

# Resolution 2026-013 Sign Standard Adjustment at 3535 Pine Tree Drive – Planning Case 26-001

Presented by Jake Reilly, Community Development Director

*Mayor David Grant*

*Councilmembers: Brenda Holden, Tena Monson,  
Emily Rousseau, and Kurt Weber*

*City Vision Arden Hills is a strong community that values its unique environmental setting, strong residential neighborhoods, vital business community, well-maintained infrastructure, fiscal soundness, and our long-standing tradition as a desirable City in which to live, work, and play.*



**Planning Case #26-001**

**Applicant:** Lake Johanna Fire  
Department

**Property Location:** 3535 Pine Tree Drive

**Request:** Site Plan Review – Sign  
Standard Adjustment

**Zoning:** B-2 – General Business District

**Land Use:** Public Use



# Proposal – Site Plan Review

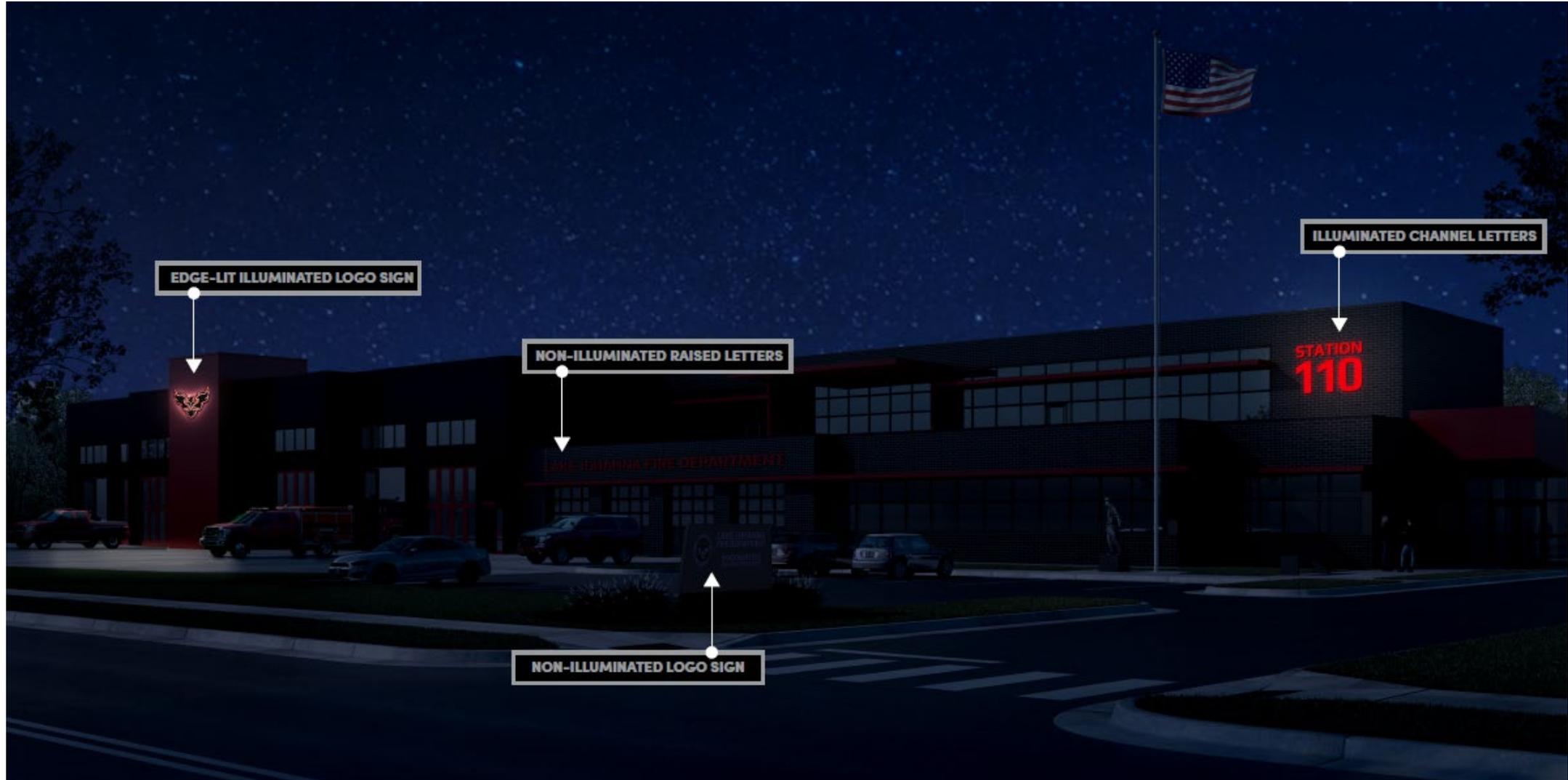
- Applicant: Lake Johanna Fire Department
- Flexibility Requested from Section 1260.01, Sign Standard Adjustments

Sign District 7	Standard	Requested
Wall Signage	45 square feet maximum	163 square feet
Graphic Sign	Not permitted	72 square feet
Freestanding Sign Copy Area	25 square feet maximum	33.5 square feet
Freestanding Monument Sign	37.5 square feet maximum (1.5 times copy area)	79 square feet (2.35 times copy area)

# *Proposed Signage at Eastern Elevation (Day)*



# Proposed Signage at Eastern Elevation (Night)



# Plan Evaluation

## Chapter 12, Sign Code – Wall Sign Copy Area

Sign District 7	Standard	Requested
Wall Signage	45 square feet maximum	163 square feet



88 square feet  
Not illuminated

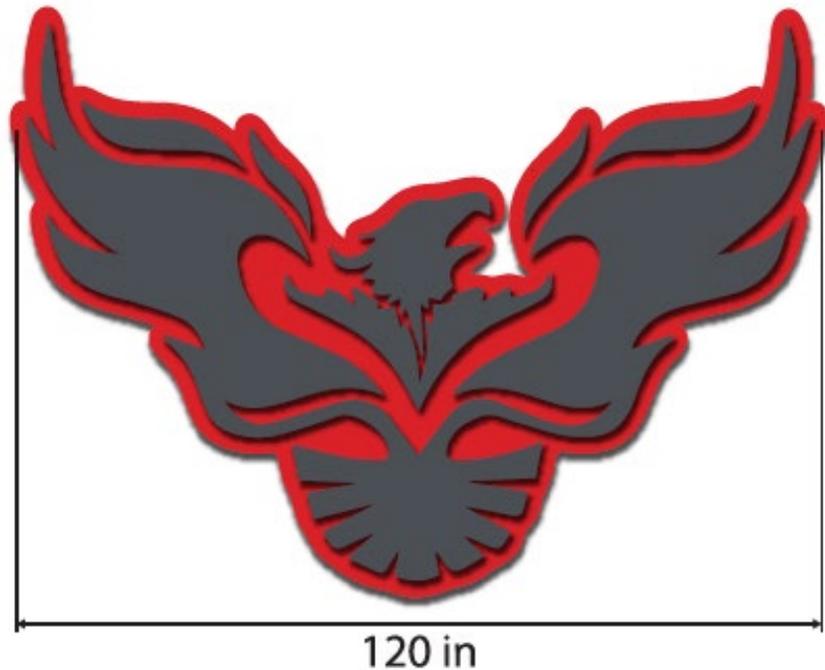


75 square feet  
Internally illuminated

# Plan Evaluation

## Chapter 12, Sign Code – Graphic Sign

Sign District 7	Standard	Requested
Graphic Signage	Not permitted	72 square feet



72 square feet  
Edge lit

# Plan Evaluation

## Chapter 12, Sign Code – Freestanding Sign Copy Area

Sign District 7	Standard	Requested
Freestanding Sign Copy	25 square feet maximum	33.5 square feet
Freestanding Monument	37.5 square feet maximum (1.5 x copy area)	79 square feet (2.35 x copy area)



72  
inches

Non illuminated

# *Examples in other communities*



- Fire Station No. 2 in
- Edina, MN
- Completed in 2025
- 36,000 square feet
- Two-Story Building – 31’8” tall with 55’ tall training tower

# *Examples in other communities*



- Fire Station #1 in Burnsville, MN
- Completed in 2021
- 44,729 square feet
- Three-Story Building – 40' tall at the highest point

# Existing signage in Arden Hills

Property	Sign District	Elevation Area	Wall Sign Area	Percent of Wall Sign Area to Elevation Area
LJFD 3535 Pine Tree Drive	Sign District 7	East – 8,764 square feet	235 square feet	2.7 percent
Cub Foods 3717 Lexington Avenue	Sign District 5	East - ~10,560 square feet	513 square feet	4.8 percent
Flaherty's 1273 County Road E	Sign District 4	South – ~2,329 square feet	216 square feet	9.3 percent
Goodwill 1103 County Road E	Sign District 5	East – ~3,375 square feet	60 square feet (November 2025)	1.8 percent
Walgreens 3585 Lexington Avenue	Sign District 5	East - ~3,452 square feet	49 square feet	1.4 percent



# Deadline for Agency Action

- The City of Arden Hills received a complete application for this request on January 6, 2026. Pursuant to Minnesota State Statute 15.99, the city must act on this request within 60 days, unless extended in writing.
- Based on the published meeting schedule, the city provided the Applicant with a letter extending the deadline for action to Wednesday, May 6, 2026 (120 days).

# Public Notices

- Published in the Pioneer Press on February 25, 2026; and
- Mailed to property owners within 500 feet of the subject property.

# Public Comment

- Staff have not yet received any public comments regarding this application.

## *Planning Commission Recommendation:*

- 7-1 (Bjorklund) to recommend approval with conditions.

## *Options and Motion Language*

- Approve with Conditions: Move to adopt Resolution 2026-013 approving Planning Case 26-001 for a Sign Standard Adjustment through the Site Plan Review process to install up to 163 square feet in wall signage, 72 square feet in graphic signage, 33.5 square feet in freestanding sign copy area, and 79 square feet of freestanding monument area at 3535 Pine Tree Drive, based on the findings of fact and the submitted plans, as amended by conditions in the March 9, 2026, report to the City Council.
- Approve as Submitted: Move to adopt Resolution 2026-013 approving Planning Case 26-001 for a Sign Standard Adjustment through the Site Plan Review process to install up to 163 square feet in wall signage, 72 square feet in graphic signage, 33.5 square feet in freestanding sign copy area, and 79 square feet of freestanding monument area at 3535 Pine Tree Drive, based on the findings of fact and the submitted plans in the March 9, 2026, report to the City Council

# *Options and Motion Language*

- Denial: Move to deny Planning Case 26-001 for a Sign Standard Adjustment through the Site Plan Review process to install up to 163 square feet in wall signage, 72 square feet in graphic signage, 33.5 square feet in freestanding sign copy area, and 79 square feet of freestanding monument area at 3535 Pine Tree Drive, based on the following findings of fact: findings to deny should specifically reference the reasons for denial.
- Table: Move to table Planning Case 26-001 for a Sign Standard Adjustment through the Site Plan Review process to install up to 163 square feet in wall signage, 72 square feet in graphic signage, and 33.5 square feet in freestanding sign copy area, and 79 square feet of freestanding monument area at 3535 Pine Tree Drive: a specific reason and/or information request should be included with a motion to table.