

## Informal Development Review Committee

### 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**

**PID: 0402724120013**

1217 Clover Dr  
Bloomington, MN 55420

Owner/Taxpayer	
Owner:	Budget Truck Rental Llc
Taxpayer:	BUDGET TRUCK RENTAL LLC C/O MARVIN F POER & CO 2211 YORK RD #222 OAK BROOK IL 60523

Tax Parcel	
Parcel Area:	0.43 acres 18,916 sq ft
Torrens/Abstract:	Torrens
Addition:	South Bend Terrace
Lot:	
Block:	002

Metes & Bounds:	That Part Of Lots 5 And 6 Lying Nely Of A Line Running From A Pt In Sely Line Of Lot 5 Dis 10 Ft Nely From Sw Cor Thereof To A Pt In <b>Note: This Is A Partial Metes &amp; Bounds Description.</b>
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Tax Data (Payable 2016)	
Market Value:	\$474,500



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

Go to Property links	
Clear results	
<b>PID: 0302724220046</b>	
305 American Blvd W Bloomington, MN 55420	
Owner/Taxpayer	
Owner:	Kelley Fuels Inc
Taxpayer:	KELLEY FUELS INC 250 SARAZIN ST SHAKOPEE MN 56379
Tax Parcel	
Parcel Area:	0.74 acres 32,419 sq ft
Torrens/Abstract:	Both
Addition:	Kelley Fuels Addn
Lot:	001
Block:	001
Metes & Bounds:	
Tax Data (Assessed 2016, Payable 2017)	
Market Value:	\$324,200
Total Tax:	\$10,616.76
Property Type:	Vacant Land - Industrial
Homeslead:	Non-Homeslead
Year Built:	
Tax Data (Assessed 2017, Payable 2018)	
Market Value:	\$324,200



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.
  - Retail - 540 sf
  - Office - 360 sf
  - Storage, car cleaning and washing bays - 1,600 sf
  - Building dimensions - 80' 4" x 31' 4"
- Parking
  - 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.
  - 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:972-453-4051 / F:972-453-5106  
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: