



August 03, 2017

Mr. Doug Bober
Division President
1300 E. Woodfield Rd, Suite 650
Schaumburg, IL 60118

Re: Property - 8001 33rd Avenue S., Bloomington, MN 55425
PID# 0602723230646

To Mr. Bober:

In response to a request for zoning and land use verification and information for 8001 33rd Avenue S. (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 HX-R(PD), High Intensity Mixed Use with Residential(Planned Development) and is subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is South Loop Mixed Use. The Zoning and Comprehensive Land Use Plan maps can be viewed at <https://www.bloomingtonmn.gov/plan/zoning-and-guide-plan-maps>.
- 2) Conformance with Current Zoning Requirements:
The Property use as Apartment, High Rise is a permitted use in the HX-R zoning district. Several Planning and Zoning reviews have occurred over the past several years. The following zoning reviews were completed:
 - December 2, 2013 – City Council approved a major revision to the Preliminary Development Plan at 8001 33rd Avenue South, a Final Development Plan for a 420 unit, six-story apartment building, approved the preliminary plat and adopted a resolution granting approval of the final plat of BLOOMINGTON CENTRAL STATION 4TH ADDITION (Case 2830FGHI-13).

Staff has no reason to believe the building was not constructed as approved in the aforementioned zoning reviews. Exterior, security, and parking lot lighting has been inspected and confirmed to be in compliance. Similarly, landscaping has been inspected and confirmed to be in compliance. Exterior signage has been approved and inspected by Planning Staff. Signage has been installed in accordance with approved plans.

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

- Section 19.29 –High Intensity Mixed Use with Residential (HX-R) District

- Section 19.38.01 – Planned Development (PD) Overlay Districts
- Section 19.51 – Refuse handling and storage
- Section 19.52 – Landscaping and screening
- Section 19.52.01 – Screening of roof mounted equipment
- Section 19.63.01 – Exterior Materials
- Section 19.113 – Signs
- Section 21.209 – Use Tables
- Section 21.301.01 – Development Intensity and Site Characteristics
- Section 21.301.02 – Structure Placement
- 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 21.501.02 – Preliminary Development Plan
- Section 21.501.03 – Final Development Plan
- 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.

4) Right to Rebuild Following Casualty:

The multiple-family apartment building in the HX-R 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 would require compliance with the applicable codes at the time it is rebuilt.

City records show no 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.

The City has issued rental and pool licenses for this address. The Bloomington Environmental Health Division conducts routine inspections related to these licenses. Copies of the inspection reports, if needed, are available through Mark Stangenes at 952-563-8980.

- 5) No Further Approvals or Licenses Required:
The current use by its present owners for multiple-family housing 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.
- 6) Compliance with Subdivision Regulations:
The Property complies with subdivision regulations. On December 2, 2013, a Plat of BLOOMINGTON CENTRAL STATION 4TH ADDN was approved and subsequently filed (Case 2830HI-13).
- 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:
A Certificate of Occupancy for the Property was issued in 2016. There is no reason to believe it was improperly issued. 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. There is no record of any pending or contemplated enforcement proceedings against the Property. 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 2753C0476F dated November 3, 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

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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) 563-8921 or mcentinario@BloomingtonMN.gov for any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Centinario".

Mike Centinario, Planner
Community Development – Planning Division