



June 12, 2017

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

Re: Properties – 2001, 2051, and 2101 KILLEBREW DR, BLOOMINGTON, MN 55425

To Ms. Olivia Gray:

In response to a request for zoning and land use verification and information for the Properties, please be advised of the following as of the date hereof:

1) Zoning and Comprehensive Land Use Plan Designation:

The properties are zoned C-4 (PD) Freeway Office (Planned Development) and are subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is Office. The adjoining property use and zoning designations are:

- East and West – Hospitality; zoned C-4 (PD)
- North – Mall of America; zoned CX-2 (PD)
- South – High density residential; zoned R-4

2) Conformance with Current Zoning Requirements:

The Properties use as office is permitted in the C-4 zoning district. Considering materials and records on file, I cannot determine the level of City Code development performance standard compliance. To complete an in depth review, which includes a site visit and review of plans (if-provided) including but not limited to as-built surveys, any floor plans, use details, or other information is not included in this letter, that level of detail requires \$124 for the full analysis plus \$52 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 required compliance by December 31, 2020. This site may require significant upgrades to the parking lot and building entry's to comply with these minimum requirements.

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

- Section 19.38.01 – Planned Development (PD) Overlay Districts

PL201700101

- Section 19.51 – Refuse handling and storage
- Section 19.52 – Landscaping and screening
- Section 19.52.01 – Screening of roof mounted equipment
- Section 19.63.01 – Exterior Materials
- Section 19.113 – Signs
- Section 21.205.04 – Freeway Office (C-4) 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 21.501.02 – Preliminary Development Plan
- Section 21.501.03 – Final Development Plan
- Section 21.501.04 – Conditional Use Permit
- 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 properties:

According to the City of Bloomington Public Works Division records, the properties are 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 properties.

4) Right to Rebuild Following Casualty:

The office use in the C-4 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 properties are non-conforming, which cannot be accurately determined without a full review of an as built survey and development details, and in the event of casualty, the Properties 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 properties at this time. This statement does not mean that the properties are free of violations or is in full compliance with federal, state and local applicable codes.

The properties currently do not comply with parking lot lighting standards (City Code Section 21.301.07). These City Code standards have been amended in recent years and will not impact the continued use of the properties.

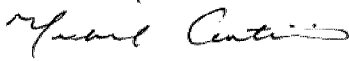
- 5) No Further Approvals or Licenses Required:
The current use by its present owners for office purposes is permitted under the Zoning Ordinance without necessity of any rezoning, special exceptions, use permit, variance or other approval. I am not aware of any other permit or license required by this jurisdiction that a purchaser must obtain before it may acquire the Properties or before the Properties may continue to be used in the manner in which it is presently being used.
- 6) Compliance with Subdivision Regulations:
The Properties comply with, or are otherwise exempt from, applicable subdivision regulations. On April 28, 1980, the Plat of M C M I 2ND ADDITION was approved and subsequently filed (Case7986B-79).
- 7) No Application(s) Pending:
No application for rezoning, for a special or conditional use permit or a variance in connection with the Properties, is now pending. No proceeding to challenge zoning or other governmental approval or use of the Properties is pending, or to the best of my knowledge, overtly threatened.
- 8) Certificate of Occupancy:
I am unable to locate a certificate of occupancies for the Properties. I have no reason to believe one was not properly issued. In the absence of a Certificate of Occupancy would not give rise to any enforcement action affecting the Properties. It is not necessary for a new purchaser to obtain either a new Certificate of Occupancy or an amendment to the existing Certificate of Occupancy in order continue use and occupancy the Properties.
- 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 Properties within the past three years. There is no record of any pending or contemplated enforcement proceedings against the Properties. There are no/ are open enforcement orders against the properties at this time.

This statement does not mean that the properties are 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 Properties, including any impact-related fees, have been paid, and no such fees which would have applicability to the Properties are otherwise pending or known at this time.
- 10) Flood Zone Designation:
The Properties are not located in a Flood Hazard Overlay Zoning District. The Flood Insurance Rate Map (FIRM) for the City of Bloomington designates the Properties as Zone X on Panel Number 2753C0467F dated November 3, 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 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) 563-8921 or mcentinario@BloomingtonMN.gov for any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mike Centinorio".

Mike Centinorio, Planner
Community Development – Planning Division