



December 19, 2017

Howard Zoning Associates, LLC
ATTN: Bonita Knight
19045 North Rockwell Avenue
Edmond, OK 73012

Re: Properties – 1600 and 1700 West 82nd Street, Bloomington, MN 55431
8101 Knox Avenue South, Bloomington, MN 55431
PIDs 0402724240027, 0402724240025 and 0402724240026

Ms. Knight:

In response to your letter requesting zoning and land use verification and information for the Property, please be advised of the following as of the date hereof:

- 1) Zoning and Comprehensive Land Use Plan Designation:
The properties are zoned Freeway Office (Planned Development) C-4(PD) and is subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is Office. The Zoning and Comprehensive Land Use Plan maps can be viewed at <https://www.bloomingtonmn.gov/plan/zoning-and-guide-plan-maps>.

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

Direction	Use	Zoning	Comprehensive Plan
North	Motor Vehicle Sales (Class I)	C-5(PD) and C-4	Low Density Residential
South	Single-Family Dwellings and Office	R-1 and B-1	Low Density Residential and Office
East	Interstate Highway 35W	N/A - Public Right-of-Way	Right-of-Way
West	Multiple-Family Dwellings	RM-50(PD)	High Density Residential

- 2) Conformance with Current Zoning Requirements:
The Property use as an office building is a permitted use in the C-4 zoning district. Several Planning and Zoning reviews have occurred over the years. The following zoning reviews were completed:

- 07/12/1982 – Approval of Rezoning (from B-1 to B-1(PD)), Preliminary Development Plans and Final Development Plans for Phase I of the Southpoint office development (Case #8134A-82).
- 08/16/1982 – Approval of Preliminary and Final Plat of SOUTHPOINT OFFICE CENTER (Case #8134B-82).
- 09/13/1982 – Approval of Final Development Plans for Phase II of the Southpoint office development (Case #8134C-82).
- 07/14/1983 – Approval of Revised Final Development Plans for building modifications to Phase I of the Southpoint office development (Case #8134A-83).
- 04/22/1985 – Approval of Final Development Plans for Phase III of the Southpoint office development (Case #8134A-85).
- 03/23/1992 – Approval of Rezoning (from B-1(PD) to CO-1(PD)) and Preliminary and Final Development Plans for an existing office development (Case #8134A-92).
- 12/19/2011 – Approval of a Conditional Use Permit for a post-secondary educational institution at 1600 West 82nd Street (Case #8134A-11).
- 01/26/2015 – Approval of Rezoning (from CO-1(PD) to C-4(PD)) the Southpoint office development (Case #10940A-14).

Considering materials and records on file, I cannot determine the level of City Code development performance standard compliance. To complete an in depth review, which includes a site visit and review of plans (if-provided) including but not limited to as-built surveys, any floor plans, use details, or other information is not included in this letter, that level of detail requires \$124 for the full analysis plus \$52 per hour for each hour over 2 hours. The building permit record retention schedule is 15 years and there are no building related plans on file.

In 1996, the City Council approved a parking lot and security ordinance which required full compliance with the City Code at a future date. Currently, the City Code required compliance by December 31, 2020. This site may require significant upgrades to the parking lot and building entry's to comply with these minimum requirements.

The applicable City Code (zoning) sections applicable include but not limited to:

- Section 19.38.01 – Planned Development (PD) Overlay Districts
- Section 19.51 – Refuse handling and storage
- Section 19.52 – Landscaping and screening
- Section 19.52.01 – Screening of roof mounted equipment
- Section 19.63.01 – Exterior Materials
- Section 19.113 – Signs
- Section 21.205.04 – Freeway Office (C-4) 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 21.301.06 – Parking and Loading
- Section 21.301.07 – Exterior Lighting
- Section 21.301.10 – Height
- 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: To review a City Code Section, type www.code.blm.mn/ followed by the City Code Section number.
(For example www.code.blm.mn/21.301.07 is lighting)

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 water supply well located on 1700 West 82nd Street. It was 362 feet deep and identified as well #27W0017722. The well was sealed on 10/25/1984 by Keys Well Drilling Company.

4) Right to Rebuild Following Casualty:

The office use in the C-4 zoning district may continue following casualty, in accordance with the performance standards at the time it is rebuilt and in accordance with City Code Section 21.504, Non-conformity. If the property is non-conforming, 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 could be rebuilt to the legally non-conforming development. Any changes would require compliance with 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 by its present owners as an office and educational institution 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 Property or before the Property may continue to be used in the manner in which it is presently being used.

6) Compliance with Subdivision Regulations:

The Property complies with subdivision regulations. On 08/16/1982, a Plat of SOUTHPOINT OFFICE CENTER was approved and subsequently filed (Case #8134B-82)

7) No Application(s) Pending:

No application for rezoning, for a special or conditional use permit or a variance in connection with the Property, is now pending. No proceeding to challenge zoning or other governmental approval or use of the Property 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 Property. I have no reason to believe, given the case file history described above, one was not properly issued. In the absence of a Certificate of Occupancy would not give rise to any enforcement action affecting the Property. It is not necessary for a new purchaser to obtain either a new Certificate of Occupancy or an amendment to the existing Certificate of Occupancy in order to continue use and occupancy of the Property which it is approved.

9) Violations Outstanding or Development Related Fees Paid:

I am unaware of any active or alleged violations to any zoning, subdivision, building or similar ordinances or regulations applicable to the Property within the past three years. There is no record of any pending or contemplated enforcement proceedings against the Property.

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 Property, including any impact-related fees, have been paid, and no such fees which would have applicability to the Property are otherwise pending or known at this time.

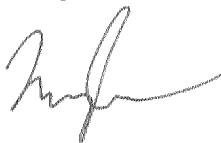
10) Flood Zone Designation:

The Properties are not located in a Flood Hazard Overlay Zoning District. The Flood Insurance Rate Map (FIRM) for the City of Bloomington designates the Properties as Zone X on Panel Number 27053C0456F dated November 4, 2016.

This information was researched by the person signing this letter on behalf of the City of Bloomington as a service. The undersigned certifies 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) 563-8925 or nmjohnson@BloomingtonMN.gov for any questions.

Sincerely,



Nick Johnson, Planner
Community Development – Planning Division