



May 11, 2020

April Martin  
First American Financial Corporation  
3550 W. Robinson, 3rd Floor  
Norman, OK 73072

Re: Zoning letter - 8051 33<sup>rd</sup> Avenue South (Property), PID# 0602723230649

To April Martin:

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 HX-R, High Intensity Mixed Use with Residential 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>.

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

Direction	Use	Zoning	Comprehensive Plan
North and South	Residential Apartment and Condominiums	HX-R(PD)	South Loop Mixed Use
East	Office	HX-R(PD)	South Loop Mixed Use
West	Hotel and public park	HX-R(PD)	South Loop Mixed Use

2) Conformance with Current Zoning Requirements:

The Property use as an apartment building with 2,100 square feet of commercial space is a permitted use in the Zoning District. For plans and approval records, please go to [www.blm.mn/portal](http://www.blm.mn/portal) and click “application search” under “Planning Department”.

Search for the following case numbers for plans and related approval information:

- Case “PL201700216” – Approved a Preliminary and Final Plat for Bloomington Central Station 6th Addition.

- Case “PL201800021” – Planning and Zoning review and approval of a Final Development Plan for a six-story mixed use building with 402 residential units and approximately 2,100 square feet of commercial space.
- Case “PL201800149” – Airport Zoning Permit review
- Case “PL201800398” – Encroachment agreement review
- Case “PL201900186” – Uniform Sign Design for the residential development

The building continues to be under construction, permit PRBD201814976. It is anticipated that once completed, a Certificate of Occupancy would be issued and the building would be in compliance. Please contact building and Inspection at (952) 563-8930 for additional information regarding the permit and inspections. Landscaping has not yet been inspected. Provided landscaping is implemented as depicted on approved plans, it will be compliant with City Code.

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 19.52 – Landscaping and screening
- 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 21.301.17 – Refuse Handling and Storage
- Section 21.301.18 – Screening of Roof Mounted Equipment
- Section 21.302.02 – Residential Uses in Commercial Zones
- Section 21.302.09 – Multiple Family Design and Performance Standards
- 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/](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)

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 402 unit apartment building in the HX-R Zoning District may continue following casualty. In the event of casualty, the Property could be rebuilt in accordance with the applicable codes at the time it is rebuilt.

- 5) No Further Approvals or Licenses Required:  
The proposed use by its present owners for 402-unit apartment building 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:  
On December 17, 2017, a Plat of BLOOMINGTON CENTRAL STATION 6TH ADDITION was approved and subsequently filed (Case PL201700216).
- 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:  
The building continues to be under construction, permit PRBD201814976. It is anticipated that once completed, a Certificate of Occupancy would be issued and the building would be in compliance with all relevant Zoning Code and Building Code requirements. Please contact building and inspection at (952) 563-8930 for additional information regarding the permit and inspections.
- 9) 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 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) 563-8921 or mcentinario@BloomingtonMN.gov for any questions.

Sincerely,



Mike Centinario, Planner  
Community Development – Planning Division