



November 1, 2020

Land Title, Inc.
ATTN: Julie Fuchs
2200 W. County Road C, #2205
Roseville, MN 55113

Re: Property – 8001 Bloomington Freeway, PID # 04-027-24-13-0052

To Ms. Fuchs:

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, Industrial and R-1, Single Family Residential 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	Auto body shop and parking	I-3	Industrial
South	Office and single family dwellings	B-1 and R-1	Office and Low Density Residential
East	Office/warehouse and single family residential	I-3 and R-1	Industrial and Low Density Residential
West	I-35W and Auto dealership	C-4	Regional Commercial

2) Conformance with Current Zoning Requirements:

The Property use as an Office, warehouse, research and development Lab and manufacturing are permitted use in the I-3 Zoning District. The southern portion Zoned R-1 is used for parking and is legally non-conforming. The lot is 338,600 square feet and is occupied by a 121,494 square foot building. The most recent review for interior changes, a review did confirm the parking requirements were in compliance. The site is not part of any historic designation or district.

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

- The original building (approximately 100,000 square feet on the west side of the Property) was constructed in 1963. A variance was granted to construct the building on a parcel not described by a lot/block description. (Case 4425A-63) (Platting of the Property was approved in 1985. The variance is no longer required or applicable.)
- A second addition of approximately 20,000 square feet was added in 1967. This was on the east side of the original building. (Case 4125A-67)
- January 17, 1983 - The City Council approved a Preliminary and Final Plat of Control Data addition. (Case 6291A-82) NOTE: Plat was not filed and approval expired.
- August 19, 1985 - The City Council approved a Preliminary and Final Plat of Control Data addition. (Case 6291A-85)
- January 16, 2001 - The City Council approved a variance for a third addition. This was an entry vestibule on the south side of the original building. A variance reduced the required setback from 35 feet to 25 feet for the entry.
- August 19, 2013 - The City Council adopted variances to reduce the required setback along the west property line for a parking lot expansion. (Case 6291AB-13)
- June 22, 2018 – Administrative minor revision to final site and building plans to install a delivery door on the east side of the building. (PL201800199)

Considering materials and records on file, I cannot determine the level of City Code development performance standard compliance. To complete an in depth performance standards review, plans, including but not limited to as-built surveys, any floor plans, use details, or other information is not included in this letter must be provided. A performance standards review has a separate fee of \$131 plus \$56 per hour for each hour over 2 hours. The building permit record retention schedule is 15 years and there are no building related plans on file.

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 21.203.01 – Single Family Residential (R-1) District
- 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 21.501.01 – Final Site and Building Plans
- Section 21.504 – Nonconformity

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.

4) Right to Rebuild Following Casualty:

The office, warehouse, research and development Lab and manufacturing in the I-3 Zoning District and the parking in the R-1 Zoning District may continue following casualty, in accordance with the performance standards at the time it is rebuilt and in accordance with City Code Section 21.504, Non-conformity.

If the Property has non-conforming performance standards, which cannot be accurately determined without a full review of an as built survey and development details, and in the event of casualty, the Property could be rebuilt to the legally non-conforming development. Any changes would require compliance with the applicable codes at the time it is rebuilt.

City records show no open enforcement orders against the Property at this time. This statement does not mean the Property is free of violations or is in full compliance with federal, state and local applicable codes.

5) No Further Approvals or Licenses Required:

The current use by the present or future owners for Office, warehouse, research and development Lab and manufacturing purposes is permitted under the Zoning Ordinance without rezoning, special exceptions, use permit, variance or other approval. 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 a Plat of CONTROL DATA ADDITION approved in 1985 and subsequently filed. (Case 6291A-85)

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:

I am unable to locate a certificate of occupancy for the Property. I have no reason to believe, given the case file history described above, one was not properly issued. The absence of a Certificate of Occupancy would not give rise to any enforcement action affecting the Property. A new purchaser does not need to obtain either an original Certificate of Occupancy or an amendment to the existing Certificate of Occupancy to continue use and occupancy of the Property, which it is approved.

9) Violations Outstanding or Development Related Fees Paid:

I am unaware of any active or alleged violations of any zoning, subdivision, building or similar ordinances or regulations applicable to the Property within the past three years. There are no records 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 Property's development and use, including any impact-related fees, have been paid. No such fees applicable 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 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 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) 563-8926 or lpease@bloomingtonmn.gov for questions.

Sincerely,



Londell Pease, Senior Planner
Community Development – Planning Division