



**CASE FILE #PL201600078**

May 17, 2016

B&C Zoning  
Attn: Suzanne Fletcher  
3000 S. Berry Rd., Suite #110  
Norman, OK 73072

Re: 5715 W OLD SHAKOPEE RD, BLOOMINGTON, MN 55437, 5735 W OLD SHAKOPEE RD, BLOOMINGTON, MN 55437, 5705 W OLD SHAKOPEE RD, BLOOMINGTON, MN 55437 with Property, 3311621330008,3311621330009,3311621330010,

To B&C Zoning:

In response to a request received on May 12, 2016 requesting certain land use information regarding the Property, please be advised of the following as of the date hereof:

- 1) Current Zoning and Comprehensive Land Use Plan Designation: The land is zoned IP (PD) – Industrial Park (Planned Development) and is subject to the use restrictions and performance standards in the Bloomington City Code. The Comprehensive Plan Land Use Plan designates the Property as Industrial.
- 2) Conformance with Current Zoning Requirements: The use of the subject properties as an office and warehouse development development is permitted in the IP Zoning District, and is a legal, conforming use as approved by the City Council in 2000.

The following approvals have been granted for the Property:

- June 19, 2000 – Application submitted for Rezoning the property from IP and R-1 (PD) to IP (PD), Preliminary and Final Development Plan for an office and warehouse development, Variance for reduced minimum lot size, and Preliminary and Final Plat for West Bloomington Technology Park. Application was approved. (Case #4999BCDE)
- August 7, 2000 – Application for a Major Revision to Final Development Plans for a 72,160 square foot office/warehouse building. Application was approved. (Case #4999F-00)
- July 7, 2003 – Application for a change of condition to Case #4999F-00 to related to site occupancy. Application was approved. (Case #4999A-03)

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

North – R-1 Single Family Residential

South and East – IP (PD) Industrial Park (Planned Development

West – IP Industrial Park

- 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 and warehouse use may continue following casualty subject to reconstruction in accordance to the approved Final Development Plan. If it is destroyed, reconstruction must comply with the applicable regulations and Final Development 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) Compliance with Zoning Regulations: The final development plans approved on August 7, 2016 (Case #4999F-00) complied with all zoning regulations, with exception of a variance granted for minimum lot size (Case #4999D-00). As the parking regulations within the City have changed since the approval of the warehouse/office development in 2000, staff cannot determine current compliance with parking regulations without a current breakdown of occupancy of all subject buildings.
- 7) No Further Approvals or Licenses Required: The existing use as a warehouse and office development is allowed as a permitted use 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 September 19, 2000, 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

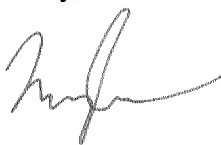
pending. No proceeding to challenge zoning or other governmental approval or use of the Project is pending, or to the best of my knowledge, overtly threatened.

- 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 27053C0461E 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 to 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 Johnson  
Planner  
Community Development – Planning Division