



May 29, 2018

Ms. Anna Disser
Development Management Group, LLC
4209 Gallatin Pike
Nashville, TN 37216

Re: Property - 3901 MINNESOTA DR, BLOOMINGTON, MN 55435
PID# 0602724110017

Ms. Anna Disser:

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 C-4(PD), Freeway Office (Planned Development) and is subject to the applicable Bloomington City Code performance standards. 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	Office	City of Edina zoning	
South	Service station	CS-1(PD)	Community Commercial
East	Restaurant and office	CS-1	Community Commercial
West	Office	CS-1	Office

- 2) Conformance with Current Zoning Requirements:
The Property is mostly vacant with a surface parking lot. A hotel and a future restaurant are intended to be constructed on the Property. Hotels are permitted uses in the C-4 Zoning District. Several Planning and Zoning reviews have occurred over the years. The following zoning reviews were completed:

- February 5, 2018 – City Council approved an ordinance rezoning 3901 Minnesota Drive from CS-1 Commercial Service to C-4 Freeway Office. The City Council also approved a major revisions to preliminary and final development plans for a nine-story, 214 room hotel with hotel restaurant and banquet space and future freestanding restaurant at 3901 Minnesota Drive (Case PL2017-274).

- August 12, 1985 – City Council approved a multi-phased office and hotel preliminary development plan (Case 5440A-85).

In 1996, the City Council approved a parking lot and security ordinance which required full compliance with the City Code at a future date. Currently, the City Code required compliance by December 31, 2020. A Code-complying lighting plan must be approved and implemented for the hotel and restaurant development.

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 21.205.04 – Freeway Office (C-4) 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
- Section 21.504 – Nonconformity

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:

The future use as a hotel in the C-4(PD) Zoning District 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 is non-conforming, which cannot be accurately determined without a full review of an as built survey and development

details, and in the event of casualty, the Property could be rebuilt to the legally non-conforming development. Any changes would require compliance with the applicable codes at the time it is rebuilt.

For a hotel, the City will need to issue lodging, pool, food, and liquor licenses. 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.

5) No Further Approvals or Licenses Required:

The intended use as a hotel is permitted under the Zoning Ordinance without necessity of any rezoning, special exceptions, use permit, variance or other approval. I am not aware of any other permit or license required by this jurisdiction that a purchaser must obtain before it may acquire the Property.

6) Compliance with Subdivision Regulations:

The Property complies with, or is otherwise exempt from, applicable subdivision regulations. The MINNESOTA CENTER 2ND ADDITION 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) Certificate of Occupancy:

There is no certificate of occupancy for the property. Before a future hotel and/or restaurant open to the public, a certificate of occupancy must be granted by the City of Bloomington. It is not necessary for a new purchaser to obtain either a new Certificate of Occupancy or an amendment to the existing certificate of occupancy in order continue use and occupancy of the Property which it is approved.

9) 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.

10) 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 2753C0452F dated November 4, 2016. While not in a Flood Hazard zone, the soils at the Property are generally understood to be poor quality for commercial development. New development typically requires foundation pilings to support buildings.

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,

A handwritten signature in black ink, appearing to read "Mike Centinario".

Mike Centinario, Planner
Community Development – Planning Division