



January 30, 2018
Ms. Shenice Lewis
Planning and Zoning Resource Company
1300 South Meridian Avenue, Suite 400
Oklahoma City, OK 73108

Re: Property - 8001 28TH AVE S, BLOOMINGTON, MN 55425
PID# 0102724140015

To Ms. Shenice Lewis:

In response to a request for zoning and land use verification and information for the Property, please be advised of the following as of the date hereof:

1) Zoning and Comprehensive Land Use Plan Designation:

The property is zoned LX(PD)(AR-17), Lindau Mixed Use (Planned Development)(Airport Runway) and is subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is Lindau Mixed Use. The Zoning and Comprehensive Land Use Plan maps can be viewed at <https://www.bloomingtonmn.gov/plan/zoning-and-guide-plan-maps>.

The adjoining property use, zoning and Comprehensive Plan designations are:

Direction	Use	Zoning	Comprehensive Plan
North	Hotels	C-4(AR-17)	Office
South	Transit parking	LX(PD)(AR-17)	Lindau Mixed Use
East	Electric transformer	HX-R(PD)(AR-17)	South Loop Mixed Use
West	Vacant industrial, warehouse	LX(AR-17)	Lindau Mixed Use

2) Conformance with Current Zoning Requirements:

The Property's intended use as hotel is a permitted use in the LX zoning district. Several Planning and Zoning reviews have occurred over the years. The following zoning reviews were completed:

- December 21, 2015 – City Council approved: 1) a major revision to the Preliminary Development Plan for a 164 room, five story hotel with hotel restaurant and banquet space, and separate attached 7,400 square foot restaurant/coffee shop; (Case 10966B-15); and 2) a Final Development Plan for a 164 room, five-story hotel with hotel restaurant and banquet space (Case 10966C-15).
- January 23, 2018 – The Acting Community Development Director approved a one-time, one-year approval extension for the final development plan for the five-story Cambria Suites hotel at 8001 28th Avenue South (Case PL2017-287).

- January 26, 2018 – The Planning Manager approved a minor revision to the final development plan in increase the room count from 164 to 170, with no increase in building footprint or gross floor area (Case PL2018-13).
- January 26, 2018 – The Acting Community Development Director approved an Airport Zoning Permit to construct a five-story hotel at 8001 28th Avenue South (Case PL2018-13). An additional Airport Zoning Permit will be necessary prior to the erection of construction cranes on the site.

Provided the hotel is developed in accordance to the approved site and building plans, it will be compliant with City Code development standards. The applicable City Code (zoning) sections applicable include, but not limited to:

- Section 19.38.01 – Planned Development (PD) Overlay Districts
- Section 19.51 – Refuse handling and storage
- Section 19.52 – Landscaping and screening
- Section 19.52.01 – Screening of roof mounted equipment
- Section 19.63.01 – Exterior Materials
- Section 19.113 – Signs
- Section 21.207.02 – Lindau Mixed Use (LX) District
- Section 21.209 – Use Tables
- Section 21.301.01 – Development Intensity and Site Characteristics
- Section 21.301.02 – Structure Placement
- Section 21.301.03 – Structure Design
- Section 21.301.04 – Sidewalks
- Section 21.301.06 – Parking and Loading
- Section 21.301.07 – Exterior Lighting
- Section 21.301.10 – Height
- Section 21.501.02 – Preliminary Development Plan
- Section 21.501.03 – Final Development Plan
- Section 21.501.04 – Conditional Use Permit

NOTE: To review a City Code Section, type www.code.blm.mn/ followed by the City Code Section number. (For example www.code.blm.mn/21.301.07 is lighting)

- 3) Utilities serving the property:
According to the City of Bloomington Public Works Division records, the property is served by water, sanitary sewer and storm sewer. All other utilities are provided by non-City providers. Please contact the appropriate provider for detailed information on other services to the property.
- 4) Right to Rebuild Following Casualty:
Once the hotel is constructed, the use may continue following casualty, in accordance with the performance standards at the time it is rebuilt and in accordance with City Code Section 21.504, Non-conformity. If the property becomes legally non-conforming over time, and in the event of casualty, the Property could be rebuilt to legally non-conforming development status. Any changes would require compliance with the applicable codes at the time it is rebuilt.

City records show no open enforcement orders against the property at this time. This statement does not mean that the property is free of violations or is in full compliance with federal, state and local applicable codes.

- 5) No Further Approvals or Licenses Required:
Building permit plan review is underway. Once construction documents have been approved, and permit fee paid, construction may commence. Lodging, food, and liquor licenses will need to be procured before the hotel may begin operation.
- 6) Compliance with Subdivision Regulations:
The Property complies with subdivision regulations. The 28TH AVENUE LRT STATION plat was approved and subsequently filed.
- 7) No Application(s) Pending:
No application for rezoning, for a special or conditional use permit or a variance in connection with the Property, is now pending. No proceeding to challenge zoning or other governmental approval or use of the Property is pending, or to the best of my knowledge, overtly threatened.
- 8) Violations Outstanding or Development Related Fees Paid:
I am unaware of any active or alleged violations to any zoning, subdivision, building or similar ordinances or regulations applicable to the Property within the past three years. There is no record of any pending or contemplated enforcement proceedings against the Property. There are no open enforcement orders against the property at this time.
- 9) Flood Zone Designation:
The Property is not located in a Flood Hazard Overlay Zoning District. The Flood Insurance Rate Map (FIRM) for the City of Bloomington designates the Property as Zone X on Panel Number 2753C0476F dated November 4, 2016.

This information was researched by the person signing this letter on behalf of the City of Bloomington as a service. The undersigned certifies the above information is believed to be accurate based on or relating to the information supplied in the request for this zoning verification and the information on file with the City of Bloomington. The City assumes no liability for errors or omissions. All information was obtained from public records which may be inspected during regular business hours.

Please contact me at (952) 563-8921 or mcentinario@BloomingtonMN.gov for any questions.

Sincerely,



Mike Centinario, Planner
Community Development – Planning Division