



June 1, 2021

First American  
ATTN: Kiley Cermak  
121 S 8<sup>th</sup> Street, Suite 1250  
Minneapolis, MN 55402

Re: First American File No.: NCS-1060122-MPLS  
2501, 2601, and 2701 American Boulevard East and 2600 Lindau Lane (Property)  
PID#'s 0102724130003, 0102724130009, 0102724130007, 0102724130013

Ms. Cermak:

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 LX(PD)(AR-17) Lindau Mixed Use (Planned Development)(Airport Runway) and is subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan Lindau Mixed Use. 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	Runway Protection	C-4(AR-17)	Public
South	Office	LX(AR-17)	Lindau Mixed Use
East	Hotel	LX(PD)(AR-17)	Lindau Mixed Use
West	Hotel	LX(PD)(AR-17) and LX(AR17)	Lindau Mixed Use

2) Conformance with Current Zoning Requirements:

The Property is currently vacant with an approved multiple-phase Technology Campus. As of the date of this letter, the City is actively reviewing a Building Permit application for Phase I of the Technology Campus. All documents associated with the Zoning entitlements are available in the portal at: <https://permits.bloomingtonmn.gov/ProdPortal/Planning/Status?planningId=2401>

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

- Section 19.38.01 – Planned Development (PD) Overlay Districts
- Section 19.63.01 – Exterior Materials
- Section 19.113 – Signs

**PLANNING DIVISION**

1800 W. OLD SHAKOPEE ROAD, BLOOMINGTON MN 55431-3027  
PH 952-563-8920 FAX 952-563-8949 MN Relay 711

AN AFFIRMATIVE ACTION/EQUAL  
OPPORTUNITIES EMPLOYER

- Section 21.207.02 – Lindau Mixed Use (LX) 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 21.301.15 – Landscaping and screening
- Section 21.301.16 – Exterior Storage
- Section 21.301.17 – Refuse Handling and Storage
- Section 21.301.18 – Screening of Roof Mounted Equipment
- Section 21.501.02 – Preliminary Development Plan
- Section 21.501.03 – Final Development Plan

NOTE: To access the City Code, go to [www.code.blm.mn](http://www.code.blm.mn) and use the index on the left to navigate to the desired section.

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. Non-City providers provide all other utilities. Please contact the appropriate provider for detailed information on other services to the Property. Documents show there were two temporary monitoring wells on-site: 1) Well 27W0018793 was 15 feet deep and sealed on December 15, 2011 by Matrix Environmental and 2) Well 27W0019966 was 26 feet deep and sealed on March 6, 2019 by Braun Intertec Drilling LLC.

4) Compliance with Subdivision Regulations:

On April 8, 2021, the SICK Addition plat was approved. Once the plat is recorded, the property will comply with City subdivision requirements.

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 of 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. There are no open enforcement orders against the property at this time.

This statement does not mean the Property is free of violations or is in full compliance with federal, state and local applicable codes. All required fees have been paid in connection with the

Property's development and use, including any impact-related fees, have been paid. No such fees applicable to the Property are otherwise pending or known at this time.

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 2753C0476F dated November 4, 2016.

This information was researched on behalf of the City of Bloomington staff as a service. The undersigned certifies the above information is 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) 563-8921 or [mcentinario@BloomingtonMN.gov](mailto:mcentinario@BloomingtonMN.gov) for any questions.

Sincerely,



Mike Centinario, Planner  
Community Development – Planning Division