



October 22, 2018

Zoning Info
 ATTN: Sheryl Carter
 3555 NW 58th Street, Suite 400
 Oklahoma City, OK 72112

Re: 8200 28th Avenue and 8201 24th Avenue, Bloomington, MN (Property)
 PID#'s 01-027-24-42-0006 and 01-027-24-42-0007

Dear Ms. Carter:

In response to your 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 CX-2 (PD)(AR-17), Mixed Use (Planned Development) (Airport Runway) and is subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is High Intensity 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	Hotel/office/retail	LX-1(AR-17)(PD) and LX-1(AR-17)	Lindau Mixed Use
South	Hotel/recreation/farm	CS-1(AR-17)(BP-2) and SC(AR-17)(BP-2)	Innovation and Technology
East	Office/light industrial	CR-1(AR-17)(PD)	Innovation and Technology
West	Mall of America	CX-1(AR-17)(PD)	High Intensity Mixed Use

- 2) Conformance with Current Zoning Requirements:
 The Property currently is vacant and used for Mall of America overflow parking which is adjacent to the west. This is an allowed use as accessory to the Mall of America. No parking is currently required to meet the existing Mall of America development. However, there is a 3,217 space parking ramp proposed on the 8201 24th Avenue site to meet the parking demand in the approved Preliminary Development Plan. No application for a final development plan has been commenced, the approval is preliminary and adds approximately 3,000,000 square feet of space onto the north side of the existing Mall of America.

Several Planning and Zoning reviews have occurred over the years, all for temporary uses and they have expired. No current active use approvals, other than allowed accessory overflow parking, are applicable. As the site is vacant, a review of the use and performance standards are not applicable. As the property is vacant, there are not historical designations related to the property.

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

- Section 19.38.01 – Planned Development (PD) Overlay District
- Section 19.38.03 – Airport Runway (AR) Overlay 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 21.207.01 – Mixed Use (CX-2) 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

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)

There was an inquiry related to any plans for additional right-of-way adjacent to the Property. As the site is vacant, the adjoining streets are adequate to serve the area and no additional right-of-way is required. However, if a development intensity of the vacant land warrants turn lanes or other improvements that may necessitate additional right-of-way.

3) Utilities serving the property:

According to the City of Bloomington Public Works Division records, water, sanitary sewer and storm sewer are available for an approved development. 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 property is vacant and any use would require a full review and approval.
- 5) Compliance with Subdivision Regulations:
The Property complies with subdivision regulations as filed, Plat of MALL OF AMERICA 4TH ADDITION.
- 6) 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.
- 7) Certificate of Occupancy:
As the property is vacant, there would be no applicable certificate of occupancy
- 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
- 9) Flood Zone Designation:
The Property is not within 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 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