



May 20, 2025

Mickie Martin
Kraus-Anderson Companies, Inc.
501 South Eighth Street
Minneapolis, MN 55404

Re: Property - 7803 PENN AVE S, BLOOMINGTON, MN 55431
PID# 0402724220011

To Ms. Martin:

In response to your zoning verification request for Property information, please be advised of the following as of the date hereof. As requested, this letter focuses on the recent development approvals intended to accommodate the Dick's House of Sport.

1) Zoning and Comprehensive Land Use Plan Designation:

The Property is zoned C-3 Freeway Commercial Center and subject to the 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	Interstate 494	N/A	N/A
South	Retail, restaurants, and multiple-family residential	C-5(PD) and RM-100(PD)	Regional Commercial, Community Commercial, and High-Density Residential
East	Retail and vacant motor vehicle sales	C-4(PD)	Regional Commercial
West	Retail and financial institution	CR-1	Regional Commercial

2) Conformance with Current Zoning Requirements:

The redevelopment site within the Southtown Shopping Center site is current vacant. All buildings have been removed by the property owner. The most recent Planning and Zoning application on file is the following:

- September 30, 2024 – City Council approved a major revision to preliminary and final development plans for a partial redevelopment of the Southtown Shopping Center; final development plans for an approximately 120,000 square foot retail anchor; preliminary

plat approval to subdivide the property in the future; and adopted a resolution approving a platting variance to defer park dedication fees (Case PL202400102).

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

- Section 21.208.03 – Planned Development (PD) Overlay Districts
- Section 21.301.24 – Exterior Materials and Finish
- 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 21.302.02 – Residential Uses in Commercial Zones
- Section 21.302.09 – Multiple-Family Design and Performance Standards
- Section 21.302.19 – Restaurant Performance Standards
- Section 21.304 - Signs
- Section 21.501.02 – Preliminary Development Plan
- Section 21.501.03 – Final Development Plan
- Section 21.501.04 – Conditional Use Permit
- Section 21.504 – Nonconformity

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.

4) No Further Approvals or Licenses Required:

The Dick's House of Sport is a fully zoning-entitled development. However, no building permits have been applied for or issued. I am unaware of any other permit or license required by this jurisdiction that a purchaser must obtain before acquiring the Property or before it may continue to be used in the manner it is presently being used.

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

5) Compliance with Subdivision Regulations:

The Property complies with applicable subdivision regulations or is otherwise exempt. The SOUTHTOWN SHOPPING CENTER 3RD ADDITION was approved and subsequently filed. Preliminary plat approval for SOUTHTOWN SHOPPING CENTER 5TH ADDITION was approved on September 30, 2024 (PL202400102). A final plat has not been approved for the Dick's House of Sport redevelopment.

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) 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.

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.

8) 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 2753C0456F 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) 563-8921 or mcentinario@BloomingtonMN.gov.

Sincerely,



Mike Centinario, Planning Supervisor
Community Development – Planning Division