

January 26, 2023

Partner Engineering and Science, Inc.
Tonian Morgan, Zoning Assistant
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Property Name: HealthPartners HQ
Property Address: 8170 33rd Avenue, Bloomington, MN 55425
Year Built: 1970, 1976, 2000, 2017
Parcel Number: 06-027-23-23-0630; 01-027-24-14-0025; 01-027-24-14-0026; 01-027-24-14-0027; 01-027-24-41-0026
Project Number: 23-397847.2

To Whom It May Concern:

In response to your request for information regarding the above-mentioned property, we have researched our files and present the following:

1. The current zoning designation for the Subject property is HX-R(PD).
2. Adjacent property zoning designation:

North:	<u>HX-R(PD)</u>
South:	<u>C-4(PD)(AR-17)(BP)</u>
East:	<u>HX-R(PD)</u>
West:	<u>LX(PD)(AR-17) and IT(PD)(AR-17)</u>
3. Is the current property located in a special, restrictive, or overlay district? Yes.
4. Is the property located in a Planned Unit Development? Please provide a copy of the Development Plan and Ordinance, specifically the conditions of approval/any entitlements approved for use, minimum lot area, minimum off-street parking, minimum/maximum setbacks, minimum/maximum permitted height, and minimum/maximum permitted unit density.
See attached
5. According to the zoning ordinances and regulations of this district, the use of the subject property is a:

Current Use: Office, parking and parking ramp

- ☒ Permitted Use by Right
- ☐ Permitted Use by Special/Specific Use Permit (see comments or attached approval documentation)
- ☐ Permitted Use by Conditional Use Permit (see comments or attached approval documentation)
- ☐ Legal Non-Conforming Use (use was existing prior to the adoption of the zoning ordinance/code)
- ☐ Non-Permitted Use

6. Conformance: Per the current Zoning Ordinances and regulations applicable to the subject property, the current structure(s) is:

- ☒ Legal Conforming (complies with, or is otherwise exempt from, applicable zoning regulations, including parking)
- ☐ Legal Non-Conforming (does not meet the current zoning requirements due to amendments, re-zoning, variance granted, or other changes. See comments.)
- ☐ Grandfathered (developed prior to the adoption of the zoning code/ordinance)
- ☐ Non-Conforming (see comments)

Comment: _____

7. Rebuild: In the event of a casualty, in whole or in part, the structure located on the Subject property:

- ☒ May be rebuilt in its current footprint (i.e., no loss of square footage, same number of dwelling units, same footprint with drive-through(s) if applicable).
- ☐ May not be rebuilt in its current footprint, except upon satisfaction of certain conditions, limitations, or requirements. Please see Section of the current Zoning Ordinance for details.

Is there a damage threshold, that would trigger the requirement for a new Use Permit, Variances, or other approvals to be granted for the Subject property? If so, does the threshold apply to a single structure or the development, as a whole?

8. Have any variances, special permits/exceptions, ordinances, or conditions been granted/approved for the Subject property:

- ☐ No, there do not appear to be any variances, special permits/exceptions, ordinances, or conditions that apply to the subject property.
- ☒ Yes, the following apply to the subject property: (Documentation/copies attached)
- | |
|---|
| ☐ Variances |
| ☐ Special Permits/Conditional Use Permits/Exceptions |
| ☐ Ordinances |
| ☐ Conditions of Approval |

Comment: _____ Code deviations as approved in the 2016 Planned Development approval

9. Site Plan Information:

- ☒ The Subject property was developed in accordance with an approved Site Plan. A copy of the plan and/or conditions of approval are attached.
- ☐ The Subject property was developed in accordance with an approved Site Plan; however, a copy is no longer available, or cannot be made available due to copyright limitations.
- ☐ The Subject property was not required to undergo Site Plan review.
- ☐ Other, (as noted here):

Comment: _____

10. Code Violations Information:

- ☒ There do **NOT** appear to be any current outstanding/open zoning, building, or fire code violations that exist within our files for the Subject property.
- ☐ The following outstanding/open zoning / building / fire code violations exist for the Subject property. Please include details in the below Comment section:

Comment: _____

11. Certificate of Occupancy Status:

- ☐ A valid Certificate(s) of Occupancy or Temporary Certificate(s) of Occupancy has been issued for the Subject property and is attached.
- ☐ A valid Certificate of Occupancy has been issued for the Subject property (approximate issuance date ____); however, we are unable to locate a copy in our records. The absence of a Certificate of Occupancy ____ will / ____ will not give rise to any enforcement action.
- ☐ A Certificate of Occupancy is not required for the subject property.

Comment: See letter attached

11a. A new Certificate of Occupancy will be required for the following:

- ☐ Change of Owner
- ☐ Change of Tenant
- ☐ Change in Use
- ☐ Tenant Improvements/Remodel/Reconstruction
- ☒ New Construction
- ☐ Other: _____

11b. How were Certificates of Occupancy issued - for the building shell, each tenant, or both? See letter

Will the absence of a Certificate(s) of Occupancy give rise to any enforcement action? No

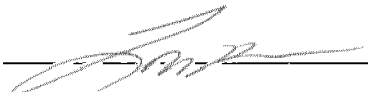
12. Public Improvements/Road Work/Condemnation:

Does the City have current or future plans for roadway construction, easements, land condemnation proceedings, or other such activity that would impact the placement of property lines, affect the immediately surrounding rights-of-way, disrupt traffic flow in proximity of the Subject property for an extended period of time, and/or impede access to the property?

- ☐ Roadway Construction
- ☐ Easements
- ☐ Land Condemnation Proceedings
- ☐ None/Other: No known actions

Additional comments regarding the subject property: _____

MUNICIPAL AUTHORITY:

Signature: 

Title: Senior Planner

Printed Name: Londell Pease

Municipality: City of Bloomington

Department: Planning

Phone: (952) 563-8926