



July 31, 2019

Commercial Partners Title, LLC
 ATTN: Michelle Zerfas
 200 South Sixth Street, Suite #1300
 Minneapolis, MN 55402

Re: Property - 8000 Knox Avenue South, Bloomington, MN 55431, PID# 0402724240005

Ms. Zerfas:

In response to your request for zoning 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-5(PD) (Freeway Mixed Use (Planned Development)) and is subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is Community Commercial. 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	Retail shopping center	C-3(PD) C-5(PD)	Regional Commercial
South	Vacant	C-5(PD)	Community Commercial
East	Motor vehicle sales	C-5(PD)	Regional Commercial
West	Restaurant	C-5(PD)	Community Commercial

2) Conformance with Current Zoning Requirements:

The Property is currently vacant. The previous structure was demolished in 2018. The Planning and Zoning reviews on file include but are not limited to:

- 08/05/1974 – Preliminary and Final Plat of Hays Penn Avenue 2nd Addition approved by the City Council (Case #6389G-74) – see attached minutes.
- 05/19/1980 – Variance to reduce a front yard setback for a permitted structure from 65 feet to 63.2 feet approved by the City Council (Case #8718A-80) – see attached minutes.
- 08/21/1995 – Rezoning from B-2 to B-2(PD) and Preliminary and Final Development Plans for motor vehicle sales facility (Class I and II) approved by the City Council (Case #8718AB-95) – see attached letter.

- 02/05/2004 – Minor Revision to Final Development Plan to reduce front landscape yard along American Boulevard West from 20 feet to 12 feet approved by Community Development Director (Case #8718A-04) – see attached minutes.
- 07/15/2013 – Rezoning from B-2(PD) to C-5(PD) approved by the City Council (Case #10002A-13) – see attached letter.
- 05/20/2019 – Variance to reduce lot area from 80,000 to 78,691 square feet and lot width from 250 to 191.7 feet, Platting Variance to defer payment of park dedication fee until prior to the issuance of a building permit, and Preliminary and Final Plat (Type III) of Knox American Addition approved by the City Council (Cases #PL2019-40 and #PL2018-255) – see attached letter. Note: Plat of Knox American Addition has not yet been recorded.

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

- Section 19.52 – Landscaping and screening
- Section 19.63.01 – Exterior Materials
- Section 19.113 – Signs
- 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 21.301.17 – Refuse Handling and Storage
- Section 21.301.18 – Screening of Roof Mounted Equipment
- Section 21.302.02 – Residential Uses in Commercial Zones
- Section 21.302.09 – Multiple Family Design and Performance Standards
- Section 21.501.01 – Final Site and Building Plans
- 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. Documents show there are multiple wells on-site. Well #27W0018669 was 25 feet deep and

sealed on August 26, 2015 by Range Environmental Drilling. Well #27W0019627 was 20 feet deep and sealed on March 14, 2018 by Bergerson-Caswell, Inc.

4) Compliance with Subdivision Regulations:

The Property complies with applicable subdivision regulations related to the previous use. On August 05, 1974, the plat of Hays Penn Avenue 2nd Addition was approved and subsequently filed (Case #6389G-74). The plat of Knox American Addition (Case #PL2018-255), which includes the subject property, was approved on May 20, 2019, but is yet to have been recorded.

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.

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 27053C0456F 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 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) 563-8925 or nmjohnson@BloomingtonMN.gov for any questions.

Sincerely,



Nick Johnson, Planner
Community Development – Planning Division