

# REPORT / RECOMMENDATION



**To:** MAYOR AND COUNCIL

**Agenda Item #:** IV.G.

**From:** Cary Teague, Community Development Director

**Action**

**Discussion**

**Date:** September 1, 2015

**Information**

**Subject:** Resolution Approving a Wall Sign variance at 7301 Ohms Lane by SunOpta,  
Resolution No. 2015-82.

**Action Requested:**

Adopt the attached Resolution.

**Information / Background:**

As recommended by the City Council, attached is a resolution approving a request for a Wall Sign at 7301 Ohms Lane.

**ATTACHMENTS:**

- Resolution No. 2015-82



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**RESOLUTION NO. 2015-82  
RESOLUTION APPROVING A WALL SIGN VARIANCE  
ON THE EAST ELEVATION  
AT 7301 OHMS LANE FOR SUNOPTA**

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

Section 1. BACKGROUND.

- 1.01 SunOpta ("Applicant") at 7301 Ohms Lane is requesting a variance to allow a wall sign to be erected on the east face of the building that does not have street frontage.
- 1.02 The applicant is requesting a variance to allow the installation of a 58.75 square foot wall sign on the top floor (6<sup>th</sup> story) of the east elevation of their building at 7301 Ohms Lane. The subject property has one street frontage on Ohms Lane; the east elevation abuts the office building at 7300 Metro Boulevard. Sun Opta is a tenant within this office building.
- 1.03 Edina's sign code # 36 - 1715 provides for one wall sign and one monument sign per street frontage in the POD Planned Office District. For buildings five stories in height or greater, the total sign area of the two signs may not exceed 120 square feet total, with no individual sign being greater than 80 square feet in area.
- 1.04 Currently there is one monument sign on the west elevation facing Ohms Lane measuring 56 square feet, advertising One Corporate Center with tenant identification. The code would allow for a wall sign measuring up to 64 square feet to be added to the west elevation.
- 1.05 On July 8, 2015, the Planning Commission denied the variance. Vote: 5 Ayes and 2 Nays.
- 1.06 On August 18, 2015, the City Council held a public hearing on the proposed variance.

Section 2. FINDINGS.

- 2.01 The proposed sign does not meet ordinance standards for a wall sign in the proposed location.
- 2.02 The variance standards have been met:
  1. The proposed variance is reasonable given the site's proximity to Highway 100; the size of the sign is minimal, and it does not exceed the maximum the total sign area allowed for the building.
  2. The proposed sign would not set an undesirable precedence for buildings in the neighborhood. Other similar buildings in the area that face Highway 100 have frontage on a street, and are therefore allowed signage.

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**CITY OF EDINA**

3. The positioning of the building with the east elevation visible from Highway 100, but lacking street frontage creates a practical difficulty in complying with the zoning ordinance standards.

**Section 3. APPROVAL**

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, approves the variance to allow a wall sign to be erected on the east face of the building that does not have street frontage subject to the following conditions:

1. The proposed variance for a 58.75 square foot wall sign to be installed on the east elevation of the building is approved.
2. No other signage may be installed on the building.

Adopted this 1<sup>st</sup> day of September, 2015.

ATTEST: \_\_\_\_\_  
Debra A. Mangen, City Clerk

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James B. Hovland, Mayor

STATE OF MINNESOTA            )  
COUNTY OF HENNEPIN        )SS  
CITY OF EDINA                    )

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of September 1, 2015, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this \_\_\_\_ day of \_\_\_\_\_, 2015.

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