



May 18, 2022

Bureau Veritas  
Michael Morgan  
510 E Memorial Road, Suite A-1  
Oklahoma City, OK 73114

Re: Property - 101 American Blvd W, Bloomington, MN 55420  
PID# 0302724210028

To Michael Morgan:

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 I-3, General Industrial and 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	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 a self-storage facility with up to 900 units is a conditional use in the I-3 Zoning District. The building was recently constructed and all planning records and documents, including plans, are available online at:

<https://permits.bloomingtonmn.gov/ProdPorta/Planning/Status?planningId=1581>

The applicable City Code (zoning) sections applicable including but are 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 21.501.04 – Conditional Use Permit
- Section 21.504 – Nonconformity

NOTE: To access the City Code, go to [www.code.blm.mn](http://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 (City) 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 show there was a water supply well on-site and one temporary monitoring well on-site as follows:

- /a water supply well 241 feet deep identified as well #505073 was sealed on December 29, 1989 by Don Stodola Well Drilling Company, Inc. (MN Well Sealing #H359049).
- 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 if complying with City Code Section 21.504, Non-conformity, and the applicable performance standards.

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

5) No Further Approvals or Licenses Required:

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

6) Compliance with Subdivision Regulations:

The Property complies with applicable subdivision regulations with the plat of AMERICAN BOULEVARD STORAGE approved and subsequently filed. (Case PL2017-268).

7) No Application(s) Pending:

No application for rezoning, a special or conditional use permit, or variance in connection with the Property is now pending. Further, no proceeding to challenge zoning or other governmental approval or use of the Property is pending or overtly threatened to the best of my knowledge.

8) Certificate of Occupancy:

The Certificate of Occupancy is attached to the review record.

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 the following building permits remain open with unresolved inspections:

- PREL201910750– Electrical work for fire alarm addition only– expired due to no rough-in or final inspections were requested.

However, this statement does not mean the Property is free of violations or fully complies 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.

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 designates the Property as Zone X on Panel Number 2753C0457F dated November 4, 2016.

This information was researched by City staff as a service. The undersigned certifies that the above information is accurate based on the information supplied for this zoning verification and the information on file with the City. The City assumes no liability for errors or omissions. All data was obtained from public records, which may be inspected during regular business hours.

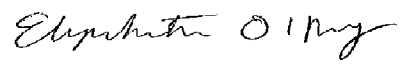
Please contact me at (952) 563-8919 or eoday@BloomingtonMN.gov with questions.

Michael Morgan

May 18, 2022

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Sincerely,

A handwritten signature in black ink that reads "Elizabeth O'Day". The signature is written in a cursive style with a large, stylized initial "E".

Elizabeth O'Day, Planner  
Community Development – Planning Division