



PL2016-81
PL201600081

May 21, 2016

B&C Zoning
ATTN: Suzanne Fletcher
3000 S Berry Road, Suite 110
Norman, OK 73072

Re: 6161 American Boulevard West, PID #17-116-21-14-0050,

To whom it may concern:

In response to a request from B&C Zoning, 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 B-1 (Neighborhood Office) and SC (Conservation) and is subject to the Bloomington City Code restrictions and performance standards. The Comprehensive Plan Land Use Plan designation is Office and Water. The adjoining property uses, zoning and Comprehensive Plan designations are:

East and South – RO-24, Residential office and Water and Low Density Residential
North and West – SC(FH), Conservation (Flood Hazard) and Right-Of-Way
- 2) Conformance with Current Zoning Requirements: The Property use as a 36,000 square foot office building is a permitted use in the B-1(FH) Zoning District. Considering materials and records on file, I cannot determine the level of compliance with the City Code development performance standards. I have attached the agenda material and the staff report for the plan review completed for the development. When the site was constructed and prior to occupancy, inspections were completed to insure compliance. I am not aware of any changes since original construction.

If a current in depth review is required, which includes a site visit, please provide an as-built survey, floor plans and use details, and other information is not included in this letter. That level of detail requires \$124 for the full analysis plus \$53 per hour for each hour over 2 hours. The retention schedule for building permit records is 15 years and there are no building plans on file.

Several Planning and Zoning reviews have occurred over the years. The following zoning approvals have been granted for the Property

- 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)

- 3) Utilities serving the property: According to the City of Bloomington Public Works Division records, the property is served by water, sanitary sewer and storm sewer. All other utilities are provided by non-City providers. Please contact the appropriate provider for detailed information on other services to the property. Documents show there was a 110 foot deep water supply well, identified as well #27W0013524, on-site. Records indicate the well was sealed by Hydra-State Well Abandonment, Inc. on May 5, 1995.
- 4) Right to Rebuild Following Casualty: The office use in the B-1(FH) Zoning District may continue following casualty, in accordance with the performance standards at the time it is rebuilt in accordance with City Code Section 21.504, Non-conformity. If the property is non-conforming with any current standards, which cannot be accurately determined without a full review of an as built survey and development details, and in the event of casualty, the Property would be required to meet the applicable codes at the time it is rebuilt.

City records show no open enforcement orders against the property at this time. This statement does not mean that the property is free of violations or is in full compliance with federal, state and local applicable codes.

- 5) No Further Approvals or Licenses Required: The current use as an office by its present owners is permitted under the Zoning Ordinance without necessity of 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 it may acquire the Project or before the Project may continue to be used in the manner in which it is presently being used.
- 6) Compliance with Subdivision Regulations: The Project complies with, or is otherwise exempt from, applicable subdivision regulations. On November 3, 2008, a Plat was approved and subsequently filed. (Case 8557A-99)
- 7) 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.

- 8) Certificate of Occupancy: I am unable to locate a certificate of occupancy for the Project from our records. I have no reason to believe, given the case file history described above, that one was not properly issued, and the absence of a Certificate of Occupancy under such circumstances would not give rise to any enforcement action affecting the Project. It is not necessary for a new purchaser of the Property to obtain either a new Certificate of Occupancy or an amendment to the existing Certificate of Occupancy in order to own, use and occupy the Project in the manner which it is approved.
- 9) Violations Outstanding or Development Related Fees Paid: I am unaware of any violations or alleged violations applicable to any zoning, subdivision, building or similar ordinances or regulations applicable to the Project within the past three years, or any pending or contemplated enforcement proceedings against the Project. There are no open enforcement orders against the property at this time. This statement does not mean that the property is free of violations or is in full compliance with federal, state and local applicable codes. All required fees have been paid in connection with the development and use of the Project, including any impact-related fees, have been paid, and no such fees which would have applicability to the Project are otherwise pending or known at this time.
- 10) 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 A on Panel Number 2753C0451E 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) 563-8926 or lpease@BloomingtonMN.gov for any questions.

Sincerely,



Londell Pease, Senior Planner
Community Development – Planning Division