



August 01, 2019

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

Re: Property - 1901 American Boulevard West, Bloomington, MN 55431, PID# 0402724240006

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 Freeway Mixed Use and 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	Multiple-family residential	RM-50(PD)	High Density Residential
East	Motor vehicle sales and office	C-5(PD) C-4(PD)	Regional Commercial and Office
West	Restaurant and vacant site	C-5(PD)	Community Commercial

2) Conformance with Current Zoning Requirements:

The Property is currently vacant. The previous structure was demolished in 2018. The Property, along with 8049 Morgan Circle, recently obtained approval to construct two multiple-family residential buildings with a total of 248 units. A building permit for the residential project referenced above is yet to be issued. The Planning and Zoning reviews on file for the Property include but are not limited to:

- 08/05/1974 – Preliminary and Final Plat of Hays Penn Avenue 2<sup>nd</sup> Addition approved by the City Council (Case #6389G-74) – see attached minutes.
- 12/05/2011 – Conditional Use Permit for a dance/gymnastics studio in an existing retail space approved by the City Council (Case #8390A-11) – see attached letter.
- 07/15/2013 – Rezoning from B-2 to C-5 approved by the City Council (Case #100002A-13) – see attached letter.
- 05/20/2019 – Rezoning from C-5 to C-5(PD), Preliminary and Final Plat (Type III) of Knox American Addition, and Preliminary and Final Development Plans for two four-story multiple-family residential buildings with a total of 248 units approved by the City Council (Cases #PL2018-255 and #PL2019-40) – see attached letter. Note: Plat of Knox American Addition has not yet been recorded as of the date of this letter.

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

- Section 19.38.01 – Planned Development (PD) Overlay Districts
- 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 21.501.02 – 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/](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.

Documents show there are three water supply wells on-site. Well #828321 is 41 feet deep and is still in use. Well #327W0018668 was 25 feet deep and was sealed on August 26, 2015 by Range Environmental Drilling. Well #27W0019709 was 41 feet deep and was sealed on January 15, 2018 by Braun Intertec.

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