

PL2018-14
PL201800014



The Planning & Zoning Resource Company

1300 South Meridian Avenue, Suite 400, Oklahoma City, OK 73108

Telephone (405) 840-4344 · Fax (405) 840-2608

Toll Free (800) 344-2944

Ext:4487

Please fax to my direct fax number 405-547-9508

To: Planning Division
Fax:
Email: planning@BloomingtonMN.gov
Date: 01/17/2018
Subject: Zoning Verification Letter and Additional Informaiton
Ref. Number: 109645-1
RE: Cambria Bloomington, 8001 28th Avenue South, Bloomington, Minnesota

Add'l Info: Parcel Number: 01-027-24-14-0015. Please see the attached Survey for additional information.

Attached is our request for property information on the above-mentioned property. Please copy it onto your letterhead, provide the requested information, sign and return to me via either my direct fax, shown above, or via email to Shenice.Lewis@pzs.com.

It is my understanding that there will be fees associated with this request. Please be advised that the total fees are not to exceed \$98.00 without my approval. If you should expect the fees to exceed this amount, please notify me as soon as possible. Furthermore, any additional costs associated with this request must be approved, in writing, prior to their incurrence.

Thank you in advance for your time and consideration on the above matter. If there are any questions you are unable to answer please let me know who I should contact. If you have any questions or concerns, do not hesitate to contact me at the toll free number 800-344-2944, extension 4487. You may also reach me by email at: Shenice.Lewis@pzs.com.

Sincerely,
Shenice Lewis

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(PLEASE COPY ONTO YOUR LETTERHEAD)

The Planning & Zoning Resource Company
1300 South Meridian Avenue, Suite 400
Oklahoma City, OK 73108

01/17/2018

ATTN: Shenice Lewis

Ref. No. 109645-1

RE: Cambria Bloomington, 8001 28th Avenue South, Bloomington, Minnesota

Add'l Info. Parcel Number: 01-027-24-14-0015. Please see the attached Survey for additional information.

The current zoning classification for the subject property is: _____

Adjacent property zoning designations:

North: _____

South: _____

East: _____

West: _____

Is the subject property part of a Planned Unit Development?

_____ Yes, part of a PUD (See comment)

_____ No, not part of a PUD

Comment: _____

Is the subject property part of an Overlay District?

_____ Yes, within an Overlay District

_____ No, not within an Overlay District

Comment: _____

The subject property is currently regulated by:

_____ Section _____ of the Zoning Ordinance

_____ Planned Unit Development Ordinance No. _____ (copy attached)

_____ Site Plan Approval Case No. _____ (copy of plan and case attached)

Comment: _____

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According to the zoning ordinances and regulations for this district, the use of the subject property is a:

- ☐ Permitted Use by Right
- ☐ Permitted Use by Special/Specific Use Permit
- ☐ Copy Attached
- ☐ Copy Not Available (see comment)
- ☐ Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)
- ☐ Non-Permitted Use

Comment: _____

The subject structure(s) was developed:

- ☐ In accordance with Current Zoning Code Requirements and is
- ☐ Legal Conforming
- ☐ Non-Conforming (see comments)
- ☐ In accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal Non-Conforming to current zoning requirements
- ☐ Prior to the adoption of the Zoning Code and is
- ☐ Grandfathered/Legal Non-conforming to current zoning requirements.
- ☐ In accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming issues exist with respect to current zoning requirement; the subject property would be considered legal non-conforming.

Comment: _____

Information regarding variances, special permits/exceptions, ordinances or conditions:

- ☐ There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property.
- ☐ The following apply to the subject property (see comments):
- ☐ Variance - Documentation attached or is otherwise, no longer available (see comment)
- ☐ Special Permit/Exception Documentation attached or is otherwise, no longer available (see comment)
- ☐ Ordinance Documentation attached or is otherwise, no longer available (see comment)
- ☐ Conditions Documentation attached or is otherwise, no longer available (see comment)

Comment: _____

Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:

- ☐ May be rebuilt in the current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable.
- ☐ May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations, or requirements. Please see section _____ of the current zoning code/ordinance for details.

Comment: _____

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To the best of your knowledge, do your records show any unresolved zoning code violations?

- ☐ Yes, there are open violations on file in our records. (See attached list and/or copies/cases)
- ☐ No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made.

Please call the undersigned at _____, extension _____ if you have questions or concerns.

Sincerely:

Name: _____

Department: _____

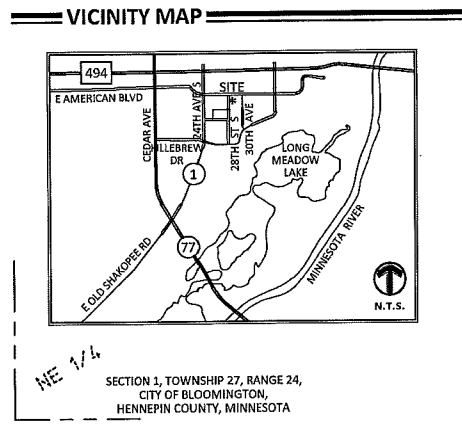
Title: _____

Email: _____

ALTA/ACSM LAND TITLE SURVEY FOR
CHOICE HOTELS INTERNATIONAL, INC.
A SURVEY OF LAND IN THE NE 1/4 OF SECTION 1, TOWNSHIP 27, RANGE 24,
CITY OF BLOOMINGTON, HENNEPIN COUNTY, MINNESOTA

LEGEND		
● FOUND MONUMENT	○ WATERMAIN	--- EASEMENT LINE
⊙ SET PK NAIL	⊙ SANITARY SEWER	--- SETBACK LINE
⊙ ELECTRIC METER	⊙ STORM SEWER	--- RESTRICTED ACCESS
⊙ LIGHT	⊙ FLARED END SECTION	--- CONCRETE CURB
⊙ AIR CONDITIONER	⊙ ELECTRIC TRANSFORMER	--- BUILDING LINE
⊙ GUY ANCHOR	⊙ TELEPHONE PEDESTAL	--- BUILDING CANOPY
⊙ HANDICAP STALL	⊙ GAS METER	--- BITUMINOUS SURFACE
⊙ UTILITY POLE	⊙ OVERHEAD WIRE	--- CONCRETE SURFACE
⊙ POST	⊙ CHAIN LINK FENCE	--- LANDSCAPE SURFACE
⊙ SIGN	⊙ IRON FENCE	--- DECIDUOUS TREE
	⊙ WIRE FENCE	--- CONIFEROUS TREE
	⊙ WOOD FENCE	

- SURVEY NOTES**
- The bearing system is based on the plat of 28TH AVENUE LRT STATION.
 - The vertical datum is based on NGVD29.
 - Subject property's address is 8001 28th Ave S, Bloomington, MN, 55425; its property identification number is 01-027-24-14-0015.
 - We have been informed that the PROPOSED AVIGATION AND CLEARANCE EASEMENT shown in INSET A is to be granted over the surveyed property. The PRECISION INSTRUMENT APPROACH SURFACE shown in INSET A is the same as is contained within the Overlay Zoning District Airport Runway (A-17) discussed in "TABLE A" NOTES 6a below.



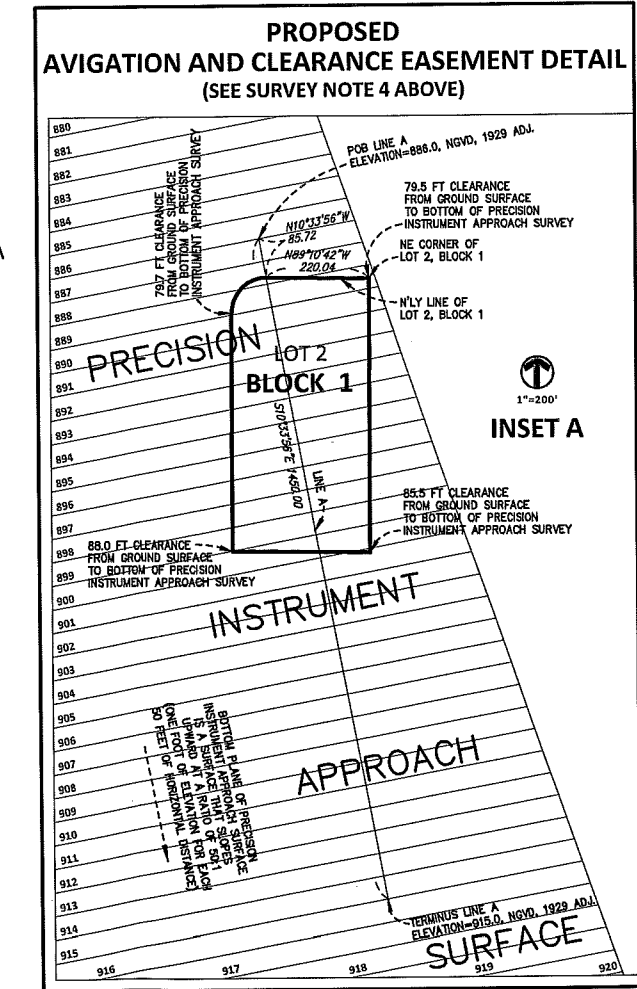
SUBJECT PROPERTY

Description from title commitment:

Lot 2, Block 1, 28th Avenue LRT Station, Hennepin County, Minnesota.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE NO. 236465
DATED OCTOBER 10, 2014
SCHEDULE B-SECTION 2 REFERENCE NOTES

ITEM NUMBER	COMMENT
1	NOT A SURVEY MATTER
2	NOT A SURVEY MATTER
3	NONE OBSERVED
4	NONE OBSERVED
5	NOT A SURVEY MATTER
6	NOT A SURVEY MATTER
7	PROPERTY TAX IDENTIFICATION NUMBER SHOWN HEREON
8	NOT A SURVEY MATTER
9	NOT A SURVEY MATTER
10	NOT A SURVEY MATTER
11	EASEMENTS DO NOT LIE WITHIN SURVEYED PROPERTY
12	AS SHOWN HEREON
13	AS SHOWN HEREON
14	EASEMENT VACATED BY DOCUMENT DISCLOSED IN ITEM 24 BELOW
15	DOES NOT LIE WITHIN SURVEYED PARCEL
16	VACATES EASEMENTS DEDICATED IN AN UNDERLYING PLAT
17	EASEMENT VACATED BY DOCUMENT DISCLOSED IN ITEM 18 BELOW
18	VACATES EASEMENT DISCLOSED IN ITEM 17 ABOVE
19	AS SHOWN HEREON
20	DOES NOT AFFECT OR LIE WITHIN SURVEYED PROPERTY
21	DOES NOT AFFECT OR LIE WITHIN SURVEYED PROPERTY
22	NOT SHOWN, REFERS TO AN UNDERLYING PLAT
23	DOES NOT AFFECT OR LIE WITHIN SURVEYED PROPERTY
24	VACATED UNDERLYING PLATTED EASEMENTS AND EASEMENT DISCLOSED AT ITEM 14 ABOVE
25	AS SHOWN HEREON



- "TABLE A" NOTES**
- The subject property lies within Flood Plain Zone X, per FEMA, FIRM Map No. 27053C0475E dated 9/2/2004.
 - The gross area of the subject property is 3.98 Acres or 173,411 Square Feet.
 - 6a & 6b. Zoning information has not been provided by the Insurer as is required by the ALTA/ACSM Land Title Survey Minimum Standard Detail Requirements for inclusion within the SURVEYOR'S CERTIFICATION below. Information obtained from the City of Bloomington indicates that this property lies within Zoning District CO-1 Commercial Office with an overlay zoning district of Airport Runway (AR-17) Overlay District. Zoning District CO-1 establishes the following building and parking setback requirements:
Building - 35 feet from public street, rear setback 30 feet from property line or 40 feet if building is taller than 40 feet, side setback 20 feet from property line or 30 feet if building is taller than 40 feet
Parking - 20 feet from setback, 5 foot side or rear setback.
We have been informed that the surveyed property is to be rezoned and therefore setback lines are not shown. Overlay Zoning District Airport Runway (AR-17) specifies that no new structure may be constructed that would project into the PRECISION INSTRUMENT APPROACH SURFACE shown in the PROPOSED AVIGATION AND CLEARANCE EASEMENT DETAIL shown at left.
 - Underground utilities are per a combination of the following:
a. Observed evidence
b. As located for us by Gopher State One-Call, Ticket No. 143510008.
A Gopher State One Call (GSOC) request was placed on 12/17/2014 for utility locates on this site. The underground utility locations, shown hereon, if any, are based upon locates from those utility providers that actually performed a locate as a result of this request. Utility suppliers often do not respond to these requests but may provide ambiguous maps, plans, and drawings in lieu of physical location. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Utility information shown hereon, if any, is a compilation of this map information and those visible utilities that were located during the survey field work. The surveyor further does not warrant that the underground utilities shown hereon, if any, are in the exact location as indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Pursuant to MS 216.D contact Gopher State One Call at (651-454-0002) prior to any excavation.
 - The names of adjoining owners of platted lands are shown on the survey.
 - There is no observable evidence of earth moving work. There is no observable evidence of building construction or building additions within recent months.
 - No changes in street right of ways are proposed per the City of Bloomington Website. There is no observable evidence of recent street or sidewalk construction repair.
 - There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

CERTIFICATION

To Choice Hotels International, Inc., Metropolitan Airports Commission, Sheppard, Mullin, Richter and Hampton, LLP and Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 11(b), 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on December 29, 2014.

Dated this 6th day of February, 2015.

Sambatek, Inc.
Keith E. Dahl, Land Surveyor
Minnesota License No. 18418

North Arrow
0 40 80
SCALE IN FEET

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client
Choice Hotels International, Inc.

Project
Choice Hotels Survey - Bloomington, MN

Location
Bloomington, MN

Certification

Summary
Designed: Drawn: JRH
Approved: KED Book / Page: 327/69-70
Phase: Initial Issue: 2/6/2015

Revision History
No. Date By Submittal / Revision

Sheet Title
ALTA/ACSM Land Title Survey

Sheet No. Revision
1/1

Project No. CHO20236