



Zoning Verification Letter Request Form

2717 S. Arlington Rd. Ste. C
Akron, OH 44312

November 14, 2023

Alyssa Reed
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(330) 697-8034

Subject Property:	Address: 10603-10629 France Ave S & 3806-3826 W Old Shakopee Rd Bloomington Parcel ID: 2002724320064 Acreage: 3 Type of Business: Shopping Center
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In response to your request for information regarding the above-referenced property, we have researched our files and present the following:

1. The current zoning classification of the subject property is: B-4(PD)

2. According to the current zoning ordinance the zoning districts for the abutting properties are:

North: R-1

South: B-2(PD) and B-4(PD)

East: R-1 and B-1

West: B-4, B-4(PD) and B-2(PD)

3. According to the zoning ordinances and regulations for this district, the current use of the subject property is a:

- Permitted Use by Right
 - Permitted Use by Special/Specific Use Permit
 - Permitted Use by Conditional Use Permit
 - Legal Non-Conforming Use (pre-existing, grandfathered use)
 - Non-Permitted Use
- Copy Attached
 - Copy Attached
 - Copy Not Available (see comment)
 - Copy Not Available (see comment)

Additional Comments: This is office, restaurants, and retail sales. Health club is a conditional use. See attached letter.

4. To the best of our knowledge, the current use, structure(s) and improvements were developed:

- In accordance with Current Zoning Code Requirements and is Legal Conforming
- In accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal Non-conforming to current zoning requirements.
- Nonconforming (ex: zoning violations exist and need to be remedied, see comment)

Additional Comments:

5. Information regarding variances, special permitting, and other zoning relief:

- There do not appear to be any variances, special permits, or zoning relief of any kind.
- Variance approval (see comment)
- Special Permit/Exception/Conditional Use Permit Documentation attached or is otherwise, no longer available (see comment)

Additional Comments: This was a Planned development that allowed deviations from the City Code. Therefore, the structures as constructed are conforming subject to the Final Development Plans.

6. Code Violations Information:

- There do NOT appear to be any outstanding/open zoning, building or fire code violations that apply to the subject property.
- The following outstanding/open zoning / building / fire code violations apply

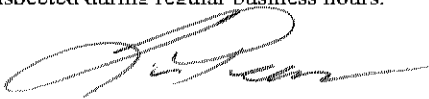
Additional Comments:

7. Certificate of Occupancy, status:

- A valid Certificate of Occupancy has been issued for the subject property and is attached.
- Certificates of Occupancy have been issued and are in effect for all buildings and, if required, for all units at the Property; however, we are unable to locate a copy in our records. The absence of a Certificate of Occupancy is not a violation and will not give rise to any enforcement action from the municipality.
- A Certificate of Occupancy is not required for the subject property.

Additional Comments:

This information was researched on _____ by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon/or relates to the information supplied by the requester. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

By: 

Printed Name: Londell Pease

Title: Senior Planner

Department: Planning Division