

305 American Blvd  
Truck and Trailer Rental CUP and Final Site Plan and Building Plan  
Application

Proposal

Mike Brady and Wayne Johansen would like to move Budget Truck and Car rental from its current location between BMW and HOM Furniture to 305 American Blvd. Therefore we are applying for a Conditional Use Permit for Truck and/or Trailer Rental and a final Site Plan approval.

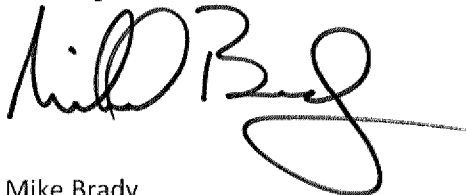
Such a move will allow many positives for the City and the community:

1. Kelley Fuels semi trucks will no longer be using American Blvd for fueling stops.
2. The Kelley Fuels site will be cleaned up from any ground contamination.
3. The blighted look of the Kelley Fuels site will be replaced with a modern building and prospering business.
4. Budget Rental will have more space on a better lot to conduct business.
5. The current Budget Rental site is blighted and hinders the development of a HOM Furniture store. Approval will assist the City's desires to clean up and modernize 494.
6. HOM Furniture will be able to build a more attractive and functional store.
7. Tax base will be increased on both sites.

To accomplish this move, we are applying for a CUP and Site and Building Plan approval.

1. No variances requested
2. Exterior Materials are up to 15% Nichiha Painted Cement Board panels with a minimum of 85% Stucco, subject to review and approval by Bloomington staff.
3. Landscape requirements met
4. Rain water garden is engineered and applied for to Nine Mile Creek Watershed
5. Curb cut being repositioned to match the drive aisle.
6. Size of the building is under 2,000 sq ft and does not require sprinklers.

Thank you for your consideration and comments. We ask for your support towards approval at the next Planning Commission Meeting.



Mike Brady  
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763.767.3771

## 305 American Blvd Auto Rental CUP Application

July 2017

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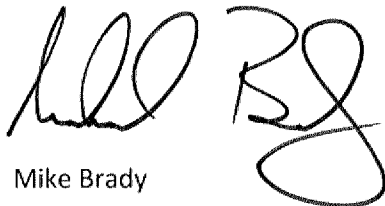
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