



Community Development Department
651-792-7074 ♦ fax: 651-792-7070

February 4, 2013

Ms. Kimberley Beto
KMS Management
5801 Cedar Lake Road South
St. Louis Park, MN 55416

Re: 560 Sandhurst Drive – Palisades Apartments, Master Sign Plan Draft Approval

On January 31, the Roseville Master Sign Plan Committee held the duly noticed hearing regarding the Palisades Apartments, 560 Sandhurst Drive, Master Sign Plan request. No adjacent property owners or citizens were present to address the committee and the City Planner did not receive any calls, email, or letters concerning the proposal.

The MSP Committee has reviewed the proposal and approves the following as the MSP for Palisades Apartments, 560 Sandhurst Drive:

FREESTANDING SIGN REQUIREMENTS

- The Palisades Apartment Complex shall be allowed to install five freestanding identification/directional signs on the premises and which signs shall be installed according to the following details as well as the attached illustrations:
 - Monument sign facing Highway 36: This sign shall be set back a minimum of 10 feet from the property line adjacent to Highway 36. This sign shall be no greater than 36 sq. ft. (12 feet by 3 feet). And this sign shall have an overall height no greater than 8 feet.
 - Directional sign at property entrance off Sandhurst Drive: This sign shall be set back a minimum of 5 feet from the property line adjacent to Sandhurst Drive and the rear property line of 2210 Dale Street. The sign shall be no greater than 15 sq. ft. (5 feet by 3 feet). And this sign shall have an overall height no greater than 5 feet.
 - Clubhouse monument sign: This sign, since it is internal to the Palisades property, shall have no minimum setback requirement. The sign shall be no greater than 40 sq. ft. (5 feet by 8 feet). And this sign shall have an overall height no greater than 5 feet.
 - Clubhouse entrance ID sign: This sign, since it is internal to the Palisades property, shall have no minimum setback requirement. The sign shall be no greater than 15 sq. ft. (5 feet by 3 feet). And this sign shall have an overall height no greater than 5 feet.

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- County Road B entrance monument sign: This sign shall be set back a minimum 10 feet from the property adjacent to County Road B and Sandhurst Drive. The sign shall be no greater than 15 sq. ft. (5 feet by 3 feet). And this sign shall have an overall height no greater than 5 feet.

OTHER REQUIREMENTS

- Should additional freestanding or wall signs be desired to direct residents/visitors in the future, an amended plan shall be submitted for review and approval by the Planning Division.
- A sign permit is required for the installation of all signs on the premises.

Should you have any questions or comments, please call me at 651-792-7074.

Respectfully,

CITY of ROSEVILLE



Thomas Paschke
City Planner