



November 29, 2022

CHB Title, LLC
ATTN: Lori Schultz
10850 Old County Road 15, Suite 100
Plymouth, MN 55441

Re: Basic Zoning letter for 5700 W 78th Street (Property), PID# 1611621220002,

To Lori Schultz:

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 CS-1, Commercial Service and subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is Office. 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	City of Edina – office	City of Edina	City of Edina
South	Office/retail/warehouse and Hotel	CO-1(PD) and CS-1	Office and Community Commerical
East	Hotel/Conference Center	CS-1	Community Commerical
West	Office	CS-1	Office

- 2) Conformance with Current Zoning Requirements:
The Property’s use as a parking lot to meet the required parking for the adjacent hotel is permitted as an accessory use for the hotel in the CS-1 Zoning District. The Planning and Zoning reviews on file include but are not limited to:
- June 17, 1968 – City Council approved Final Site and Building Plans for Radisson South development. (Case 5960B-66) This approval was subject to the parking on the adjacent lot at 5700 West 78th Street.

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

- Section 19.40.07 – Commercial Service (CS-1) District
- Section 19.63.01 – Exterior Materials
- Section 19.113 – Signs
- 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 21.301.17 – Refuse Handling and Storage
- Section 21.501.01 – Final Site and Building Plans

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.

4) Right to Rebuild Following Casualty:

The parking lot for the adjoining hotel in the CS-1 Zoning District may continue following casualty if complying with City Code Section 21.504, Non-conformity, and the applicable performance standards. Any use other than accessory parking for the adjacent hotel would require the hotel to construct additional parking on their site or obtain a variance or other approval to reduce the required parking.

5) No Further Approvals or Licenses Required:

The current use as parking as an accessory use for the adjoining hotel by its owners 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 is not part of an approved plat. Any development would require an application in accordance with the applicable subdivision regulations.

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) 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.

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.

9) 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 2753C0451F 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 with questions at (952) 563-8926 or lpease@bloomingtonmn.gov.

Sincerely,



Londell Pease, Senior Planner
Community Development – Planning Division