



April 19, 2018

Wendy Berndt  
Stinson Leonard Street  
50 South Sixth Street, #2600  
Minneapolis, MN 55402

Re: Property - 2405 E OLD SHAKOPEE RD, BLOOMINGTON, MN 55425  
PID: 0102724430010

Ms. Berndt:

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 CS-1(AR-17)(BP-2) Commercial Service 1.0(Airport Runway)(Bluff Protection) and is subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is Innovation and Technology. 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	Overflow parking	CO-2 (PD)(AR-17)	High Intensity Mixed Use
South	Environmental corridor	SC	Conservation
East	Agriculture	CS-1(BP-2)(AR-17)	Innovation and Technology
West	Environmental Corridor	SC	Conservation

- 2) Conformance with Current Zoning Requirements:  
The Property is currently vacant, but intended for a hotel and an entertainment/recreation/restaurant facility. Several Planning and Zoning reviews have occurred within the last year. The following reviews were completed:
  - August 28, 2017 – City Council approved a major revision to final site and building plans for a recreation, entertainment, and restaurant building (Case PL2017-127).
  - June 5, 2017 – City Council approved the Forest Glen 2<sup>nd</sup> Addition preliminary and final plat (Case PL2017-61).

- May 5, 2017 – Planning Commission approved final site and building plans for a four-story, 182 room hotel (Case PL2017-60).

The property is currently vacant. Provided the developments listed above are implemented in accordance with approved plans, which reflect City Code compliance, it will be compliant with relevant City Code development performance standards. The applicable City Code (zoning) sections applicable include, but not limited to:

- Section 19.40.07 – Commercial Service Districts CS-0.5 and CS-1
- 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 21.301.04 – Sidewalks
- Section 21.301.06 – Parking and Loading
- Section 21.301.07 – Exterior Lighting
- Section 21.301.10 – Height
- Section 21.501.01 – Final Site and Building Plans

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

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.

Food, lodging, pool, and liquor licenses will be required for the hotel and recreation/entertainment facilities to operate. The Bloomington Environmental Health and Licensing Divisions conduct routine inspections related to these licenses.

4) Compliance with Subdivision Regulations:

The Property complies with subdivision regulations. The FOREST GLEN 2ND ADDITION plat was approved and subsequently filed.

5) 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.

6) Certificate of Occupancy:

Given development has not been completed at the Property, there is no Certificate of Occupancy. A Certificate of Occupancy will be required before the hotel and/or entertainment/recreation venue opens.

7) 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. There is no record of any pending or contemplated enforcement proceedings against the Property.


8) 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. While not in a flood hazard area, a small portion of the property is subject to bluff protection standards. No development was proposed or approved in the bluff protection area.

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](mailto:mcentinario@BloomingtonMN.gov) for any questions.

Sincerely,



Mike Centinario, Planner  
Community Development – Planning Division