

(Copy to City letterhead)

To: American Zoning Services
3900 Beachcomber Drive
Yukon, OK 73099

RE: The Wells Fargo Plaza located at 7900 Xerxes Ave S & 3400 American Blvd West, Bloomington, MN

ZONING DESIGNATION:

The Zone of the subject property is: CO-1(PD), Commercial Office (Planned Development)

Is the subject property located in an overlay district?

Yes, within an Overlay District (If yes, please provide information regarding the overlay district)

Name of Overlay District: Planned Development

No, not within an Overlay District.

Adjacent property zoning designations:

North: City of Edina

South: R-1 and RM-24

East: CS-1 and CR-1

West: CO-1

USE: Office/financial institution with drive-through

The current use of the property as a _____, is

OFFICE USES

Permitted use by right

Permitted as a Conditional use, by CUP # _____, dated _____

A copy of the Conditional use approval is attached.

A copy of the Conditional use approval is no longer available. However, there is sufficient evidence in our records to verify that one was issued and still governs the property.

financial institution with drive through

Permitted as a Pre-existing legally nonconforming use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes.) Date of construction: 1972

APPROVALS:

Is the subject property part of a Planned Unit Development?

Yes, part of a PUD (If YES, please attached site development plan & approval records)

No, not part of a PUD

Comment: Records are limited due the age of the building - records on-file attached.

Variations, Special Permits, Exceptions or Conditions:

There are no variations, special permits, use permits, exceptions or conditions that are applicable to the subject property.

The following attached documents apply to the subject property.

Variance

Special Permit/ Special Use Permit.

Ordinance documents attached.

Conditions document attached.

The subject property is currently regulated by:

Section **19.40.08 plus (see letter)** of the Zoning Ordinance

Planned Unit Development Ordinance NO. _____ (copy attached)

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

Comment: _____

The subject structure was developed:

In accordance with current zoning code requirements and is Legal Conforming.

In accordance with previous zoning code requirements and is considered to be Legal Nonconforming to current code requirements.

In accordance with an approved site plan and is governed by the approved site plan.

Comment: _____

REBUILD:

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

May be rebuilt in the current form (i.e. no loss of square footage, same number of dwelling units, 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 ordinance for details.

In the event of casualty would a new Use Permit, Variances or other approvals be required?

Only for changes, which must be in compliance.

What is the threshold that would trigger a new Use Permit, Variances or other approvals to be required?

Vacancy of 365 consecutive days, failure to get a permit for replacement with 180 days of destruction or significant changes requested by the property owner.

CODE VIOLATION INFORMATION AND CERTIFICATES OF OCCUPANCY:

Are there any active zoning code violations on file for the subject property?

Yes, there are open violations. Copies are attached.

No, there are no open code violations on file.

Are there any active building code violations on file for the subject property?

Yes, there are open violations. Copies are attached.

No, there are no open code violations on file.

Are copies of certificates of occupancy available for the subject property?

Yes, Copies are attached.

No, due to the age of the property copies are no longer available.

No, we do not retain copies of certificate of occupancy.

The absence of a certificate of occupancy is not considered to be a violation and will not lead to any enforcement action affecting the subject property. A new certificate of occupancy would only be required in the event of damage or destruction that would result in a building permit to be issued that would generate a new certificate of occupancy.

Additional Comments:

See letter

Signed **Londell Pease**

Title **Senior Planner**

Phone Number **952-563-8926**



Date **2/8/19**