



June 04, 2016

Zoning Info Inc.
ATTN: Ashlee Watters
3555 NW 58th Street, Suite 505
Oklahoma City, OK 73112

Re: Zoning Verification Letter
Property - 8200 28th Avenue South and 8201 24th Avenue South
PID#'s 01-027-24-42-0006 and 01-027-24-42-0007

To Ms. Watters:

In response to your request requesting 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 CO-2(PD)(AR-17) – Commercial Office Mixed Use (Planned Development)(Airport Runway). The site is vacant and has been used for approved temporary overflow parking and interim uses by the owners. The Comprehensive Plan Land Use Plan designation Innovation and Technology.

The adjoining property uses, zoning and Comprehensive Plan designations are:

- West: Retail sales, hotel and restaurant – Zoned CX-2(PD)(AR-17) and C-4(PD)(AR-17) and designated High Intensity Mixed Use and Office
- North: Hotel, office, warehouse and vacant land – Zoned LX(AR-17) and LX(PD)(AR-17) and designated Lindau Mixed Use
- East: Office and manufacturing – Zoned CO-1(PD)(AR-17) and designated Innovation and Technology
- South: Vacant land and Agriculture – Zoned SC(AR-17) and CS-1(AR-17) and designated Innovation and Technology

- 2) Conformance with Current Zoning Requirements: The Property use as vacant land with a history of interim use permits for events and parking. The site use as parking was approved for a 5-year Interim Use Permit on January 22, 2015 (Letter attached).

Aerial photography research dating back to 1957 verifies this was primarily a farm with a structure at the northwest corner until the late 1980s. Sometime after 1990, a portion of the site was paved and used for overflow parking for the Mall of America. There have been numerous permits for interim (temporary) uses as the site remains undeveloped. For your review and information, I have attached materials that were easily accessible.

- 3) Utilities serving the property: According to the City of Bloomington Public Works Division records, water, sanitary sewer and storm sewer services are available. A review of potential future development would insure the services are adequate or upgraded as required. All other utilities are provided by non-City providers. Please contact the appropriate provider for detailed information on other services to the property.
- 4) Compliance with Subdivision Regulations: The Project complies with the applicable subdivision regulations. On June 24, 1991, the Plat of Mall of America 4th Addition was approved and subsequently filed. (Bloomington Planning Case 9622AB-91)
- 5) No Application(s) Pending: No application for rezoning of the Project, for a 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) Certificate of Occupancy: As the Property is vacant therefore no Certificate of Occupancy exists.
- 7) 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.
- 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 of Bloomington designates the Property as Zone X on Panel Number 2753C0476E 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,



Londell Pease, Senior Planner
Community Development – Planning Division