



August 20, 2018

Beth Heimer  
Old Republic Title  
400 2nd Avenue South  
Minneapolis, MN 55401

Re: Property – 2300 E. 86th Street, Bloomington, MN 55425  
PID# 0102724340068

Ms. Heimer:

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 properties are zoned C-4 Freeway Office and are subject to the applicable Bloomington City Code performance standards. BP-2 Bluff Protection and AR-17 Airport Runway overlay zoning districts apply to small portions of the Property. The Comprehensive Plan Land Use Plan designation is Office. 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	Conservation land	SC	Conservation
South	Vacant land	R-1	Innovation and Technology
East	Conservation land	SC	Conservation
West	Multiple-family residential, hotel, and switching station	R-4 and C-4(PD)	High Density Residential and Office

- 2) **Conformance with Current Zoning Requirements:**  
The Property is vacant, but is intended for a hotel development. Hotels are a permitted use in the C-4 zoning district. The following zoning reviews pertaining to the intended hotel development have been recently completed:
  - May 21, 2018 – City Council adopted a resolution approving a Comprehensive Plan Amendment to reguide 2325, 2349, 2357, 2373 E. Old Shakopee Road from Public to Office and reguide 2300 E. 86<sup>th</sup> Street from Innovation and Technology to Office.

- May 21, 2018 – City Council adopted an ordinance rezoning the primary zoning district 2325, 2349, 2357, 2373 E. Old Shakopee Road from RO-50 Residential Office to C-4 Freeway Office and rezoning the primary zoning district of 2300 E. 86<sup>th</sup> Street from B-1 Neighborhood Office to C-4 Freeway Office.
- May 21, 2018 – City Council approved a Preliminary and Final Plat of LEGACY ADDITION.
- June 14, 2018 – Planning Commission approved final site and building plans for a four-story, 151-room hotel.

The applicable City Code (zoning) sections applicable include but not limited to:

- 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 21.205.04 – Freeway Office (C-4) District
- Section 21.205.05 – Freeway Mixed Use (C-5) 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 21.501.01 – Final Site and Building Plans
- Section 21.504 – Nonconformity

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) Licenses Required:

The City must issue food, lodging, and pool licenses in order to operate a hotel. The Bloomington Environmental Health Division conducts routine inspections related to these licenses. Copies of the inspection reports, if needed, are available through Mark Stangenes at 952-563-8980.

4) Compliance with Subdivision Regulations:

The Property will need to be re-platted to accommodate a hotel. On May 21, 2018, the City Council approved a Preliminary and Final Plat of LEGACY ADDITION. As of the date of this letter, the plat has not been 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) 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.

This statement does not mean that the property is free of violations or is in full compliance with federal, state and local applicable codes. All required fees have been paid in connection with the development and use of the Property, including any impact-related fees, have been paid, and no such fees which would have applicability to the Property are otherwise pending or known at this time.

7) 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. However, the Property is subject to Bluff Protection standards, which are located in Section 19.38.12 of the City Code.

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