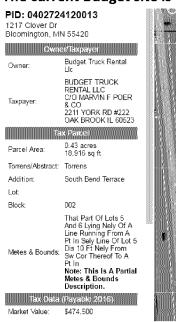
<u>Informal Development Review Committee</u> 305 American Blvd. W. ("Site")

Currently the Fueling Lot for Kelley Fuels, Inc. and Proposed Relocation for Budget Rental

Kelley Fuels Inc. is the Fee Owner ("Seller") and has agreed to sell the Site to Wayne Johansen of HOM Furniture ("Buyer"). After building a new Avis Budget building and development of the site, the Buyer in turn will sell the site to Avis Budget Rental, LLC ("Applicant").

The current Budget site is an inefficient pie shape, about 19,000 s.f





The Proposed Site has over 70% more land, about 32,419 s.f, and is rectangular in shape.



PL201700081 PL2017-81

We have worked on several iterations with our architects and with Planning staff. We are close to a final design and need final input for any issues staff sees.

- The site plan with the setbacks illustrates the site.
- The setback along American is 20' and an additional non-setback 10' easement into the lot for a future sidewalk.
- Other Setbacks
 - 1 Sideyard east lot line along the RR Tracks 5'
 - 2 additional road setbacks on the west and south lot lines 20' apiece
- American Blvd entrance None
- Curb Cut along Grand Avenue remains unchanged
- The building is larger than the Applicant requires, but the 2,500 s.f. requirement would break down at approximately 900 s.f. in office/retail space and 1,600 s.f. in storage, car detailing and wash area.
 - o Retail 540 sf
 - o Office 360 sf
 - o Storage, car cleaning and washing bays 1,600 sf
 - Building dimensions 80' 4" x 31' 4"
- Parking
 - o Rental Vehicles 35 or less
 - Employee and Customer The Applicant will have 2 staff on at any time and will have 3-4 customers at a time on rare occasions.
 - o 2 Handicap Stalls are provided
- No Pylon sign will be installed
- Signage on the building will be per Class IV, SEC. 19.113
- The project has the support of the Seller, Mr. Vern Kelley.

Applicant

Jeff Wagner, Area Development Manager Avis Budget Car Rental, LLC P.O. Box 612707 DFW Airport, TX 75261 O:<u>972-453-4051</u> / F:<u>972-453-5106</u> email:jeff.wagner@avisbudget.com

Fee Owner - Seller

Kelley Fuels Mr Vern Kelley c/o Mr Jeff Meehan KW Commercial 612-991-6360

Architect

Roger Tomten Archnet 333 North Main Street, Suite 201 Stillwater, MN 55082 651 430 0606

Engineer

Todd Erickson 333 North Main Street, Suite 201 Stillwater, MN 55082 612.309.3804 todd@tericksonllc.com

Facilitator

Wayne Johansen/Mike Brady HOM Furniture 10301 Woodcrest Drive NW Coon Rapids, MN 55433 763-767-3771 mbrady@ homfurniture.com wjohansen@homfurniture.com

Description

The land referred to herein is situated in the City of Bloomington, County of Hennepin, State of Minnesota, and is described as follows: