



July 6, 2022

Evan Doran
7803 Glenroy Road, Suite 100
Bloomington, MN 55439

Re: Property - 7808 Creekridge Circle, Bloomington, MN 55439
PID# 1711621220034

To Evan Doran:

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-1 (FH), Neighborhood Office (Flood Hazard) and subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is Conservation and Office. 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	Nine Mile Creek	B-1(FH)	Conservation and Office
South	Park	SC	Conservation
East	Office	C-4	Office
West	Office	B-1(FH)	Conservation and Office

2) Conformance with Current Zoning Requirements:

The Property use as an office is a permitted use in the B-1 Zoning District. The Planning and Zoning reviews on file include but are not limited to:

- November 15, 1982 – City Council approved a privately initiated rezoning of the properties from R-1 to B-1 and B-1(F). (Case 8559A-82)
- July 23, 1984 – City Council approved the Preliminary and Final Plat of Creek Ridge Limited Partnership subject to 6 conditions. (Case 8559A-84)

Considering materials and records on file, determining the level of City Code development performance standard compliance 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 base fee of \$135 plus \$58 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.

According to our records, the gross building area is 53,087 square feet which includes 12,475 square feet of basement space. Based on the calculations, then 40,612 square feet remains. Assuming that is correct, and the entire building is used as office, the parking requirement is 1 space per 285 square feet. The required parking would be 142.4 spaces. According to our records, there are 167 total parking spaces on-site. Based on the above information, the parking spaces would be compliant.

In 1996, the City Council approved a parking lot and security ordinance which required full compliance with the City Code at a future date. Currently, the City Code compliance is required by December 31, 2024. This site may require significant upgrades to the parking lot, and building entry's to comply with these requirements.

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

- Section 19.38.02 – Flood Hazard (FH) Overlay Districts
- Section 19.63.01 – Exterior Materials
- Section 19.113 – Signs
- Section 21.204.01 – Neighborhood Commercial (B-1) 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 21.501.01 – Final Site and Building Plans
- Section 21.501.04 – Conditional Use Permit
- Section 21.504 – Nonconformity

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.

Documents show there was a water supply well on-site. It was 62 feet deep and identified as well ID #27W0017868. The well was sealed on November 22, 1984 by Dependable Well Co. Another well, 62 feet deep, identified as well ID #27W0017870. The well was sealed on November 22, 1984 by Dependable Well Co. Another well, 62 feet deep, identified as well ID #27W0017863. The well was sealed on November 22, 1960 by Dependable Well Co.

4) Right to Rebuild Following Casualty:

The office use in the B-1 Zoning District may continue following casualty if complying with City Code Section 21.504, Non-conformity, and the applicable performance standards. Without a full performance standards review, it is unknown without reviewing an as-built survey, floor plans and related development details. Rebuilding the Property to the legally non-conforming development level is allowed, provided a permit is issued within 365 days of the casualty date. Any changes would require compliance with the applicable codes when 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 fully complies with federal, state and local applicable codes.

5) No Further Approvals or Licenses Required:

The current use by its present owners for office 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 acquiring 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 subdivision requirements. On July 23, 1984 a Plat of CREEK RIDGE LIMITED PARTNERSHIP was approved and subsequently filed. (Case 8559A-84)

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) Certificate of Occupancy:

I am unable to locate a certificate of occupancy for the Property. I have no reason to believe; given the case file history described above, that one was not properly issued. The absence of a Certificate of Occupancy would not give rise to any enforcement action affecting the Property. A new purchaser does not need to obtain either an original Certificate of Occupancy or an amendment to the existing Certificate of Occupancy to continue using the Property as initially approved.

9) 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.

A review finds the following building permits remain open with unresolved inspections:

- PRMH202003987 – Replacement of (2) existing 50 Ton Rooftop Unit's. Like for like change out– no inspections were completed.

However, this statement does not mean the Property is free of violations or fully complies 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.

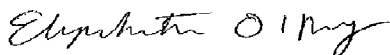
10) Flood Zone Designation:

The Property is located in a Flood Hazard Overlay Zoning District. The Flood Insurance Rate Map (FIRM) for the City designates the Zone X and Zone A on Panel Number 27053C0451E and 27053C0432E dated November 4, 2016. Randy Anhorn, Administrator of the Nine Mile Creek Watershed District, should be consulted for specific datum elevation for the flood plain.

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 data was obtained from public records, which may be inspected during regular business hours.

Please contact me at (952) 563-8919 or eoday@BloomingtonMN.gov with questions.

Sincerely,



Elizabeth O'Day, Planner
Community Development – Planning Division