



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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**File #:** RES 18-123, **Version:** 2

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**DEVELOPMENT BUSINESS** - *Bryan K. Schafer, Planning and Community Development Director*

**APPROVING A CONDITIONAL USE PERMIT TO ALLOW FOR AN AUTOMOBILE RENTAL FACILITY AND OFFICE WITH UP TO 15 VEHICLES PARKED ON SITE AT 13091 CENTRAL AVENUE NE. 131<sup>ST</sup> & CENTRAL REAL ESTATE LP (AVIS BUDGET CAR RENTAL) (CASE FILE NO. 18-0029/BKS)**

Planning Commission (Public Hearing)	05/18/18
<b>City Council (Conditional Use Permit)</b>	<b>06/21/18</b>
Action Deadline	06/21/18

The Planning Commission voted unanimously to approve the conditional use permit. Public comments included concern regarding increased noise, traffic, and lighting, as well the effect to property values.

Avis Budget Car Rental has been operating from the former John's Auto site since 2006. They are losing their lease as part of a new business entity at that site. They would like to remain in Blaine and have found a site at 13091 Central Avenue. The site has until recently been a storage yard for a computer/tech recycler. Avis-Budget would require a Conditional Use Permit (CUP) for their use. They would be a tenant at this location (there are also other tenants in the building) and would have up to 15 vehicles on site. All vehicles would be stored behind the fenced area.

The owner of the property has reached an agreement with Budget-Avis and is willing to update the site as part of the CUP and site plan approval. The improvements consist of:

- Updating the yard fence by removing all of the barbed wire
- Removing the front section of old galvanized chain link fence and gate and replacing it with new 6-foot high PVC coated (black) chain link fence and gate system
- Removing the section of fence and asphalt along the south property line that does not meet the 10-foot setback. The fence will be reinstalled at the property setback
- The south 10-feet to be sodded and maintained as a required landscape strip
- Plant three (3) ornamental trees in the front landscape area

- Remove the awning over the office space and replace with current signage
- Seal and restripe the front parking area
- Seal and patch the yard area as needed
- Remove all debris and equipment from previous tenant (currently underway)

By motion, approve the Resolution.

### **Attachments**

Zoning and Location Map

Site Survey

Avis Budget Narrative Request

Site Owner Letter

**WHEREAS**, an application has been filed by 131<sup>st</sup> & Central Real Estate LP (Avis Budget Car Rental) as Conditional Use Permit Case File No. 18-0029; and

**WHEREAS**, said case involves the land described as follows:  
THE NORTH 300 FEET OF LOT 6 HAPPY HOMES, ANOKA COUNTY, MINNESOTA

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on May 8, 2018; and

**WHEREAS**, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

**WHEREAS**, the Blaine City Council has reviewed said case on June 21, 2018.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 30.24 (gg) of the Zoning Ordinance to allow for an automobile rental facility and office with up to 15 vehicles parked on site at 13091 Central Avenue based on the following conditions:

1. Site Plan Approval is required encompassing all of the site improvements identified in this report.
2. Rental vehicles to be placed and stored behind the fence in the designated storage yard at all times.
3. The number of rental vehicles stored on site is limited to not more than fifteen (15).
4. All site work to be covered by a financial guarantee.
5. Avis-Budget to apply for and receive a Certificate of Occupancy prior to occupying the site.

6. All business signage by separate review and permit.
7. Any lighting of the yard area to be completely down-lit and fully shielded away from neighboring property. No lights shall extend over 20-feet in height. Lighting plans to be submitted for City review prior to any installation.
8. All work required for the building is subject to building permit review and issuance.
9. Recommendation for approval is based on the City adopting a code amendment that removes the requirement to be located as part of Major Auto Repair or Auto Sales Lot. The code amendment is the subject of Case File 18-0033.

**PASSED** by the City Council of the City of Blaine this 21<sup>st</sup> day of June, 2018.