



August 28, 2017

MSP Bloomington, LLC
7300 Blanco Rd., Suite 701
San Antonio, TX 78216

Re: Property – 2405, 2415, 2425, 2435 E. Old Shakopee Road, Bloomington, MN 55425
PID#: 0102724430003, 0102724430004, 0102724430005, 0102724430006

In response to a request for 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 property is zoned CS-1(AR-17)(BP-2) Commercial Service(Airport Overlay)(Bluff Protection) and is subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is Innovation and Technology. 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	Overflow parking	CX-2(PD), Mixed Use (Planned Development)	High Intensity Mixed Use
South	Environmental corridor	SC(BP-2), Conservation (Bluff Protection)	Conservation
East	Agriculture	CS-1(BP-2), Commercial Service (Bluff Protection)	Innovation and Technology
West	Environmental corridor	SC(BP-2), Conservation (Bluff Protection)	Conservation

*All adjoining properties are within the AR-17 Airport Runway Overlay District

2) Conformance with Current Zoning Requirements:

The Property is currently vacant. The intended use for a hotel is a permitted use in the CS-1 zoning district. The Planning Commission approved Final Site and Building Plans for a 182 room hotel on May 25, 2017.

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

- Section 19.38 – Bluff Protection (BP-2) Overlay District
- Section 19.40.07 – Commercial Service Districts CS-0.5 and CS-1
- 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 21.209 – Use Tables
- Section 21.301.04 – Sidewalks
- Section 21.301.06 – Parking and Loading
- Section 21.301.07 – Exterior Lighting
- Section 21.301.10 – Height
- Section 21.501.01 – Final Site and Building Plans
- Section 21.501.04 – Conditional Use Permit

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.

4) Right to Rebuild Following Casualty:

The future hotel in the CS-1 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.

5) No Further Approvals or Licenses Required:

The future hotel is permitted under the Zoning Ordinance without necessity of any rezoning, special exceptions, use permit, variance or other zoning approval. Building permits must be issued prior to construction commencing. Licenses associated with hotels must be obtained prior to hotel operations commencing.

6) Compliance with Subdivision Regulations:

A preliminary and final plat for FOREST GLEN 2ND ADDITION was approved by the City, but has not yet been recorded. Once the plat is recorded, the property will comply with applicable subdivision regulations.

7) 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 2753C0476F dated November 3, 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) 563-8921 or mcentinario@BloomingtonMN.gov for any questions.

Sincerely,



Mike Centinario, Planner
Community Development – Planning Division