



October 12, 2021

Partner ESI
ATTN: Emma Corso, Zoning Assistant
611 Industrial Way West, Suite A
Eatontown, NJ 07724

Re: 611 W 98th Street (Property) PID# 1502724320065,

To Emma Corso:

In response to your zoning verification request for Property information, please be advised of the following as of the date hereof:

- 1) Zoning and Comprehensive Land Use Plan Designation: The Property is zoned B-4(PD), General Commercial (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-guide-plan-maps>.

The adjoining property use, zoning and Comprehensive Plan designations are:

Direction	Use	Zoning	Comprehensive Plan
North	Medical office and financial institution	B-4(PD) and B-2	Community Commercial
South, East and West	Retail shopping	B-4(PD)	Community Commercial

- 2) Conformance with Current Zoning Requirements: The Property use as a financial institution with a drive through ATM is a permitted use in the B-4(PD) General Commercial Zoning District.

This request seeks information related to the site development compliance, including all site development standards. As the site is under construction, there would be no open violations, Certificate of Occupancy, or legal non-conformities noted. All the zoning review information requested, including staff reports, development plans and related information view documents are available online. The information above can also be retrieved by searching the portal (www.blm.mn/portal) by address and selecting the permit or planning selection. Below are direct links for a portion of the information on the portal:

- The Planning development review and all documents can be downloaded from: <https://permits.bloomingtonmn.gov/ProdPortal/Planning/Status?planningId=2140>.
- A list of all permits and Planning action may be viewed at: <https://permits.bloomingtonmn.gov/ProdPortal/Property/PropertyReview?searchKey=cod&searchValue=PRO5855>.

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

- Section 19.63.01 – Exterior Materials
- Section 19.113 – Signs
- Section 21.204.03 – Neighborhood Commercial Center (B-4) 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 21.301.14 – Tree preservation
- 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 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 was a 55 foot deep water supply well on-site. The well is identified as well#27W0017734 and was sealed on June 17, 1985 by E. H. Renner & Sons Inc. (Sealing #W92121).
- 4) Right to Rebuild Following Casualty: The financial institution with a drive-through ATM B-4 Zoning District may continue following casualty, once the construction is completed and the Certificate of Occupancy is issued.
- 5) No Further Approvals or Licenses Required: The current use is under construction and once the construction is completed and the Certificate of Occupancy is issued, the use is permitted under the Zoning Ordinance without any rezoning, special exceptions, use permit, variance or other approval.

- 6) Compliance with Subdivision Regulations: The Property complies with the applicable subdivision regulations with a Plat of OXBORO DEVELOPMENT 1ST ADDITION being filed.
- 7) 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.
- 8) Certificate of Occupancy: As the property is under construction, no Certificate of Occupancy has been issued as of the date of this correspondence.
- 9) Open Permits, Known Violations or Fees Due: A list of all permits may be viewed at: <https://permits.bloomingtonmn.gov/ProdPortal/Property/PropertyReview?searchKey=code&searchValue=PRO5855>.
- 10) 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 2753C0458F 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) 563-8925 or nmjohnson@BloomingtonMN.gov for any questions.

Sincerely,



Londell Pease, Senior Planner
Community Development – Planning Division