

The Planning & Zoning Resource Company
1300 South Meridian Avenue, Suite 400
Oklahoma City, OK 73108

4/4/2022

ATTN: Amy Latimer
Ref. No. 157390-3
RE: James, 9721 James Avenue South, Bloomington, Minnesota
Add'l Info. Parcel: 16-027-24-24-0029

The current zoning classification for the subject property is: I-3 Industrial

Adjacent property zoning designations:

North: I-3
South: I-3
East: I-3
West: I-2

Is the subject property part of a Planned Unit Development?

 Yes, part of a PUD (See comment)

X No, not part of a PUD

Comment: _____

Is the subject property part of an Overlay District?

 Yes, within an Overlay District

X No, not within an Overlay District

Comment: _____

The subject property is currently regulated by:

X Section 21.206.03 of the Zoning Ordinance

 Planned Unit Development Ordinance No. _____ (copy attached)

 Site Plan Approval Case No. _____ (copy of plan and case attached)

Comment: See letter for performance standards sections

According to the zoning ordinances and regulations for this district, the use of the subject property is a:

X Permitted Use by Right

 Permitted Use by Special/Specific Use Permit

 Copy Attached

 Copy Not Available (see comment)

 Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)

 Non-Permitted Use

Comment: _____

The subject structure(s) was developed:

- In accordance with Current Zoning Code Requirements and is
 Legal Conforming
- Non-Conforming (see comments)
- In accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal
 Non-Conforming to current zoning requirements
- Prior to the adoption of the Zoning Code and is
 Grandfathered/Legal Non-conforming to current zoning requirements.
- In accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming
 issues exist with respect to current zoning requirement; the subject property would be considered legal non-
 conforming.

Comment: Unable to answer, built when Zoning review not required and not review has been completed since.

Information regarding variances, special permits/exceptions, ordinances or conditions:

- There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the
 subject property
- The following apply to the subject property (see comments):
- Variance - Documentation attached or is otherwise, no longer available (see comment)
- Special Permit/Exception Documentation attached or is otherwise, no longer available (see comment)
- Ordinance Documentation attached or is otherwise, no longer available (see comment)
- Conditions Documentation attached or is otherwise, no longer available (see comment)

Comment: There was a variance granted in 1977. Limited detailed information is known - see Minutes

Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:

- May be rebuilt in the current form (i.e. no loss of square footage, same footprint, with drive through(s), if
 applicable.
- May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations, or
 requirements. Please see section _____ of the current zoning code/ordinance for details.

Comment: Could require upgrades for items like landscaping and lighting, no impact on structure.

To the best of your knowledge, do your records show any unresolved zoning code violations?

- Yes, there are open violations on file in our records. (See attached list and/or copies/cases)
- No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made

Please call the undersigned at (952) 563-8926 extension _____ if you have questions or concerns.

Sincerely:



Name: Londell Pease

Department: Community Development

Title: Senior Planner

Email: lpease@bloomingtonmn.gov