



June 9, 2020

CRE Zoning
ATTN: Amanda Hays
24 N High Street, Suite 103
Akron, OH 44308

Re: 101 American Boulevard West (Property) PID# 0302724210028

To Amanda Hays:

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 I-3, General Industrial and is subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is Industrial. 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	Power station	I-3	Industrial
South	MNDOT facility and parking	I-3 and B-2	Public and General Business
East	Retail sales	I-3 and B-2	General Business
West	Auto body repair	I-3	Industrial

2) Conformance with Current Zoning Requirements:

The Property use as self-storage facility with up to 900 units is a Conditional Use in the I-3 Zoning District. The property was recently constructed and all planning records and documents, including plans, are available online at <https://permits.bloomingtonmn.gov/ProdPortal/Planning/StatusReference?referenceNumber=PL201700265>.

The applicable City Code (zoning) sections applicable include but not limited to:

- Section 19.52 – Landscaping and screening
- Section 19.63.01 – Exterior Materials
- Section 19.113 – Signs

- Section 21.206.03 – General Industry (I-3) 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 21.302.16 – Self-Storage Facilities
- Section 21.501.01 – Final Site and Building Plans
- Section 21.501.04 – Conditional Use Permit

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 was one water supply well and one temporary monitoring well on-site as follows:

- A water supply well 241 feet deep identified as well #27W0019636 was sealed on June 27, 2018 by Don Stodola Drilling Company, Inc. (MN Well Sealing #H359059)
- A temporary monitoring well 25 feet deep identified as well #27W0019636 was sealed on November 13, 2017 by Glacial Ridge Drilling Inc. (MN Well Sealing #H325425)

4) Right to Rebuild Following Casualty:

The self-storage facility with up to 900 units in the (I-3) Zoning District may continue following casualty, in accordance with the performance standards at the time it is rebuilt

5) No Further Approvals or Licenses Required:

The current use by its present owners for self-storage facility is permitted by a conditional use permit. I am not aware of any other permit or license required by this jurisdiction that a purchaser must obtain before it may acquire the Property or before the Property may continue to be used in the manner in which it is presently being used.

6) Compliance with Subdivision Regulations:

The Property complies with the applicable subdivision regulations with the Plat of AMERICAN BOULEVARD STORAGE approved and subsequently filed.

7) 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.

8) Certificate of Occupancy:

The Certificate of Occupancy is attached to the review record.

9) 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 within the past three years. There is no record of any pending or contemplated enforcement proceedings against 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. All required fees have been paid in connection with the development and use of the Property, including any impact-related fees, have been paid, and no such fees which would have applicability to the Property are otherwise pending or known at this time.

10) 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 2753C0457F 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) 563-8919 or eoday@BloomingtonMN.gov for any questions.

Sincerely,



Elizabeth O'Day, Planning Technician
Community Development – Planning Division