



March 02, 2022

McGough
ATTN: Johnny Meeker
2737 Fairview Ave N.
St. Paul, MN 55113

Re: Property – 8100 31st Avenue South, Bloomington, MN 55425, PID# 0102724140017

Mr. Meeker:

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

- 1) Zoning and Comprehensive Land Use Plan Designation:
The Property is zoned High Intensity Mixed Use with Residential (Planned Development) (HX-R(PD)) and 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-guide-plan-maps>.

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

Direction	Use	Zoning	Comprehensive Plan
North	Office and vacant land	C-4(PD) HX-R(PD)	Office and South Loop Mixed Use
South	Parking structure and vacant land	HX-R(PD) C-4(BP) (AR-17)	South Loop Mixed Use, Office and Conservation
East	Hotel and park	HX-R(PD)	South Loop Mixed Use
West	Park and ride and electrical substation	LX(PD)(AR-17) HX-R(PD)(AR-17)	Lindau Mixed Use

- 2) Conformance with Current Zoning Requirements:
Both the Property's current use as surface parking associated with the Bloomington Central Station Planned Development (PD) and future use as a six-story, 405-unit multi-family residential apartment building with an approximately 15,000 square foot grocery store are compliant with the HX-R zoning district. The Planning and Zoning reviews on file include but are not limited to:

- 12/06/2004 – Rezoning from CS-1(PD)(AR-17) to HX-R (PD)(AR-17) and a revised Preliminary Development Plan for Bloomington Central Station approved by the City Council (Cases #2830A-04 and #2830G-04 – see attached decision notice).
- 05/03/2021 – Major Revision to Preliminary Development Plans and Final Development Plans for a six-story, 405-unit multi-family residential apartment building with an approximately 15,000 square-foot grocery store, and the Preliminary and Final Plat of Bloomington Central Station 7th Addition were approved by the City Council (Case #PL2021-57 – see attached decision notice).

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 19.63.08 – Exterior Materials
- Section 19.115.01 – Signs
- Section 21.209 – Use Tables
- Section 21.301.04 – Sidewalks
- Section 21.301.06 – Parking and Loading
- Section 21.301.07 – Exterior Lighting
- Section 21.301.10 – Height
- Section 21.301.15 – Landscaping and screening
- 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 21.501.02 – Preliminary Development Plan
- Section 21.501.03 – Final Development Plan
- Section 21.504 – Nonconformity

NOTE: To access the City Code, go to www.code.blm.mn and use the index on the left to navigate to the desired section.

3) Utilities serving the Property:

According to the City of Bloomington (City) Public Works Division records, the Property is served by water, sanitary sewer and storm sewer. Non-City providers provide all other utilities. Please contact the appropriate provider for detailed information on other services to the Property.

4) Right to Rebuild Following Casualty:

The existing surface parking use and future multi-family residential apartments with grocery use in the HX-R zoning district may continue following casualty, if complying with City Code Section 21.504, Non-conformity, and the applicable performance standards.

City records show no open enforcement orders against the Property at this time. However, this statement does not mean the Property is free of violations or is in full compliance with federal, state and local applicable codes.

No licenses are currently issued by the City for this address. However, a rental housing license would be needed in the future if the property owner intends to rent the future apartments. The Bloomington Environmental Health Division is responsible for issuing rental housing licenses. The EH Division can be contacted at 952-563-8980.

5) No Further Approvals or Licenses Required:

The current and future use by its present owners for multi-family residential apartments with a grocery store is permitted under the Zoning Ordinance without any rezoning, special exceptions, use permit, variance or other approval. I am not aware of any other permit or license required by this jurisdiction a purchaser must obtain before it may acquire the Property or before the Property may continue to be used in the manner it is presently being used.

6) Compliance with Subdivision Regulations:

The Property complies with applicable subdivision regulations. On May 3, 2021, the Plat of BLOOMINGTON CENTRAL STATION 7TH ADDITIONN was approved and subsequently filed (Case #PL2021-57).

7) No Application(s) Pending:

No application for rezoning, a special or conditional use permit or variance in connection with the Property is now pending. Further, no proceeding to challenge zoning or other governmental approval or use of the Property is pending or overtly threatened to the best of my knowledge.

8) Certificate of Occupancy:

No certificate of occupancy currently exists for the Property, as it is currently being utilized for surface parking as part of a broader planned development.

9) Open Permits, Known Violations or Fees Due:

I am unaware of any active or alleged violations of 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.

However, this statement does not mean the Property is free of violations or is in full compliance with federal, state and local applicable codes as no performance standard review has been completed. All required fees have been paid in connection with the Property's development and use, including any impact-related fees, have been paid. No such fees applicable to the Property are otherwise pending or known.

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 designates the Property as Zone X on Panel Number 27053C0476F dated November 4, 2016.

This information was researched by City staff as a service. The undersigned certifies that the above information is accurate based on the information supplied for this zoning verification and the

information on file with the City. 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 with questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nick Johnson', with a stylized, flowing script.

Nick Johnson, Planner
Community Development – Planning Division