



August 17, 2021

Executive Title
 ATTN: Tricia George
 9100 Baltimore Street, Suite #112
 Blaine, MN 55449

Re: Property - 8200 Grand Avenue South, Bloomington, MN 55420, PID# 0302724320032

Ms. George:

In response to your zoning verification request for Property information, please be advised of the following as of the date hereof:

1) Zoning and Comprehensive Land Use Plan Designation:

The Property is zoned General Industrial (I-3) 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-guide-plan-maps>.

The adjoining property use, zoning and Comprehensive Plan designations are:

Direction	Use	Zoning	Comprehensive Plan
North	Corporate campus w/offices and manufacturing	I-3	Industrial
South	Office and warehouse	I-3	Industrial
East	Surface parking lot	I-3	Industrial
West	Single-family residential dwellings	R-1	Low Density Residential

2) Conformance with Current Zoning Requirements:

The Property use for office and warehouse is permitted in the General Industrial (I-3) Zoning District. The Planning and Zoning reviews on file include but are not limited to:

- April 16, 2019 – Minor revision to Final Site and Building Plans approved to install overhead doors and add parking spaces elsewhere on site approved by the Planning Manager (Case #PL201900056 – see attached decision notice - <https://permits.bloomingtonmn.gov/ProdPortal/Planning/Status?planningId=1941>).

Considering materials and records on file, determining the level of City Code development performance standard compliance is unknown. 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 must be provided. A performance standards review has a base 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.

In 1996, the City Council approved a parking lot and security ordinance which required full compliance with the City Code at a future date. Currently, the City Code compliance required by December 31, 2024. New lighting was installed at the site in 2019, with a small portion being approved as proof of lighting. To staff's knowledge, the Property complies with the City's lighting ordinance, and the approved plan is attached.

Regarding site landscaping, there is some required surface parking screening, typically provided in the form of three-foot shrubs, that is missing adjacent to the east-west parking tier south of the building. City Code (Sec. 21.301.15(d)(3)) would require that these parking stalls be screened along Grand Avenue South when these parking stalls were created sometime after 1985. In addition, it has recently come to staff's knowledge that four evergreen trees were removed from the site. As the site is legally nonconforming for the amount of trees on-site, these four trees would need to be replaced to be in conformance with the legally non-conforming status of the property.

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

- 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 21.301.14 – Tree preservation
- Section 21.301.15 – Landscaping and screening
- 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 access the City Code, go to www.code.blm.mn and use the index on the left to navigate to the desired section.

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. Non-City providers provide all other utilities. Please contact the appropriate provider for detailed information on other services to the Property. Documents indicate a 39-foot deep water supply well exists on-site with no sealing record. A 27-foot deep temporary monitoring well was sealed on 10/24/2018 by Bergerson-Casswell, Inc.

4) Right to Rebuild Following Casualty:

The office and warehouse use in the General Industrial (I-3) zoning district may continue following casualty, if complying with City Code Section 21.504, Non-conformity and the applicable performance standards. Without a full performance standards review, it is unknown without a full review of an as-built survey and related development details. Rebuilding the Property to the legally non-conforming development level is allowed provided a permit is issued within 365 days of the casualty date. 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.

The City has issued a Fire Marshal Operation License for this address. The Bloomington Fire Prevention Division conducts routine inspections related to this license. Copies of the inspection reports, if needed, are available through the Fire Prevention Division at (952) 563-4801.

5) No Further Approvals or Licenses Required:

The current use by its present owners for office and warehouse purposes is permitted under the Zoning Ordinance without any rezoning, special exceptions, use permit, variance or other approval. I am not aware of any other permit or license required by this jurisdiction 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, or is otherwise exempt from, applicable subdivision regulations. The Property was platted prior to the incorporation of the City of Bloomington. In 1951, the Plat of MANN'S MERRY ACRES was 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:

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 using the Property as originally approved.

9) Open Permits, Known Violations or Fees Due:

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 is no record of any pending or contemplated enforcement proceedings against the Property.

A review finds three electrical permits remain open with unresolved inspections:

- PREL201903629 – Permit to Carter Electric to add receptacles and lights in storage/warehouse area. A rough-in inspection was completed with a partial pass. No re-inspection for the rough-in inspection or a final inspection was requested. The permit remains open.
- PREL201907964 – Permit to Carter Electric to wire 3 new offices, add new receptacles and lights in offices and warehouse. No inspection requested and the permit remains open.
- PREL201909312 – Custom Electrical Services to install lights, dryer and power. The rough-in inspection failed and no follow-up inspection were requested. The permit remains open.

However, this statement does not mean the Property is free of violations or is in full compliance with federal, state and local applicable codes as no performance standard review has been completed. 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 27053C0456F dated November 4, 2016.

This information was researched on behalf of the City of Bloomington staff 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) 563-8925 or nmjohnson@BloomingtonMN.gov for any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nick Johnson', written in a cursive style.

Nick Johnson, Planner
Community Development – Planning Division