



November 25, 2017

David Brent Wright, Jr., Manager
Cascade Storage Partners, LLC
101 American Blvd. W., LLC
700 E Morehead St, Suite 100B
Charlotte, NC 28209

Re: 101 American Boulevard West (Property), PID# 03-0278-24-21-0015

To David Brent Wright Jr:

In response to your request for zoning and land use verification and information for the Property, please be advised of the following as of the date hereof:

1) Zoning and Comprehensive Land Use Plan Designation:

The property is zoned I-3, General Industrial and is 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-and-guide-plan-maps>.

The adjoining property use, zoning and Comprehensive Plan designations are:

Direction	Use	Zoning	Comprehensive Plan
North	Power Station	I-3	Industrial
South	MNDOT facility and parking	I-3 and B-2	Public and General Business
East	Retail sales	I-3 and B-2	General Business
West	Auto Body Repair	I-3	Industrial

2) Conformance with Current Zoning Requirements:

The current Property use as Industrial Heavy Manufacturing and is a permitted use in the General Industrial (I-3) Zoning District. The proposed use is a self-storage facility which is a Conditional use in the I-3 Zoning District. Self-storage also has specific performance standard requirements in Section 19.61.01 of the City Code. (www.code.blm.mn/19.61.01) The basic land use performance standards are in compliance with a minimum lot size of 118,655 square feet (no minimum lot size required) and lot width of 373 feet (110 feet required). The request sought verification that parking was in compliance for a potential self-storage use. That cannot be verified until an application is submitted and a review has been completed.

Considering materials and records on file, I cannot determine the level of City Code development performance standard compliance for the existing use. To complete an in depth review, which includes a site visit and review of plans (if-provided) including but not limited to as-built surveys, any floor plans, use details, or other information is not included in this letter, that level of detail requires \$124 for the full analysis plus \$52 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.

In 1996, the City Council approved a parking lot and security ordinance which required full compliance with the City Code at a future date. Currently, the City Code required compliance by December 31, 2020. This site may require significant upgrades to the parking lot and building entry's to comply with these minimum requirements.

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

- Section 19.33 – Industrial (I-1, I-2 and I-3) District
- Section 19.51 – Refuse handling and storage
- Section 19.52 – Landscaping and screening
- Section 19.52.01 – Screening of roof mounted equipment
- Section 19.61.01 – Self-Storage
- Section 19.63.01 – Exterior Materials
- Section 19.113 – Signs
- Section 21.301.04 – Sidewalks
- Section 21.301.06 – Parking and Loading
- Section 21.301.07 – Exterior Lighting
- Section 21.301.10 – Height
- Section 21.501.01 – Final Site and Building Plans
- Section 21.501.04 – Conditional Use Permit
- Section 21.504 – Nonconformity

NOTE: To review a City Code Section, type www.code.blm.mn/ followed by the City Code Section number.
(For example www.code.blm.mn/21.301.07 is lighting)

3) Utilities serving the property:

According to the City of Bloomington Public Works Division records, the property is served by water, sanitary sewer and storm sewer. All other utilities are provided by non-City providers. Please contact the appropriate provider for detailed information on other services to the property. Documents show there was a water supply well on-site. It was 241 feet deep and identified as well #505073. The well was sealed on December 29, 1989 by Don Stodola Well Drilling Company.

4) Right to Rebuild Following Casualty:

The office/manufacturing/warehouse use in the General Industrial (I-3) Zoning District may continue following casualty, in accordance with the performance standards at the time it is rebuilt and in accordance with City Code Section 21.504, Non-conformity. If the property is non-conforming, which cannot be accurately determined without a full review of an as built survey and development details, and in the event of casualty, the Property could be rebuilt to the

legally non-conforming development. Any changes, including to self-storage, would require compliance with the applicable codes at the time it is rebuilt.

- 5) No Further Approvals or Licenses Required:
The current use by its present owners office/manufacturing/warehouse use purposes is permitted under the Zoning Ordinance without necessity of any rezoning, special exceptions, use permit, variance or other approval. I am not aware of any other permit or license required by this jurisdiction that a purchaser must obtain before it may acquire the Property or before the Property may continue to be used in the manner in which it is presently being used. This property was recently subject to informal review for Self-Storage. The review documents are attached.
- 6) Compliance with Subdivision Regulations:
The Property complies with is not a Lot and Block subdivision. Any redevelopment or major change would require a replat of the Property. This action would require right-of-way dedication and easements.
- 7) No Application(s) Pending:
No application for rezoning, for a special or conditional use permit or a variance in connection with the Property, is now pending. No proceeding to challenge zoning or other governmental approval or use of the Property is pending, or to the best of my knowledge, overtly threatened.
- 8) Certificate of Occupancy:
I am unable to locate a certificate of occupancy for the Property. I have no reason to believe one was not properly issued. In the absence of a Certificate of Occupancy would not give rise to any enforcement action affecting the Property. It is not necessary for a new purchaser to obtain either a new Certificate of Occupancy or an amendment to the existing Certificate of Occupancy in order continue use and occupancy of the Property which it is approved.
- 9) Violations Outstanding or Development Related Fees Paid:
I am unaware of any active or alleged violations to 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. There are no/ are open enforcement orders against the property at this time.

This statement does not mean that the property is free of violations or is in full compliance with federal, state and local applicable codes. All required fees have been paid in connection with the development and use of the Property, including any impact-related fees, have been paid, and no such fees which would have applicability to the Property are otherwise pending or known at this time.

- 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 of Bloomington designates the Property as Zone X on Panel Number 2753C0457F dated November 4, 2016.

This information was researched by the person signing this letter on behalf of the City of Bloomington as a service. The undersigned certifies the above information is believed to be accurate based on or relating to the information supplied in the request for this zoning verification and the information on file with the City of Bloomington. The City assumes no liability for errors or omissions. All information was obtained from public records which may be inspected during regular business hours.

Please contact me at (952) 563-8925 or nmjohnson@BloomingtonMN.gov for any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Londell Pease", written in black ink.

Londell Pease, Senior Planner
Community Development – Planning Division