



September 29, 2022

NV5-Technical Engineering & Consulting Solutions
 ATTN: Cheryl King
 222 E. Eufaula Street, Suite #140
 Norman, OK 73069

Re: Basic zoning letter – 6203 W 111th Street (AKA 6201), PID# 0511521110004

To Cheryl King:

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 Industrial Park (IP) 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	Public dog park	(IP)	Public
South	Golf Course	R-1(PD)	Quasi-Public
East	Water Treatment Ponds and Golf Course	(IP) and R-1(PD)	Public and Quasi-Public
West	Stormwater pond, Industrial, Office and Warehouse	IP	Public, and Industrial

2) Conformance with Current Zoning Requirements:

The Property use as office, distribution, and warehouse are permitted uses in the IP, Industrial Park Zoning District. The Planning and Zoning reviews on file include but are not limited to:

- April 20, 1987 – The City Council approved a Preliminary and Final Plat of Nesbitt Industrial Park subject to conditions. (Case 9401A-87)
- April 27, 1987 – The City Council approved a negative declaration of the need to prepare an Environmental Impact Statement for the Best Buy Distribution Center.
- September 5, 2000 – The City Council approved revised final site plans and building plans for the expansion of a truck parking/storage lot on an existing industrial site (Case 10532A-00).

- April 18, 2008 – Administrative approval of revised final site plans and building plans for installation of generators (Case 10532A-08).
- April 26, 2012 – The Planning Commission approved final site and building plans for an addition onto a office warehouse building with associated parking and access changes (Case 10532A-12).
- July 9, 2012 – The City Council approved variances to reduce the amount of landscaping required and to increase the allowed size of a guard house (Case 10532BC-12).

Considering materials and records on file, determining the level of City Code development performance standard compliance is unknown. A review of the approved landscape plan verified the Property is in violation with missing materials. As for other performance standards, 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 base fee of \$135 plus \$58 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 including but are not limited to:

- Section 19.63.01 – Exterior Materials
- Section 19.113 – Signs
- Section 21.206.04 – Industrial Park (IP) 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 21.301.15 – 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 (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 is an active water supply well on-site. It is 147 feet deep and identified as well #647782.

4) Right to Rebuild Following Casualty:

The distribution warehouse in the Industrial Park (IP) 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 reviewing an as-built survey, floor plans 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 when rebuilt.

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 office, distribution 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 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 a Plat of Nesbitt Industrial Park being approved and subsequently filed. (Case 9401A-87)

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:

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, that 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 initially 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 other than the landscape violations mentioned in section 2. There is no record of any pending or contemplated

enforcement proceedings against the Property. There are no open enforcement orders against the Property at this time.

A review finds the following building permits remain open with unresolved inspections:

- PRFS202001515 – A Fire Suppression System Permit was issued to Gilbert Mechanical Contractors to add a sprinkler to the 2nd-floor network closet on February 20, 2020. No inspections were requested and the permit has expired.
- PRFS202004243 – A Fire Suppression System permit was issued to Frontier Fire Protection to demo the existing sprinkler pipe was issued on May 11, 2020. A partial pass rough-in inspection was completed. No other inspections were requested and the permit has expired. – final inspection was not completed
- PREL202007312 – An Electrical Permit issued to City View Electric to furnish & install 193 fixtures, 9 dimmers, 19 occupancy sensors, 4 photo cells, 21 switches, 19 120v j-boxes, 198 receptacles, 1 ground bar, 5 cord reels, 13 tv openings, 10 phone/data openings, 30' cable tray, 4 sleeves, wire 4 furniture feeds, 1 overhead door operators, 1 dock leveler, hvac equipment, power 8 card readers, disconnect wiring for construction on August 6, 2020. A partial pass rough-in inspections were completed. No other inspections were requested and the permit has expired.
- PRUT202007402 – A Utility Permit was issued to Voss Utility and Plumbing to install a new sanitary sewer line and fire hydrant on August 27, 2020. No inspections were requested and the permit has expired.
- PRFS202009432 – A Fire Suppression System Permit was issued to Summit Fire Protection to add and relocate sprinkler heads for a new wall and ceiling layout on November 10, 2020. A partial pass rough-in inspections were completed. No other inspections were requested and the permit has expired.
- PREL202013452 – An Electrical Permit was issued to Horwitz Inc. to add 14 thermostats was issued on November 20, 2020. No inspections were requested and the permit has expired.
- PRBD202105678 – A Building Permit was issued to Gensler for a 39,650 square foot remodel of existing warehouse space which included interior addition office, conference room spaces along with 25,000 sf virtual store to facilitate do remoted audio and video demonstrations of products for customers on July 2, 2021. The final Fire inspection was not requested or completed and the permit has expired.
- PRMH202107066 – A Mechanical/HVAC Permit was issued to Centraire Heating & Air Conditioning Inc. to add new rooftop units and and duct work on June 17, 2021. A partial pass rough-in inspections were completed. No other inspections were requested and the permit has expired.
- PRFS202107981 – A Fire Suppression System Permit was issued to Frontie Fire Protection to add/relocate 101 sprinkler heads to accommodate the new walls and ceilings within the remodel area on July 21, 2021. A partial pass rough-in inspection was completed. No other inspections were requested and the permit has expired.

- PRUT202108990 – A Utility Permit was issued to Vertex Mechanical Inc. to connect a new service line to new bathroom area on July 22, 2021. No inspections were requested and the permit has expired.
- PRAL202110098 – A Fire Alarm Permit was issued to City View Electric to connect seven duct smokes to house a fire alarm system on August 24, 2021. No inspections were requested and the permit has expired.
- PREL202203204 – An Electrical Permit was issued to Minnesota Control Systems Inc. to install HVAC controls on March 31, 2021. No inspections were requested and the permit has expired.

However, this review does not mean the Property is free of violations or fully complies with federal, state and local applicable codes as no recent 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 27053C0461F 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 952-563-4507 or ehestbech@BloomingtonMN.gov with questions.

Sincerely,



Emily Hestbech, Planning Technician
Community Development – Planning Division