



December 30, 2025

Holly Johnsen
333 south 7th Street, Suite 2420
Minneapolis, MN 55443

Re: Property – 7901 International Drive, Bloomington, MN 55425
PID# 0602723220006

Holly Johnsen:

In response to your zoning verification request for Property information, please be advised of the following as of the date hereof:

1) Zoning and Comprehensive Land Use Plan Designation:

The Property is zoned HX-R High Intensity Mixed Use with Residential and subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is South Loop Mixed Use. The Zoning and Comprehensive Land Use Plan maps can be viewed at <https://www.bloomingtonmn.gov/plan/zoning-guide-plan-maps>.

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

Direction	Use	Zoning	Comprehensive Plan
North	Interstate 494	N/A	N/A
South	Multi-family Residential	HX-R(PD)	South Loop Mixed Use
East	Hospitality	HX-R	South Loop Mixed use
West	Office	C-4	Office

2) Conformance with Current Zoning Requirements:

The Property use as a remote airport parking facility is temporarily permitted through approval of an Interim Use Permit (IUP). There is an extensive history of temporary approvals to operate remote airport parking at the site. The most recent approval on file includes:

- November 20, 2025 – The Planning Commission approved an Interim Use Permit for remote airport parking at 7901 International Drive. The Interim Use Permit expires August 8, 2027 (Case PL202500158). Case file materials may be reviewed here: <https://permits.bloomingtonmn.gov/prodportal/Planning/Status?planningId=3528>

The applicable City Code (zoning) sections relevant, including but not limited to:

- Section 21.207.03 –High-Intensity Mixed Use with Residential (HX-R) District

- Section 21.301.24 – Exterior Materials and Finish
- 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 21.301.15 – Landscaping and screening
- Section 21.301.17 – Refuse Handling and Storage
- Section 21.301.18 – Screening of Roof-Mounted Equipment
- Section 21.302.41 – Remote Airport Parking and Hotel Airport Parking
- Section 21.304 – Signs
- Section 21.501.01 – Final Site and Building Plans
- 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: Access the City Code at www.code.blm.mn and use the index on the left to navigate.

3) Utilities serving the Property:

According to the City of Bloomington (City) Public Works Division records, the Property is served by water, sanitary sewer, and storm sewer. Non-City providers provide all other utilities. Please contact the appropriate provider for detailed information on other services to the Property.

4) Right to Rebuild Following Casualty:

The remote airport parking facility in the HX-R Zoning District may continue following casualty if complying with City Code Section 21.504, Non-conformity, Section 21.302.41, and the applicable performance standards. Without a full performance standards review, it is unknown what non-conformity may exist. Rebuilding the Property to the legal non-conforming development level is allowed, provided a permit is issued within 365 days of a casualty date. Any changes would require compliance with the applicable codes when rebuilt.

5) No Further Approvals or Licenses Required:

The current use by its owners for remote airport parking purposes is permitted until August 8, 2027. I am unaware of any other permit or license required by this jurisdiction that a purchaser must obtain before acquiring the Property or before it may continue to be used in the manner it is presently being used.

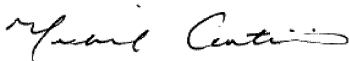
A search for any pending special assessments has not been completed. Information and contacts for assessments are online at <https://www.bloomingtonmn.gov/eng/pending-assessments>.

- 6) Compliance with Subdivision Regulations:
The Property complies with applicable subdivision regulations or is otherwise exempt. NEW B ADDITION plat was approved and subsequently filed.
- 7) No Application(s) Pending:
No application for rezoning, special or conditional use permit, or variance in connection with the Property is pending. Further, to the best of my knowledge, no proceeding challenging zoning or other governmental approval or Property use is pending or overtly threatened. Zoning applications are anticipated in the future.
- 8) Certificate of Occupancy:
I am unable to locate a certificate of occupancy for the Property. Given the case file history described above, I have no reason to believe one was not properly issued. The absence of a Certificate of Occupancy would not give rise to any enforcement action affecting the Property. A new purchaser does not need to obtain either an original Certificate of Occupancy or an amendment to the existing Certificate of Occupancy to continue using the Property as initially approved, subject to the IUP expiration.
- 9) Open Permits, Known Violations, or Fees Due:
There is no record of pending or contemplated enforcement proceedings against the Property. However, this statement does not mean the Property is free of violations or fully complies with federal, state, and local applicable codes, as no performance standard review has been completed. All required fees have been paid in connection with the Property's development and use, including any impact-related fees, have been paid. No such fees applicable to the Property are otherwise pending or known.
- 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 designates the Property as Zone X on Panel Number 2753C0476F dated November 4, 2016.

This information was researched by City staff as a service. The undersigned certifies that the above information is accurate based on the information supplied for this zoning verification and the information on file with the City. However, the City assumes no liability for errors or omissions. All data was obtained from public records, which may be inspected during regular business hours.

Please contact me with questions at (952) 563-8921 or mcentinario@BloomingtonMN.gov.

Sincerely,



Mike Centinorio, Planning Supervisor
Community Development – Planning Division