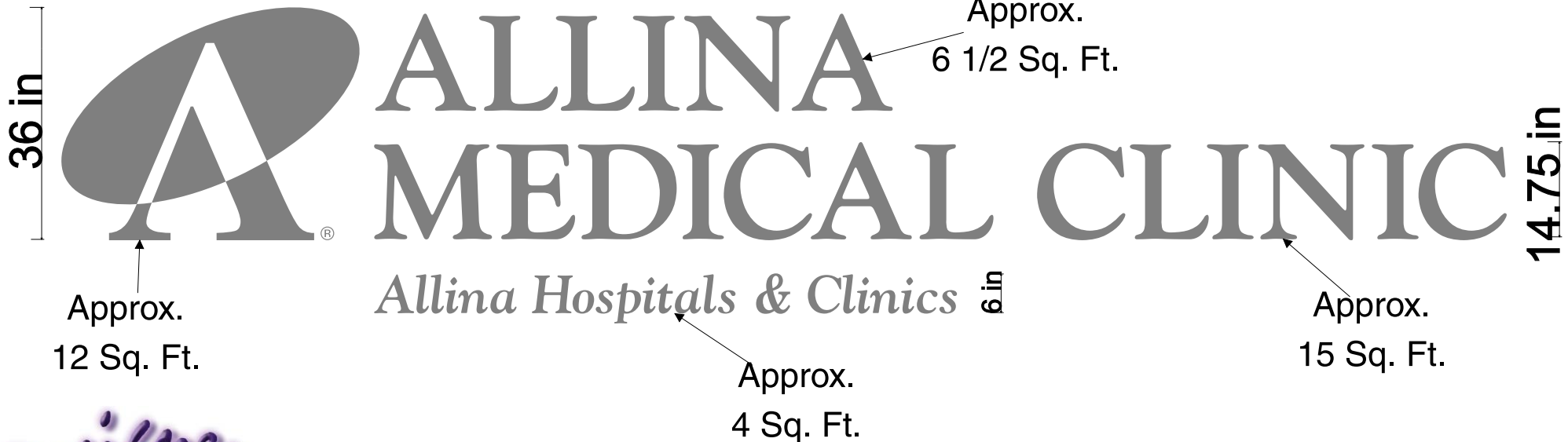
ST-ME Main Entry  
Flat Cut Horizontal Brushed Aluminum  
Logo and Text

**Text and Logo:**  
36" Logo and 14 3/4" "ALLINA MEDICAL CLINIC"  
Horizontal Brushed Alluminum 1/2" Flat Cut

**Text:** 6" "Allina Hospitals & Clinics"  
Flat Cut Horizontal Brushed Alluminum 1/4"

**Mounting:** TBD

224.71 in



9975 Flanders Court NE, Blaine, MN, 55449  
(763) 784-5858 (763) 784-2300 Fax

Project: Ramsey  
Client: Allina Hospitals and Clinics  
Sales/Design: BE/KS Date: March 16, 2011  
File Name: Clay/Flexi/Allina/New Sign Design 2009/Ramsey/ST-ME

Revisions  
3/24/11 KS  
4/12/11 KS  
4/15/11 KS

This Drawing is the property of Designer Sign Systems. It is submitted to your company for the sole purpose of your consideration of whether to purchase this drawing or to purchase from Designer Sign Systems a sign(s) manufactured according to these plans. Distribution or exhibition of this plan to anyone other than employees of your company, or use of this plan for construction of a similar sign to the one(s) embodied herein, is forbidden. In the event that such exhibition occurs, Designer Sign Systems will expect to be reimbursed for the time and materials used in creating this drawing.



**Allina Hospitals and Clinics  
Ramsey Medical Clinic**

ST-W  
West Wall Halo Lit and Flat Cut Dimensional Text

**Text:**  
10" Flat Cut Brushed Aluminum  
6" Letters Flat Cut Brushed Aluminum  
Goudy Bold Font

**Mounting:** TBD

120.95 in  
73.67 in

10 in

**Sister Kenny**

Approx. 6 Sq. Ft.

6 in

**Sports & Physical Therapy Center**

Approx. 5 Sq. Ft.



9975 Flanders Court NE, Blaine, MN, 55449  
(763) 784-5858 (763) 784-2300 Fax

**Project:** Ramsey  
**Client:** Allina Hospitals and Clinics  
**Sales/Design:** BE/KS    **Date:** March 16, 2011  
**File Name:** Clay/Flexi/Allina/New Sign Design 2009/Ramsey/ST-W

**Revisions**  
3/28/11 KS  
4/12/11 KS  
4/26/11 KS

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# Allina Hospitals and Clinics Ramsey Medical Clinic

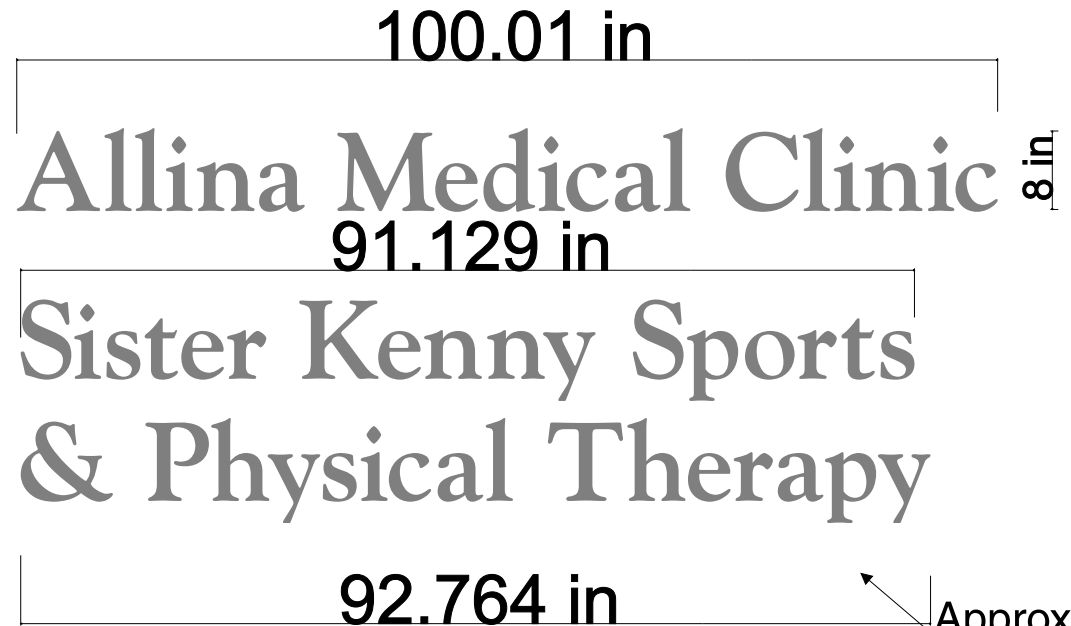
ST-Monument  
Main Entry Flat Cut Dimensional  
Logo and Text

**Text:**  
Flat Cut Brushed Aluminum

**Mounting:** TBD

Concept Drawing Not for Production

Approx.  
20 Sq. Ft.



Approx.  
29 Sq. Ft.



9975 Flanders Court NE, Blaine, MN, 55449  
(763) 784-5858 (763) 784-2300 Fax

Project: Ramsey  
Client: Allina Hospitals and Clinics  
Sales/Design: BE/KS Date: March 16, 2011  
File Name: Clay/Flexi/Allina/New Sign Design 2009/Ramsey/ST-Monument

Revisions  
4/15/11 KS  
4/26/11 KS

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# Allina Hospitals and Clinics Ramsey Medical Clinic

ST-P&P

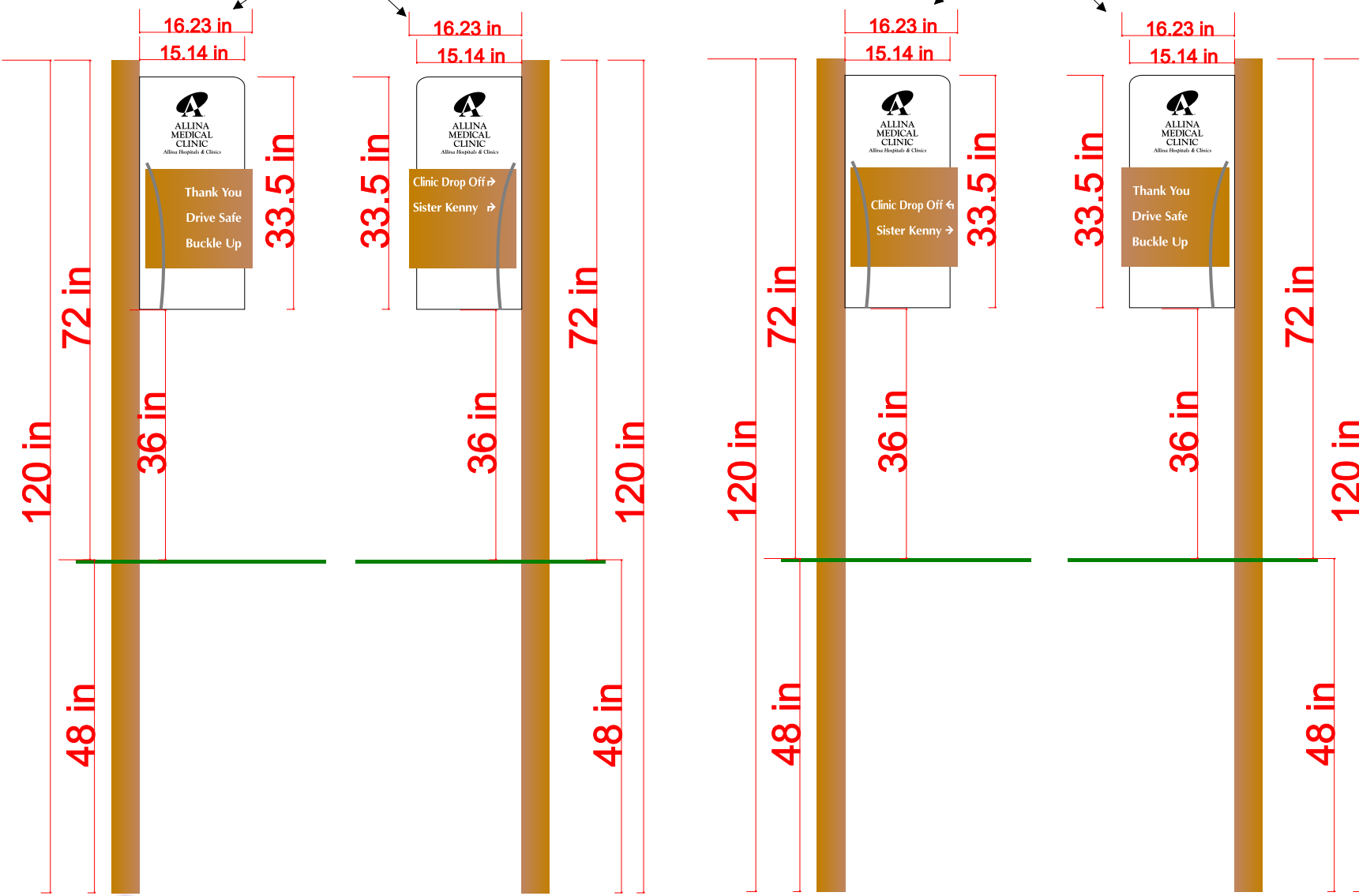
Non Illuminated Post and Panel  
Double Sided

Mounting: Post in Ground

Each Sign Face  
Approx. 3 Sq. Ft.

1

2



9975 Flanders Court NE, Blaine, MN, 55449  
(763) 784-5858 (763) 784-2300 Fax

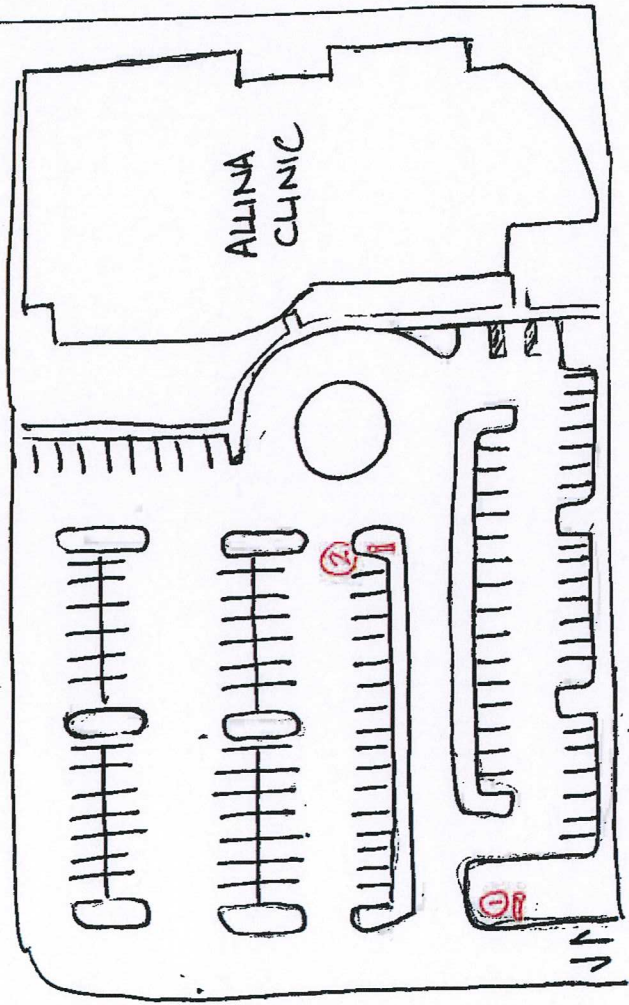
Project: Ramsey  
Client: Allina Hospitals and Clinics  
Sales/Design: BE/KS Date: March 16, 2011  
File Name: Clay/Flexi/Allina/New Sign Design 2009/Ramsey/ST-P&P

Revisions  
4/28/11 KS  
4/29/11 KS

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RAMSEY BLVD.



ALLINA CLINIC

SUNWOOD DRIVE

RAMSEY CLINIC  
SITE PLAN (SIGNE)  
4.29.11

**RESOLUTION #11-05-\_\_\_\_**

**A RESOLUTION ADOPTING FINDINGS OF FACT #\_\_\_\_ RELATING TO A REQUEST FROM ALLINA MEDICAL CLINIC FOR A CONDITIONAL USE PERMIT TO EXCEED SIGN SIZE AND NUMBER RESTRICTIONS**

**WHEREAS**, the City of Ramsey received an application from Allina Medical Clinic for a conditional use permit to exceed the both the allowable number of signs and sign size restrictions on the property generally known as 7231 Sunwood Dr and legally described as follows:

Lot 1, Block 1, Ramsey Town Center 14<sup>th</sup> Addition, Anoka County, Minnesota

("Subject Property")

**NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

1. That Allina Medical Clinic, hereinafter referred to as "Applicant," properly applied for a conditional use permit (the "Permit") to exceed the allotted square footage for wall and monument signage, to use lettering and graphics that are greater than twelve (12) inches in height, and to exceed the allowable number of signs on the Subject Property.
2. That the Applicant appeared before the Ramsey Planning Commission for a public hearing pursuant to Section 117-51 (Conditional Use Permits) of the City Code on May 19, 2011, and that said public hearing was properly advertised, and that the minutes of said public hearing are hereby incorporated as a part of these findings by reference.
3. That the Subject Property is approximately 3.02 acres in size.
4. That the Subject Property is zoned COR-3.
5. That the parcels to the south and west of the Subject Property are zoned COR-3, the parcel to north is zoned COR-3a, and the parcels to the east of the Subject Property are zoned E-2.
6. That the COR district sign regulations, excluding the COR-2 sub-district, are much more restrictive than the sign regulations for the other Business and Employment districts.
7. That the intent of the more restrictive sign regulations was to apply them to the central areas of The COR where there will typically be many multi-tenant buildings, with individual tenants having very limited frontage.
8. That building on the Subject Property is 221 feet in length and eighteen (18) feet in height and has frontage along two (2) public streets, Sunwood Drive and Ramsey Boulevard.
9. That Section 117-118 (COR District) of the Ramsey City Code states that a sign shall be affixed to the front facade of the building and shall project outward from the wall to which it is attached no

more than six (6) inches. The area of the signboard shall not exceed five percent (5%) of the ground floor building facade area or twenty-four (24) square feet, whichever is less, and the height of the lettering, numbers, or graphics shall not exceed twelve (12) inches.

10. That Section 117-118 (COR District) of the Ramsey City Code also states that businesses with frontage on more than one public street are allowed the permitted sign criteria for each street frontage.
11. That the Applicant is proposing to install two (2) wall signs, one (1) monument sign and two (2) directional signs. Both wall signs would be affixed to the front façade of the building, the monument sign will be affixed to one of the sitting walls, and the directional signs will each be affixed to a six (6) foot tall post within the parking lot.
12. The primary wall sign will utilize letters that are fourteen and three quarters (14.75) inches in height and the logo will be thirty-six (36) inches in height for a total of thirty-seven and a half (37.5) square feet.
13. The secondary wall sign will utilize letters that are ten (10) inches and six (6) inches in height and will total eleven (11) square feet in size.
14. That the monument sign will utilize letters that are ten (10) inches, eight (8) inches and four (4) inches in height and the logo will be thirty-six (36) inches in height for a total of thirty-two (32) square feet.
15. That the two directional signs will each be three and three quarters (3.75) square feet in area and would include the company logo and name.
16. That the wall signs will be halo lit and that the monument and directional signs will not be illuminated.
17. That a conditional use permit to exceed sign size restrictions will/will not grant the Applicant special privileges that are denied by the City Code to other properties in the commercial area.
18. That the proposed increase in sign surface area will/will not be designed so as to be harmonious and appropriate in appearance with the existing or intended character of the vicinity and will/will not change the essential character of the area.
19. That the proposed increase in sign surface area will/will not adversely impact traffic in the area.
20. That the proposed increase in sign surface area will/will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.
21. That the proposed increase in sign surface area will/will not substantially impair the use, enjoyment, or market value of surrounding properties.

22. That the proposed increase in sign surface area will/will not be hazardous or disturbing to existing or future neighboring uses.
23. That the proposed increase in sign surface area will/will not create excessive additional requirements at public cost for public facilities and services, and it will/will not be detrimental to the economic welfare of the community.
24. That the proposed increase in sign surface area will/will not involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of glare.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember \_\_\_\_\_, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 31<sup>st</sup> day of May, 2011.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #11-05-\_\_\_\_**

**A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT BASED ON FINDINGS OF FACT #\_\_\_\_ AND DECLARING TERMS OF PERMIT TO EXCEED SIGN REGULATIONS ESTABLISHED IN CITY CODE.**

**WHEREAS**, Allina Medical Clinic properly applied for a conditional use permit to exceed sign size and number restrictions as established in City Code on the property generally known as 7231 Sunwood Drive and legally described as follows:

Lot 1, Block 1, Ramsey Town Center 14<sup>th</sup> Addition, Anoka County, Minnesota

("Subject Property")

**WHEREAS**, the Planning Commission met on May 19, 2011, conducted a public hearing, and recommended City Council approval/denial of the request.

**NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

1. Based on Findings of Fact #\_\_\_\_, a conditional use permit ("Permit") to exceed both the allowable number of signs as well as sign size is hereby granted to Allina Medical Clinic ("Permittee").
2. The **Permittee** is herein granted permission to erect two (2) wall signs, one (1) monument sign and two (2) directional signs on the **Subject Property**.
3. The wall signs shall not exceed thirty-seven and a half (37.5) square feet and eleven (11) square feet in size.
4. The monument sign shall not exceed thirty-two (32) square feet in size.
5. The wall and monument signs shall not project outward from the wall to which they are attached more than six (6) inches.
6. The directional signs shall not exceed three and three quarters (3.75) square feet in size each, shall be individually mounted on posts not exceeding six (6) feet in height, and may contain the company logo and name.
7. The installation of the signs on the **Subject Property** shall require a sign permit from the City of Ramsey (the "City").
8. The signs shall be properly constructed and maintained in accordance with Division 8 (Signs) & 117-118 (COR District) (f) (Signage) of the Ramsey City Code.

9. That the **Permittee** shall be responsible for all **City** costs incurred in administering and enforcing this **Permit**.
10. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.
11. That if any provision of this **Permit** shall be declared void or unenforceable, the other provisions shall not be affected but shall remain in full force and effect.
12. That this **Permit** shall not be considered modified, altered, changed or amended in any respect unless in writing and signed by the **City** and the **Permittee**.
13. That if the **Permittee** or its successors or assigns violates any material term or condition of this **Permit** it is grounds for suspension or revocation hereof consistent with applicable law, if the City Council reasonably determines that continued operation of the facility places the public health, safety or welfare or the environment in jeopardy or creates a public nuisance due to odors, litter, debris or other nuisance factors.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember \_\_\_\_\_, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 31<sup>st</sup> day of May, 2011.



