

PL201900225
PL2019225



First American Title Insurance Company

National Commercial Services
121 South 8th Street, Suite 1250, Minneapolis, MN 55402-2504
(612) 305-2000 - Fax (714) 689-7109

* Kiley Cermak
Commercial Escrow Assistant

Direct Phone Number:(612) 305-2041

Via Federal Express

November 25, 2019

City of Bloomington
Zoning and Planning
1800 West Old Shakopee Road
Bloomington, MN 55431

RE: Request for Zoning Letter; Our File No. NCS-979329-MPLS
Property Address: 9000 and 9056 Penn Ave South

To Whom it May Concern:

We are requesting a Zoning Letter for the above referenced properties. We have enclosed a Zoning Letter Request Form containing the property information and setting forth the information we will require.

We have enclosed a check in the amount of \$100.00

Please forward the Zoning Letter to First American as soon as possible.

If you have any questions, please contact the Escrow Officer, Jim Erickson, at (612) 305-2005 or by email at jerickson@firstam.com or me.

Thank you for your assistance on this request.

Sincerely,
First American Title Insurance Company

Kiley Cermak
Commercial Escrow Assistant

ZONING LETTER REQUEST
UNIFORM LAND USE CONFIRMATION FORM

Subject Property:

Addresses: 9000 and 9056 Penn Avenue South
APN: 08-027-24-41-0064 and 08-027-24-41-0065
Legal Descriptions: See attached Exhibit A

A. Requested by and Return to via e-mail and hard copy via mail:

Attn: Kiley Cermak
FIRST AMERICAN TITLE
121 S 8th Street, Suite 1250
Minneapolis, MN 55402

Phone: 612-305-2041
Fax: 714-689-7109
E-mail: kcermak@firstam.com

Our File No.: NCS-979329-MPLS

B. The current use of the Subject Property is: Retail

C. Proposed future use: Retail

Please provide the following information:

1. The Subject Property is designated in the Comprehensive Plan as:

General Business

2. The current zoning classification for the Subject Property is:

9000 Penn is B-4 and 9056 Penn is (B-4(PD))

3. There [are / are no] applications filed for the Property (e.g., zoning, subdivision, special use permit, conditional use permit, variance site plan approval, etc.)*.

4. The use of the Property as described in paragraphs B, above, is:

Lists retail yet it is medical office and restaurant? Answer is for retail only.

a. Permitted*	<u>Yes</u>	No
b. Conditional*	Yes	No
c. Nonconforming*	Yes	No
d. Parking:	Yes	No

(Is the current number of parking spaces in compliance with the current zoning requirements?)

Number of spaces Code complying
Design standard legally non-conforming for Burger King.

5. The proposed use as described in Paragraph C, above, is:
Lists retail yet it is medical office and restaurant and no plans for a change? Answer is for retail only.
- | | | |
|-------------------|--------------------------------------|----|
| a. Permitted* | <input checked="" type="radio"/> Yes | No |
| e. Conditional* | Yes | No |
| f. Nonconforming* | Yes | No |
| g. Parking: | Yes | No |

(Is the current number of parking spaces in compliance with the current zoning requirements?) **Unable to answer for a proposed use.**

6. There are records in the City files of unsatisfied zoning violation(s)*.
- | | |
|-----|----|
| Yes | No |
|-----|----|

7. Variances have been granted for the Property.* ☒ Yes **See letter** No

8. Flood Insurance Rate Map (FIRM)*: ☒ Yes No
Property Appears to be in zone(s) **X**
Community Panel No. **27053C0458F** Dated: **11/4/2016**

9. Are the buildings and improvements in compliance with the above mentioned Ordinance/Comprehensive Plan and applicable ordinances and regulations, including without limitation subdivision, building, environmental and energy codes and regulations*: Yes No
Unknown - additional review required. See letter.

10. The subject property can be conveyed without the filing of a plat, or re-plat of the land.
- | | |
|--------------------------------------|----|
| <input checked="" type="radio"/> Yes | No |
|--------------------------------------|----|

*For additional comments please use section 11 "Comments".

11. Comments: **See letter**

#6 No record of violations, yet this review noted a significant violation of missing landscaping for the Burger King property.

12. This information was researched by the undersigned, on request, as a public service. The undersigned certifies that the above information in paragraphs 1-11 are believed to be accurate based on or relating to the information supplied in paragraphs A, B, and C; however, neither the undersigned nor the City assumes liability for errors and omissions. All information was obtained from public records which may be inspected during regular business hours.


Signature **Londell Pease**

Senior Planner
Title

12/2/2019
Date

Exhibit A

Parcel 1:

Lot 2, Block 1, Winchell's Addition, Hennepin County, Minnesota.

(Abstract Property)

Parcel 2:

Lot 1, Block 1, Penn Properties Addition, Hennepin County, Minnesota.

(Abstract Property)