



June 2, 2023

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

Re: Basic zoning letter for 7851 Normandale Boulevard (Property) - PID# 0602724220004,

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 C-3(PD), Freeway Commercial (Planned Development), subject to applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is Regional 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	Vacant restaurant and Office	CS-1 Commercial Service	Community Commercial
South	Art Gallery and I-494		
East	Highway 100 and hotel		
West	Parking and office		

2) Conformance with Current Zoning Requirements:

The Property is vacant, undeveloped land. The property was previously a hotel, demolished on November 18, 2021, in preparation for a future development. There was a development plan approved for development. However, no application for the development has been submitted. Development of the vacant land would require a Planning Commission review and approval by City Council.

The Planning and Zoning reviews on file include but are not limited to the following:

- October 4, 1965 - City Council approved expanding an existing hotel for laundry facilities. (Case 5531)
- February 19, 1968 - City Council approved expanding an existing hotel for a sauna and locker room for an existing pool. (Case 3256A-68)

- November 11, 1991 - City Council approved variances to sign height and size for an existing hotel. (Case 3256BC-91)
- February 7, 2022 – City Council approved a Comprehensive Plan Map Amendment to reguide 7851 Normandale Boulevard from Community Commercial to Regional Commercial; Rezone from CS-1 (Community Service) to C-3(PD) (Freeway Commercial Center) (Planned Development); Preliminary and Final Development Plans for a four-story high-density motor vehicle sales facility; and Type I Preliminary and Final Plat to plat a metes and bounds parcel into a platted lot. (Case PL2021-251) The Plat has expired. Any development would require Plat approval. The Development Plan will expire on February 7, 2024. All the review materials are available online at <https://permits.bloomingtonmn.gov/ProdPortal/Planning/Status?planningId=2611>.

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

- Section 19.38.01 – Planned Development (PD) Overlay Districts
- Section 19.63.01 – Exterior Materials and Finish
- Section 19.113 – Signs
- Section 21.205.03 – Freeway Commercial Center (C-3) 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 21.301.05 – Drive Through Facilities
- 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 21.301.17 – Refuse Handling and Storage
- Section 21.301.18 – Screening of Roof-Mounted Equipment
- Section 21.302.01 – Motor Vehicle Sales
- Section 21.302.02 – Residential Uses in Commercial Zones
- Section 21.501.02 – Preliminary Development Plan
- Section 21.501.03 – Final Development Plan

NOTE: Access the City Code at 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. In addition, documents show there were temporary monitoring wells on-site. Well #21W0018772 was 20 feet deep and sealed on September 6, 2017, by Thein Well Company,

sealing record H351360. Well #21W0020227 was 41 feet deep and sealed on December 9, 2021, by Braun Intertec Drilling LLC, sealing record H38768.

4) Violations, Approvals, or Licenses Required:

There are no known violations for the vacant land. Subject to a Preliminary and Final Plat review and approval and permits reviewed and approved before February 7, 2024, the development approved by the City Council on February 7, 2022, in Case PL2021-251, could be constructed. See <https://permits.bloomingtonmn.gov/ProdPortal/Planning/Status?planningId=2611>

A search for pending special assessments has not been completed. However, information and contacts for assessments are online at <https://www.bloomingtonmn.gov/eng/pending-assessments>.

5) Compliance with Subdivision Regulations:

A Preliminary and Final Plat must be reviewed, approved, and filed for development to occur on the property. The Plat approved on February 7, 2022, has expired.

6) No Application(s) Pending:

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

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 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. However, 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)563-8926 or lpease@bloomingtonmn.gov.

Sincerely,



Londell Pease, Senior Planner
Community Development – Planning Division