



December 15, 2022

City of Bloomington
Derly Navarro
Planning Division
1800 West Old Shakopee Road
Bloomington, MN, 55431

952-563-8920

Subject: Zoning Letter Request

Property Name: 3107 American Boulevard East - Outlot Q

Property Address: 3200 East 81st Street and 3107 American Boulevard East
Bloomington Minnesota 55425

Year Built: 2015

Parcel Number: 0602723230645, 0602723230641

Project Number: 22-390651.2

To Whom It May Concern,

Partner has been engaged by our client to conduct due diligence research and prepare a Zoning Report on the above-mentioned property. Please consider this a formal request for a letter outlining the following information to include copies of all applicable documents:

- What is the current zoning designation for the above-mentioned property?
 - Are there any pending rezoning applications, or updates to the Zoning Ordinance that may affect the Subject in the foreseeable future?
- What are the immediate abutting zoning designations to the north, south, east, and west of this property? Is a copy of the zoning map for this area available? If so, please attach or provide a link to access.
- Is the property located in any special, restrictive, or overlay district?
- Is the property located in a Planned Unit Development (PUD)/Planned Area Development (PAD)? If so, can we please get a copy of the Development Plan and Ordinance, specifically the conditions of approval for parking, setbacks, height, use, and density?
- Is the current use as a Hotel permitted by right or was a use approval granted? If so, please provide a copy.
- To your knowledge are there any legal nonconforming issues associated with the subject property?

- Was this property granted any variances, special exceptions, special/conditional use permits, or zoning relief of any kind? If so, can we please get a copy of the approval(s)? If these are not available, would you briefly outline the conditions of the applicable document?
 - In the event of destruction, would a new use permit, variance, or special exception be required?
 - What is the threshold that would trigger a new Use Permit, Variances, or other approvals to be required?
- Was this site developed with Site Plan approval? If so, can we obtain a copy of the plan and/or a copy of the approved conditions?
- To the best of your knowledge, do your records show any current open zoning code violations within the Subject's files?

Our client has asked that we gather this information as quickly as possible, any help will be greatly appreciated. It is my understanding that there will be a fee of \$103.00, associated with this request, which we will pay by credit card online. Should you expect additional fees or if there is any portion of our request you cannot complete, please advise me as soon as possible. In order to expedite this request please email your response to me at mguthier@partneresi.com. If have questions or concerns, please do not hesitate to contact me. In the event that you need to send hard copies, please mail them to the address below.

Morgan Guthier, Zoning Assistant
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