

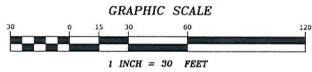
Case File No. 18-0029
Avis Budget Car Rental

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



CERTIFICATE OF SURVEY/SITE PLAN

~for~ INSITE COMMERCIAL
 ~of~ 13091 CENTRAL AVENUE N.E



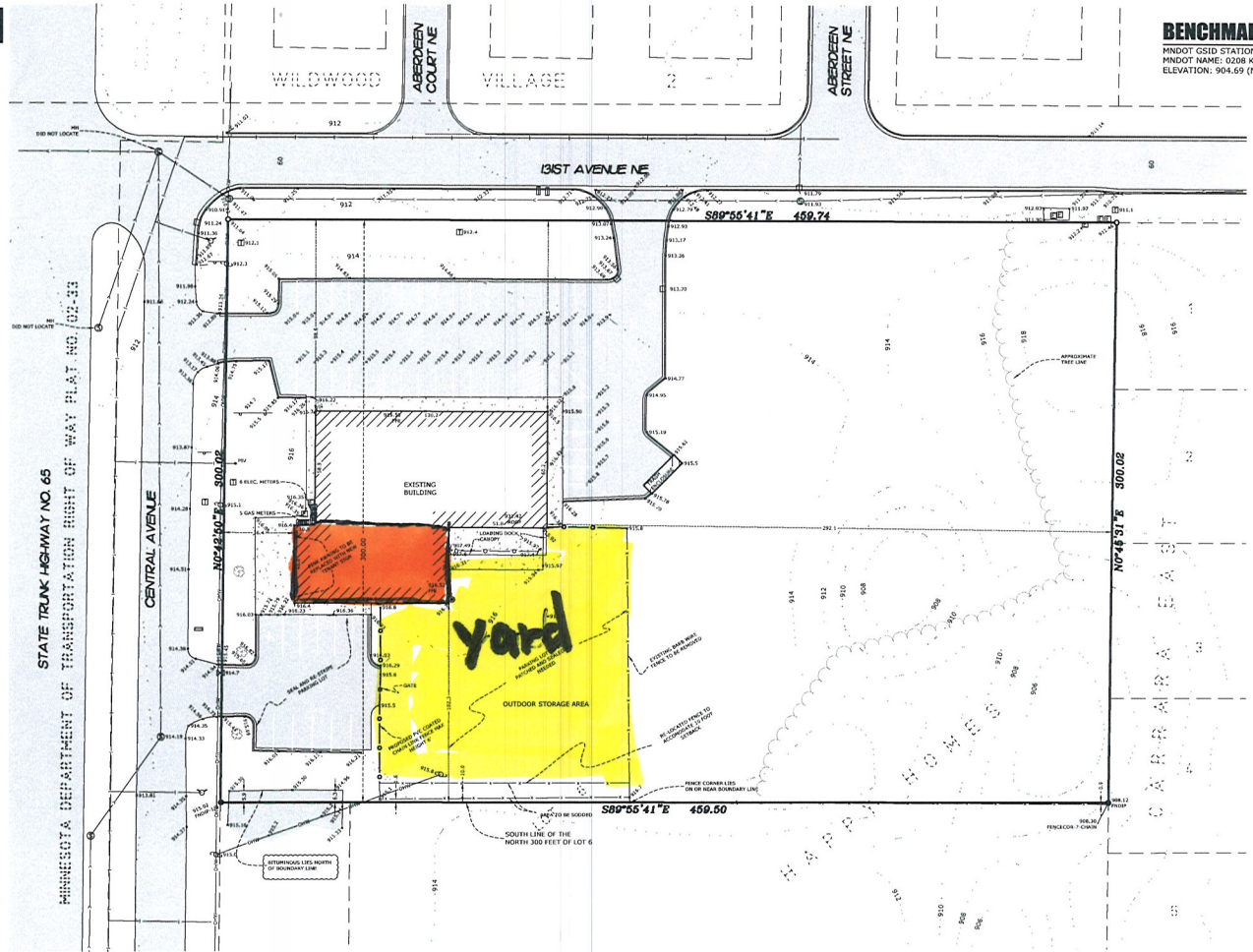
VICINITY MAP
 PART OF SEC. 5, TWP. 31 R1G. 23



ANOKA COUNTY, MINNESOTA
 (NO SCALE)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ⊠ DENOTES AIR CONDITIONING UNIT
- ⊙ DENOTES BOLLARD
- ⊡ DENOTES CATCH BASIN
- ⊞ DENOTES CABLE PEDESTAL
- ⊞ DENOTES ELECTRICAL BOX
- ⊞ DENOTES EXISTING SPOT ELEVATION
- ⊞ DENOTES FIBER OPTIC BOX
- ⊞ DENOTES GAS METER
- ⊞ DENOTES HYDRANT
- ⊞ DENOTES LIGHT POLE
- ⊞ DENOTES MAILBOX
- ⊞ DENOTES POST INDICATOR VALVE
- ⊞ DENOTES POWER POLE
- ⊞ DENOTES SANITARY SEWER MANHOLE
- ⊞ DENOTES SIGN
- ⊞ DENOTES TELEPHONE PEDESTAL
- ⊞ DENOTES WATER VALVE
- ⊞ DENOTES PROPOSED ORNAMENTAL TREE, 2" CALIPER MIN.
- DENOTES PROPOSED PVC COATED CHAIN LINK FENCE
- DENOTES WOVEN WIRE FENCE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES EXISTING TREE LINE
- DENOTES EXISTING CONTOURS
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE



BENCHMARK:
 MNDOT 6210 STATION #560
 MNDOT NAME: 0208 K
 ELEVATION: 904.69 (NAVD 88)

NOTES:

- Field survey was completed by E.G. Rud and Sons, Inc. on 3/28/18.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 05-31-23-13-0071.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.
- Contours shown are a compilation of field measurements by E.G. Rud and Sons, Inc. and MINGEO lidar distribution.

LEGAL DESCRIPTION

The north 300 feet of Lot 6, HAPPY HOMES, Anoka County, Minnesota.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
 Date: 4/23/18 License No. 41578

NO.	DATE	DESCRIPTION	BY
1	4/23/18	REVISE PER CITY COMMENTS	JSE
2	4/23/18	REVISE PER CITY COMMENTS	JSE
3			

E.G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

CONDITIONAL USE PERMIT APPLICATION

AVIS BUDGET CAR RENTAL, LLC

13091 CENTRAL AVENUE NE

BLAINE, MN 55434

DESCRIPTION OF REQUEST

Avis Budget Car Rental, LLC (hereafter ABCR) in conjunction with the property owner of the subject location, is requesting an amendment to the zoning code for the City of Blaine along with a Conditional Use Permit to operate a car and truck rental business.

Current zoning regulations for car/truck rental in Blaine require that we be located within an existing automotive repair/related facility. At the time of this filing, no suitable space within an existing auto related business is available within the city limits.

REASON FOR REQUEST

ABCR has operated a rental facility at 10588 Central Ave NE in the City of Blaine since January 2006. The current property owner has contracted to sell the facility and the anticipated buyer will occupy 100% of the location and has no desire to retain ABCR as a tenant. Therefore ABCR is forced to either relocate or close. Having established a respectable sized business within the City of Blaine and seeking to preserve that business for ABCR and the residents of Blaine that patronize us, a comprehensive search was conducted for a suitable replacement site. The only suitable location uncovered is 13091 Central Ave, NE.

This site possesses the qualities necessary for the relocation of our business activities. These include but are not limited to:

- 1) Suitable facility to operate from
- 2) No more than 15 idle cars
- 3) Fleet to be stored within the enclosed/fenced rear yard
 - a. Screened by the fence and the building
- 4) Building to be used as office/rental lobby
 - a. Actual floor plan TBD
- 5) Continued Central Avenue address
- 6) Relative close proximity to existing location

131st and Central Real Estate LP

April 23, 2018

Bryan K. Schafer
Director of Community Development
10801 Town Square Drive NE
Blaine, MN 55449-8101

Jeff Wagner / Area Development Manager
Avis Budget Group / Central Area
P.O. Box 612707 / 3937 S. 26th Avenue
DFW Airport, TX 75261

SUBJECT: Conditional Use Permit
 Case File No. 18-0029
 Avis Budget Care Rental

Dear Mr. Schafer

Avis Budget Group and 131st (Tenant) and Central Real Estate LP (Landlord) acknowledge your letter of April 13, 2018 outlining the additional information needed prior to Monday April 30th at 4:30 in order to remain on schedule for the May 8th Planning Commission Meeting.

As Landlord, we will be submitting a site plan by the deadline that illustrates the additional work and changes to the Property to comply with the city's code and those necessary for the use under the conditional use permit request.

The Landlord shall:

- 1) Submit the site plan showing the work to be done
- 2) Remove all barbed shall be removed from all fencing on the Property
- 3) Replace approximately 102 linear feet of fencing and gates facing Central Avenue with a 6 foot high fence and gate(s), the material of which will be coated with black PVC per industry standards.
- 4) Remove all fencing along the south property line and relocate said fencing a minimum of 10 feet north of the southern property line.
- 5) Remove the south 10 feet of asphalt along the property line and replace with sod and maintain such as required
- 6) Plant in the frontage along Central Avenue, three (3) ornamental trees of a minimum caliper size of 2".
- 7) Remove the pink awning on the frontage of 13091 Central Avenue. Avis Budget to submit a new sign application upon approval of the Conditional Use Permit.
- 8) Remove and properly dispose of all debris and personal property outside of the building
- 9) Seal and restripe the customer parking lot area
- 10) Patch and seal as needed the enclosed parking area

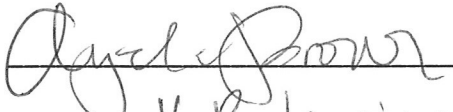
131st and Central Real Estate LP

Landlord and Tenant have agreed that all rental vehicles shall be parked and stored within the fenced area. Landlord and Tenant acknowledge that occupancy will not be granted until Site Plan Approval is granted and a Certificate of Occupancy is obtained by Avis Budget Group.

Landlord also agrees that it will post adequate funds with the City of Blaine in a form acceptable to the City that adequately cover the cost of the above work. We will submit copies of bids for the work to be done by outside contractors.

Sincerely,

101st and Central Real Estate LP


By its: V.P. Leasing

CC: Jeff Wagner- Avis Budget Group