



November 27, 2019

Faegre Baker Daniels  
 ATTN: Mary M. Olson  
 90 South Seventh Street  
 Minneapolis, MN 55402

Re: Property - 1900 East 86th Street, Bloomington, MN 55425, PID# 0102724330009

Ms. Olson:

In response to your request for zoning 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 Multiple-Family Residential (R-4) and is subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is High Density Residential. 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	Hotel and office	C-4(PD)	Office
South	Single-family dwellings	R-1	Single-Family Residential
East	Multiple-family dwellings Fire station	R-4 and R-4(PD) R-1	High Density Residential Public
West	State Highway 77	-	Right-of-Way

2) Conformance with Current Zoning Requirements:

The Property use as Multiple-family dwelling is a permitted use in the Multiple-Family Residential (R-4) Zoning District. The Planning and Zoning reviews on file include but are not limited to:

- June 5, 1967 – Rezoning from CR-1 to R-4 and Final Site and Building Plans for a residential apartment complex (306 units) approved by the City Council (Case #6244AB-67) – see attached minutes.

- October 7, 1968 – Preliminary and Final Plat of Versailles 1<sup>st</sup> Addition approved by the City Council (Case #6244C-68) – see attached minutes.
- May 9, 1988 – Preliminary and Final Plat of Versailles 2<sup>nd</sup> Addition approved by the City Council (Case #6325A-88) – see attached minutes.
- January 9, 1989 – Exchange of easement with the City of Bloomington related to the abutting fire station property located at 2050 East 86<sup>th</sup> Street approved by the City Council – see attached minutes.

Considering materials and records on file, I cannot determine the level of City Code development performance standard compliance. To complete an in depth performance standards review, plans, including but not limited to as-built surveys, any floor plans, use details, or other information is not included in this letter must be provided. A performance standards review has a separate fee of \$131 plus \$56 per hour for each hour over 2 hours. The City does not have an as-built survey, civil, landscaping or lighting plans on file for this property. 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 19.52 – Landscaping and screening
- Section 19.63.01 – Exterior Materials
- Section 19.113 – Signs
- Section 21.203.05 – Multiple-Family (R-4) District
- Section 21.209 – Use Tables
- Section 21.301.01 – Development Intensity and Site Characteristics
- Section 21.301.02 – Structure Placement
- Section 21.301.04 – Sidewalks
- Section 21.301.06 – Parking and Loading
- Section 21.301.07 – Exterior Lighting
- Section 21.301.10 – Height
- Section 21.301.17 – Refuse Handling and Storage
- Section 21.301.18 – Screening of Roof Mounted Equipment
- Section 21.302.09 – Multiple Family Design and Performance Standards
- Section 21.501.01 – Final Site and Building Plans
- Section 21.504 – Nonconformity

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

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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 dwellings use in the Multiple-Family Residential (R-4) 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 there are multiple open enforcement orders against the property at this time. The nature of these orders pertain to both interior and exterior property maintenance. To inquire about the specific details of all open enforcement orders, contact Mark Stangenes in the Environmental Health Division at (952) 563-8980.

The City has issued rental and swimming 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 dwelling 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.

6) Compliance with Subdivision Regulations:

The Property complies with applicable subdivision regulations. On May 9, 1988, the Plat of Versailles 2nd Addition was approved and subsequently filed (Case #6325A-88).

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, given the case file history described above, 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:

There are open enforcement orders against the property at this time. To obtain a summary of open enforcement orders on this site, contact Mark Stangenes in Environmental Health at (952) 563-8980. This statement does not mean that the property is free of other potential violations excluding the open enforcement orders 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.

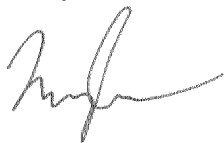
10) Flood Zone Designation:

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 27053C0476F 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 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,



Nick Johnson, Planner  
Community Development – Planning Division