



## The Planning & Zoning Resource Company

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

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

Toll Free (800) 344-2944

Ext:4604

Please fax to my direct fax number 405-241-9665

To: Planning Division  
Fax:  
Email: [planning@BloomingtonMN.gov](mailto:planning@BloomingtonMN.gov)  
Date: 12/08/2016  
Subject: Zoning Verification Letter & Associated Documents  
Ref. Number: 99225-1  
RE: The Doubletree Bloomington, 7800 Normandale Boulevard, Bloomington, Minnesota

Add'l Info: Parcel: 0911621340013, 1611621220002, 0911621330005, 1611621210006,  
1611621210002, 1611621210003 & 1611621210004

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 [amanda.roe@pZR.com](mailto:amanda.roe@pZR.com).

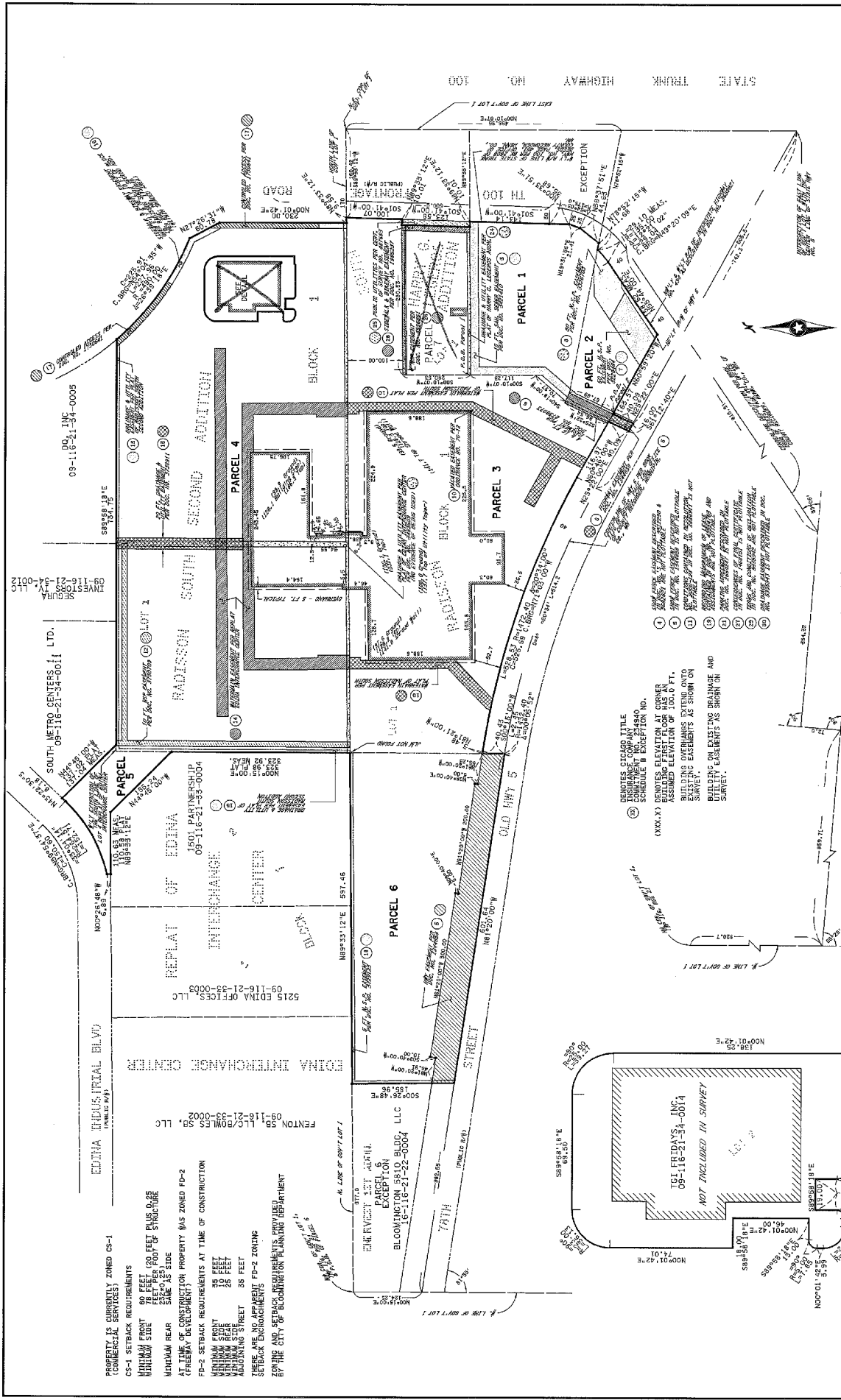
It is my understanding that there will be fees associated with this request. Please be advised that the total fees are not to exceed \$95.00 without my approval. If you should expect the fees to exceed this amount, please notify me as soon as possible. Furthermore, any additional costs associated with 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 4604. You may also reach me by email at: [amanda.roe@pZR.com](mailto:amanda.roe@pZR.com).

Sincerely,  
Amanda Roe







0 60 120  
 feet in feet

THE BASIS FOR THE BEARING SYSTEMS ASSUMED IS  
 \* DENOTES IRON MONUMENT

**PARCEL AREAS**

PARCELS 1-5	731.10 SQ. FT.	(1.66 AC.)
NET	730.470 SQ. FT.	(1.66 AC.)
PARCEL 6	139,228 SQ. FT.	(3.2 AC.)
NET	139,106 SQ. FT.	(3.2 AC.)
PARCEL 7	33,206 SQ. FT.	(0.8 AC.)

SEE SHEET 4 FOR ADDITIONAL EASEMENTS

DETAIL  
 NO SCALE

PROPERTY IS CURRENTLY ZONED CS-1 (COMMERCIAL SERVICES)

CS-1 SETBACK REQUIREMENTS  
 MINIMUM FRONT 90 FEET (20 FEET PLUS 0.25 FEET PER FOOT OF STRUCTURE)  
 MINIMUM SIDE SAME AS SIDE  
 MINIMUM REAR 35 FEET (AT TIME OF CONSTRUCTION PROPERTY WAS ZONED PD-2 (FREWAY DEVELOPMENT))

PD-2 SETBACK REQUIREMENTS AT TIME OF CONSTRUCTION  
 MINIMUM FRONT 35 FEET  
 MINIMUM REAR 28 FEET  
 MINIMUM SIDE 35 FEET  
 ADJACENT STREET

THERE ARE NO APPARENT PD-2 ZONING AND SETBACK REQUIREMENTS PROVIDED BY THE CITY OF BLOOMINGTON PLANNING DEPARTMENT

REMITTEE: STARS TITLE INSURANCE COMPANY SCHEDULE B EXCEPTION NO. (XXX.X) DENOTES ELEVATION AT CENTER BUILDING FIRST FLOOR BASE AN ASSIGNED ELEVATION OF 100.0 FT. BUILDING ELEVATION AS SHOWN ON SURVEY.  
 BUILDING ON EXISTING DRAINAGE AND SURVEY. ELEVATIONS AS SHOWN ON SURVEY.

DOO, INC  
 09-116-21-34-0005

INVESTORS, LLC  
 09-116-21-34-0012

SOUTH METRO CENTERS, LTD.  
 09-116-21-34-0011

REPLAT OF EDINA INTERCHANGE  
 1501 PARTNERSHIP  
 09-116-21-33-0004

5215 EDINA OFFICES, LLC  
 09-116-21-33-0003

EDINA INDUSTRIAL BLVD  
 (PUBLIC WAY)

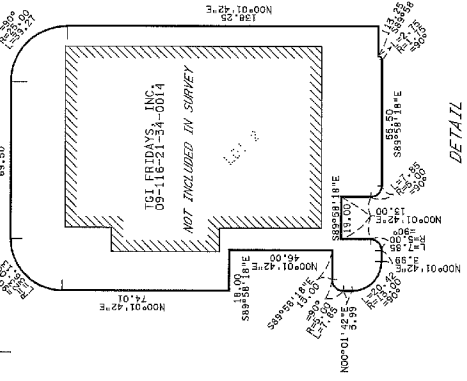
FENTON, LLC/BOM ES, LLC  
 09-116-21-33-0002

BOMA INTERNATIONAL CENTER

PARCEL 6  
 BLOOMINGTON SHILO BLDG, LLC  
 18-116-21-22-0004

STREET

OLD HWY 5





(PLEASE COPY ONTO YOUR LETTERHEAD)

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

12/08/2016

ATTN: Amanda Roe

Ref. No. 99225-1

RE: The Doubletree Bloomington, 7800 Normandale Boulevard, Bloomington, Minnesota

Add'l Info. Parcel: 0911621340013, 1611621220002, 0911621330005, 1611621210006,  
1611621210002, 1611621210003 & 1611621210004

**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: \_\_\_\_\_

**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: \_\_\_\_\_

**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.

**Site Plan Information:**

- \_\_\_\_\_ The subject property was not subject to a site plan approval process.
- \_\_\_\_\_ The subject property was subject to site plan approval: a copy of the approved site plan is attached.
- \_\_\_\_\_ The subject property was subject to site plan approval, but a copy of the approved site plan is no longer in existence (was lost or destroyed). All other existing documents applicable to site plan approval for the site are attached if available.
- \_\_\_\_\_ An approved site plan for the subject property is on file, but our office does not have the necessary resources to reproduce and distribute copies of the plan. All other existing documents applicable to site plan approval are attached if available.
- \_\_\_\_\_ Other, (as noted here): \_\_\_\_\_

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

Sincerely:

Name: \_\_\_\_\_ Department: \_\_\_\_\_  
Title: \_\_\_\_\_ Email: \_\_\_\_\_