



June 29, 2016

Michelle Christensen
200 South Sixth Street, Suite 1300
Minneapolis, MN 55402

Re: Properties - 7837 13TH AVE S, BLOOMINGTON, MN 55425 & 1301 E 78TH ST,
BLOOMINGTON, MN 55425
PID# 0202724120011 and 0202724120022, respectively

To Michelle Christensen:

In response to a request from Ms. Christensen, requesting certain land use information regarding the properties, please be advised of the following as of the date hereof:

- 1) Zoning and Comprehensive Land Use Plan Designation: The properties are zoned FREEWAY DEVELOPMENT (FD-2)(AR-22) and are subject to the restrictions and performance standards in the Bloomington City Code. The Comprehensive Plan Land Use Plan designation is Community Commercial. The parcels are also within the Airport Runway 22 Overlay Zoning District (AR-22) and is subject to the MSP Airport Zoning Ordinance.
- 2) Conformance with Current Zoning Requirements: The properties are vacant and have remained vacant for more than one year. Pursuant to Section 21.504 of the City Code, all future land uses and site characteristics must be consistent with the FREEWAY DEVELOPMENT (FD-2) Zoning District and MSP Airport Zoning Ordinance. The intended hotel use is conditionally permitted and would be subject to conditional use permit standards established in Section 21.501.04 of the City Code.
- 3) Utilities serving the properties: According to the City of Bloomington Public Works Division records, water, sanitary sewer and storm sewer serve the properties. All other utilities are provided by non-City providers. Please contact the appropriate provider for detailed information on other services to the properties
- 4) Right to Rebuild Following Casualty: The properties are non-conforming, and in the event of casualty, the properties would be required to meet the applicable codes at the time development/redevelopment.
- 5) No Application(s) Pending: No application for rezoning, special or conditional use permit, or variance in connection with the properties are now pending. No proceeding to challenge

zoning or other governmental approval or use of the properties are pending, or to the best of my knowledge, overtly threatened.

- 6) Flood Zone Designation: The properties are not located in a Flood Hazard Overlay Zoning District. The Flood Insurance Rate Map (FIRM) for the City of Bloomington designates the Properties as Zone X on Panel Number 2753C0457E dated September 2, 2004.

This information was researched by the person signing this letter on behalf of the City of Bloomington, on request, as a service. The undersigned certifies that 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,



Mike CentinarioPlanner
Community Development – Planning Division