



May 21, 2020

Guaranty Commercial Title, Inc.
 ATTN: Heather Haars
 465 Nicollet Mall, Suite 230
 Minneapolis, MN 55401

Re: Property - 1801 American Boulevard West - PID# 0402724240035,

Ms. Haars:

In response to your request for zoning 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 C-5(PD), Freeway Mixed Use (Planned Development) and is subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is Community Commercial. 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	Retail shopping center	C-5(PD)	Regional Commercial
South	Apartments	C-5(PD)	Community Commercial
East	Motor vehicle sales	C-5(PD)	Regional Commercial
West	Restaurant	C-5(PD)	Community Commercial

2) Conformance with Current Zoning Requirements:

The request for the zoning letter wanted verification of parking, height and setback. In addition there was a request for any Conditional Use Permits or Variance records for the use. The Property is vacant commercial land and is part of a prior planned development, now void of use. No existing or future use for the site has been approved, and therefore no zoning analysis, other than the subdivision, may be completed.

The Planning and Zoning reviews on file include but are not limited to:

- August 21, 1995 – Rezoning from B-2 to B-2(PD) and Preliminary and Final Development Plans for a Class I and II motor vehicle sales facility approved by City Council (Case #8718AB-95 – see attached decision notice) – structure now demolished and site now vacant.

- February 5, 2004 – Minor Revision to Final Development Plans to reduce the front landscape yard from 20 feet to 12 feet approved by the Community Development Director (Case #8718A-04 – see attached decision notice).
- July 15, 2013 – Rezoning from B-2 to C-5 approved by the City Council (Case #100002A-13 – see attached decision notice).
- May 20, 2019 – Variances to reduce the lot size from 80,000 square feet to 78,691 square feet and lot width from 250 feet to 191.7 feet, and Preliminary and Final Plat (Type III) of Knox American Addition approved by the City Council (Cases #PL2018-255 and #PL2019-40 – see attached decision notice).

The applicable City Code (zoning) sections for a potential development include but not limited to:

- Section 19.38.01 – Planned Development (PD) Overlay Districts
- Section 19.52 – Landscaping and screening
- Section 19.63.01 – Exterior Materials
- Section 19.113 – Signs
- Section 21.205.05 – Freeway Mixed Use (C-5) 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 21.301.16 – Exterior Storage
- Section 21.301.17 – Refuse Handling and Storage
- Section 21.301.18 – Screening of Roof Mounted Equipment
- Section 21.302.02 – Residential Uses in Commercial Zones
- 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)

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. Documents show there were two temporary monitoring wells on-site. Well 27W0019627 was 20 feet deep and was sealed on March 14, 2018 by Bergerson-Caswell, Inc. (sealing record H355879). Well 27W0018669 was 25 feet deep and was sealed on August 26, 2015 by Range Environmental Drilling (sealing record H355879).

4) Compliance with Subdivision Regulations:

The Property complies with applicable subdivision regulations. On May 20, 2019, the Plat of Knox and American Addition was approved and subsequently filed (Case #PL201800255).

5) 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.

6) 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. This statement does not mean that the property is free of violations or is in full compliance with federal, state and local applicable codes.

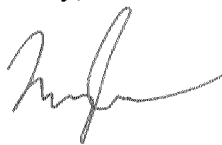
7) Flood Zone Designation:

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 2753C0456F 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 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,

A handwritten signature in black ink, appearing to read 'Nick Johnson', with a stylized flourish at the end.

Nick Johnson, Planner
Community Development – Planning Division