



PL2016-36
PL201600036

March 15, 2016

Gwen Graefe
Commercial Partners Title, LLC, 200 South Sixth Street, Suite 1300
Minneapolis, MN 55402

Re: 1301 E 78TH ST, BLOOMINGTON, MN 55425 with
Property ID 0202724120022

To Gwen Graefe:

In response to a request from Gwen Graefe, requesting certain land use information regarding the Property, please be advised of the following as of the date hereof:

1. Zoning and Comprehensive Land Use Plan Designation: The land is zoned FREEWAY DEVELOPMENT (FD-2)(AR-22) and is subject to the restrictions and performance standards in the Bloomington City Code. The Comprehensive Plan Land Use Plan designation is Community Commercial. The parcel is also within the Airport Runway 22 Overlay Zoning District (AR-22) and is subject to the MSP Airport Zoning Ordinance.
2. Conformance with Current Zoning Requirements: The Property is vacant and has remained vacant for more than one year. Pursuant to Section 21.504 of the City Code, all future land uses and site characteristics must be consistent with the FREEWAY DEVELOPMENT (FD-2) Zoning District and MSP Airport Zoning Ordinance.
3. Utilities serving the property: according to the City of Bloomington Public Works Division records, water, sanitary sewer and storm sewer serve the property. All other utilities are provided by non-City providers. Please contact the appropriate provider for detailed information on other services to the property
4. Right to Rebuild Following Casualty: The property is non-conforming, and in the event of casualty, the Property would be required to meet the applicable codes at the time it is rebuilt.
5. No Application(s) Pending: No application for rezoning of the Project, or for a special or conditional use permit or variance in connection with the Property or Project, is now pending. No proceeding to challenge zoning or other governmental approval or use of the Project is pending, or to the best of my knowledge, overtly threatened.

6. Flood Zone Designation: The Property is not located in a Flood Hazard Overlay Zoning District. The Flood Insurance Rate Map (FIRM) for the City of Bloomington designates the Property as Zone X on Panel Number 2753C0457E dated September 2, 2004.

This information was researched by the person signing this letter on behalf of the City of Bloomington, on request, as a service. The undersigned certifies that the above information is believed to be accurate based on or relating to the information supplied in the request for this zoning verification and the information on file with the City of Bloomington. 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 for any questions.

Sincerely,



Mike Centinario, Planner [Click here to enter text.](#)
Community Development – Planning Division