



April 17, 2018

Commercial Partners Title
 200 South Sixth Street
 Minneapolis, MN 55402

Re: CP File #54229 – Zoning Letter for 7901 International Drive (Bloomington)
 PID# 06-027-23-22-0006

To whom it may concern:

In response to a request from Michelle Christensen, 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 property is zoned HX-R, High Intensity Mixed Use and is 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-and-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	Apartments	HX-R	South Loop Mixed Use
West	Office / Hotel	C-4	Office
East	Hotel	HX-R	South Loop Mixed Use

Permitted uses include offices, hotels, multiple family dwellings, transit stations, cinema and theaters, medical offices and clinics, conference, exposition and meeting facilities, entertainment and recreation special events, and farmers market subject to standards set forth in Chapter 14 Article IX.

- 2) Conformance with Current Zoning Requirements:
 The Property use as remote airport parking is an interim use in the HX-R Zoning District. The interim use permit for the site expires on October 13, 2019. The use has been in operation at this location since 1991 under a series of Temporary Conditional Use Permits (TCUPs) and two Interim Use Permits (IUP). It is anticipated the use would discontinue upon expiration.

A City Code stated purpose for an IUP is to “Ensure that temporary uses remain temporary in nature”. When the current IUP expires, the temporary use would have existed for 28 years, which is well beyond what is generally considered temporary. After the 2019 IUP expiration, the property owner would discontinue the temporary use and redevelop the site in whole or in part (if a phased development is approved) to facilitate use of the site in the manner envisioned in the South Loop District Plan.

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

- Section 19.29 –High Intensity Mixed Use with Residential (HX-R) District
- 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 21.301.04 – 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 21.501.05 – Interim 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 remote airport parking use in the HX-R, High Intensity Mixed Use Zoning District may continue until October 13, 2019. At that time, any future use is subject to the City Code review and approval for a Code complying development.

5) No Further Approvals or Licenses Required:

The current use by its present or future owners for remote airport parking as an interim use permit in the HX-R, High Intensity Mixed Use may continue without necessity of any rezoning, special exceptions, use permit, variance or other approval until the expiration of October 13, 2019. 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 up to the expiration date.

- 6) Compliance with Subdivision Regulations:
The Property complies with, or is otherwise exempt from, applicable subdivision regulations. On May 20, 1991 the City Council approved a Plat of NEW B ADDITION and is was subsequently filed. (Case 8962D-91)
- 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) 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 the property is free of violations or is in full compliance with federal, state and local applicable codes.
- 9) 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 2753C04??F 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) 563-8926 or lpease@BloomingtonMN.gov for any questions.

Sincerely,



Londell Pease, Senior Planner
Community Development – Planning Division