



February 01, 2023

Global Zoning  
ATTN: Ashlee Turner  
8205 NW 69th Street  
Oklahoma City, OK 73132

Re: Basic Zoning Letter - 6161 American Boulevard West (property), PID# 1711621140050,

To Ashlee Turner:

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 Office and Water. 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 & East	Marsh	SC(FH)	Right-of-way and Water
South & West	Townhomes	SC(FH) and RM-24(FH)(PD)	Conservation, Public, Water, and Low-Density Residential

2) Conformance with Current Zoning Requirements:

The Property use as a 36,000-square-foot office building is permitted in the B-1 Zoning District. The Planning and Zoning reviews on file include but are not limited to the following:

- April 5, 1998 – City Council approved a Conditional Use Permit to deposit fill in a floodplain, a Conditional Use Permit for an office building in the RO-24 Zone, and Final Site and Building Plans for an office building. (Case #8557CDE-98)
- April 5, 1998 – City Council approved a Preliminary and Final Plat of Mount Plat Five. (Case 8557A-99)
- November 3, 2008 – City Council approved a City initiated rezoning from RO-24 to B-1 (Case 10798A-08)

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

**PLANNING DIVISION**

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AN AFFIRMATIVE ACTION/EQUAL  
OPPORTUNITIES EMPLOYER

information must be provided. A performance standards review base fee of \$139 plus \$59.75 per hour for each hour over 2 hours. The building permit record retention schedule is 15 years, and no building-related plans are on file.

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

- Section 19.38.02 – Flood Hazard (FH) Overlay District
- Section 19.63.01 – Exterior Materials and Finish
- 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 21.301.15 – Landscaping and screening
- Section 21.301.16 – Exterior Storage
- Section 21.501.01 – Final Site and Building Plans
- Section 21.501.04 – Conditional Use Permit
- Section 21.504 – Nonconformity

**NOTE:** Access the City Code at [www.code.blm.mn](http://www.code.blm.mn) and use the index on the left to navigate.

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 a 110-foot deep water supply well, identified as well #27W0013524, on-site. Records indicate Hydra-State Well Abandonment, INC. sealed the well on May 5, 1995.

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 what non-conformities may exist. Rebuilding the Property to the legal non-conforming development level is allowed, provided a permit is issued within 365 days of a 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 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 that 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 applicable subdivision regulations or is otherwise exempt. On November 3, 2008, a Plat of MOUNT PLAT FIVE; was approved and subsequently filed. (Case #8557A-99)

7) No Application(s) Pending:

No application for rezoning, special or conditional use permit, or variance in connection with the Property is pending. Further, no proceeding challenging zoning or other governmental approval or Property use 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. Given the case file history described above, I have no reason to believe 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 pending or contemplated enforcement proceedings against the Property.

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

- PRBD202104611 – A building permit for interior demolition was issued to Sever Construction Company on April 23, 2021. No inspections were completed and the permit has expired.
- PREL202104643 – An electrical permit for interior remodel was issued to Ztreme Electric Services on April 26, 2021. No inspections were completed and the permit has expired.

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 Property as Zone X on Panel Number 2753C0451F 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 data was obtained from public records, which may be inspected during regular business hours.

Please contact me with questions at (952) 563-8961 or [dnavarro@BloomingtonMN.gov](mailto:dnavarro@BloomingtonMN.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Derly Navarro", with a stylized flourish at the end.

Derly Navarro, Planning Technician  
Community Development – Planning Division