



December 24, 2021

Partner ESI
ATTN: Alan Araujo
222 Bloomingdale Road, Suite 303
White Plains, NY 10605

Re: 3200 E 81st Street (Property) – Hyatt Regency Hotel
PID #06-027-23-23-0645

Mr. Araujo:

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 HX-R (PD) High Intensity Mixed Use with Residential (Planned Development) and is subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is South Loop Mixed Use. 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	Office	C-4	Office
South	Park/Office	HX-R(PD)	South Loop Mixed Use
East	Apartments	HX-R(PD)	South Loop Mixed Use
West	Parking lot	HX-R(PD)	South Loop Mixed Use

- 2) Conformance with Current Zoning Requirements:
The property use as a hotel is permitted in the HX-R Zoning District. The City Council approved a 302-room, eight-story hotel on May 6, 2013 (Case 2830ABCDE-13). The Certificate of Occupancy was issued on December 11, 2015. In addition, a parking expansion was recently approved. All related information to the parking expansion approval is available at
<https://permits.bloomingtonmn.gov/ProdPortal/Planning/StatusReference?referenceNumber=PL202100226>.

The following are the answers to performance details requested (See Section 19.29 of the City Code):

- Minimum lot size – 120,000 square feet
- Floor Area Ratio – 1.5 Minimum and 2.0 Maximum
- Maximum Impervious Surface – No limit
- Setback along streets – zero
- Setback and rear yard – 10 feet
- Airport limits

Considering materials and records on file, determining the continued level of City Code development performance standard compliance since the Certificate of Occupancy was issued is unknown. To complete an in-depth performance standards review, plans, including but not limited to as-built surveys, any floor plans, use details, or other information must be provided. A performance standards review has a base fee of \$131 plus \$56 per hour for each hour over 2 hours. The building permit record retention schedule is 15 years and there are no building-related plans on file.

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

- Section 19.29 – High Intensity Mixed Use with Residential (HX-R) District
- Section 19.63.01 – Exterior Materials
- Section 19.113 – Signs
- 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
- Section 21.501.04 – Conditional Use Permit

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 (City) 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.

4) Right to Rebuild Following Casualty:

The 302-room, eight-story hotel in the HX-R (PD) Zoning District may continue following casualty provided a permit is issued within 365 days of the casualty date. Any changes would require compliance with the applicable codes at the time it is rebuilt.

City records show no open enforcement orders against the Property at this time. However, this statement does not mean the Property is free of violations or is in full compliance with federal, state and local applicable codes.

The City has issued food, lodging and pool licenses for this address. The Bloomington Environmental Health Division conducts routine inspections related to these licenses. Copies of the inspection reports, if needed, are available through Mark Stangenes at 952-563-8980.

5) No Further Approvals or Licenses Required:

The current use by its present owners for 302-room, eight-story hotel purposes is permitted under the Zoning Ordinance without any rezoning, special exceptions, use permit, variance or other approval. I am not aware of any other permit or license required by this jurisdiction a purchaser must obtain before it may acquire the Property or before the Property may continue to be used in the manner it is presently being used.

6) Compliance with Subdivision Regulations:

The Property complies with the applicable subdivision regulations with a Plat of BLOOMINGTON CENTRAL STATION 3RD ADDN; being approved and filed.

7) No Application(s) Pending:

No application for rezoning, a special or conditional use permit or variance in connection with the Property is now pending. Further, no proceeding to challenge zoning or other governmental approval or use of the Property is pending or overtly threatened to the best of my knowledge.

8) Open Permits, Known Violations or Fees Due:

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.

However, this statement does not mean the Property is free of violations or is in full compliance with federal, state and local applicable codes as no performance standard review has been completed. 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.

9) Flood Zone Designation:

The Property is not located in a Flood Hazard Overlay Zoning District. The Flood Insurance Rate Map (FIRM) for the City designates the Property as Zone X on Panel Number 2753C0476F dated November 4, 2016.

This information was researched by City staff as a service. The undersigned certifies that the above information is accurate based on the information supplied for this zoning verification and the information on file with the City. 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 with questions.

Sincerely,



Mike Centinario, Planner
Community Development – Planning Division