



September 23, 2016

Zoning Info, Inc.
Attn: Mechelle Ashcraft
3555 NW 58th Street
Oklahoma City, OK 73112

Re: Zoning Verification Letter - 7900 International Drive, Bloomington, MN 55425 PID# 0602723220004

Ms. Ashcraft,

In response to a request from Mechelle Ashcraft, requesting certain land use information regarding 7900 International Drive, please be advised of the following as of the date hereof:

- 1) Current Zoning and Comprehensive Land Use Plan Designation: The land is zoned C-4 Freeway Commercial Center and is subject to the use restrictions and performance standards in the Bloomington City Code. The Comprehensive Plan designates the Property as Office.
- 2) Conformance with Current Zoning Requirements: The property's use as office is permitted in the C-4 zoning district.

The following approvals have been granted for the Property:

- October 25, 1982 – Application for a setback Variance and Final Site and Building Plans for International Plaza. Application was approved by the City Council (Case #8962AB-82).
- October 25, 1982 – Application for a Preliminary and Final Plat for International Plaza. Application was approved by the City Council (Case #8962C-82).
- June 25, 1984 – Application for an extension of a Final Plat. Application was approved by the City Council (Case #8962C-83)
- September 12, 1988 – Application for a Conditional Use Permit (CUP) to add a drive-through bank facility. Application was approved by the City Council (Case #8962A-88). Drive-through facility not constructed – CUP has expired.
- December 7, 2015 – Application to rezone the property from CS-1 Commercial Service to C-4 Freeway Commercial Center. Application was approved by the City Council (Case #10969A-15).

A formal site plan was not approved for the property at the time of construction, as Final Site and Building Plan approval was not a requirement at the time of construction of the office tower. Nonetheless, the site plan the City has on file is attached.

- 3) Adjacent Property Zoning Designation: The properties adjacent to the subject properties have the following zoning designations:

North – C-4 Freeway Commercial Center

South – HX-R (PD) High Intensity Mixed Use with Residential (Planned Development)

East – HX-R High Intensity Mixed Use with Residential

West – C-4 (PD) Freeway Commercial Center (Planned Development)

- 4) 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.
- 5) Right to Rebuild Following Casualty: The office building use may continue following casualty subject to reconstruction in accordance to the approved Final Site and Buildings Plan. If it is destroyed, reconstruction must comply with the applicable regulations and Final Site and Building Plan approvals at the time of reconstruction. This only applies to performance standards such as landscaping, lighting, signs and other related development items. The property use in the current configuration may be reconstructed without any additional approvals.
- 6) No Further Approvals or Licenses Required: The existing use as offices is permitted under the Zoning Ordinance without necessity of any rezoning, special exceptions, variance or other approval.
- 8) Compliance with Subdivision Regulations: The Project complies with, or is otherwise exempt from, applicable subdivision regulations. On October 25, 1982, a Plat was approved and subsequently filed.
- 9) No Application(s) Pending: No application for rezoning of the Project, or for a special or conditional use permit or variance in connection with the Property or Project, is now pending. No proceeding to challenge zoning or other governmental approval or use of the Project is pending, or to the best of my knowledge, overtly threatened.

- 10) Violations Outstanding or Development Related Fees Paid: I am unaware of any violations or alleged violations applicable to any zoning, subdivision, building or similar ordinances or regulations applicable to the Project within the past three years, or any pending or contemplated enforcement proceedings against the Project.
- 11) 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 27053C0476E dated September 2, 2004.
- 12) Certificate of Occupancy: I am unable to locate a certificate of occupancy for the Project from our records. I have no reason to believe, given the case file history described above, that one was not properly issued, and the absence of a Certificate of Occupancy under such circumstances would not give rise to any enforcement action affecting the Project. It is not necessary for a new purchaser of the Property to obtain either a new Certificate of Occupancy or an amendment to the existing Certificate of Occupancy in order too own, use and occupy the Project in the manner which it is approved.

This information was researched by the person signing this letter on behalf of the City of Bloomington, on request, as a service. The undersigned certifies that 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) 563-8925 or nmjohnson@BloomingtonMN.gov for any questions.

Sincerely,



Nick JohnsonPlanner
Community Development – Planning Division