



June 10, 2022

Armada Analytics
Shawn Tyson
104 South Main Street, Suite 500
Greenville, SC 29601

Re: Property - 8100 Knox Ave S, Bloomington, MN 55431, PID# 0402724240017,

To Shawn Tyson:

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 Multiple-Family Residential (Planned Development) (RM-50)(PD) and subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is High Density Residential (HDR). 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	High density residential	C-5(PD)	Community Commercial
South	ROW, low density residential	R-1	Low Density Residential
East	ROW, office	C-4(PD)	Office
West	Vacant	R-1	Public

2) Conformance with Current Zoning Requirements:

The Property use as multiple-family residential residential apartments is a permitted use in the Multiple-Family Residential (RM-50) Zoning District. The Planning and Zoning reviews on file include but are not limited to:

- December 22, 1975 – Preliminary and Final Plat of Reservoir Park 2nd Addition approved by the City Council (Case #6893A-75) – see attached minutes.
- August 15, 1977 – Final Development Plans and Final Site and Building Plans for a 15-story, 212-unit senior housing building approved by the City Council (Case #8056A-77) – see attached minutes.

PLANNING DIVISION

1800 W. OLD SHAKOPEE ROAD, BLOOMINGTON MN 55431-3027
PH 952-563-8920 FAX 952-563-8949 MN Relay 711

AN AFFIRMATIVE ACTION/EQUAL
OPPORTUNITIES EMPLOYER

- February 25, 2019 – Platting variance and change of condition to defer payment of park dedication fees associated with the plat of Reservoir Park 3rd Addition until prior to the issuance of a building permit (Case #PL2019-9) – see attached decision notice.
- September 23, 2019 – Preliminary and Final Plat (Type III) of Reservoir Park 3rd Addition, subdividing one lot into two lots, approved by the City Council (Case #PL2018-143) – see attached decision notice. To staff's knowledge, the approved plat in this case has not yet been recorded. It is important to note that following the recording of the plat, both resulting lots will continue to remain in the subject planned development (PD) of record from Case #8056A-77.

Considering materials and records on file, I am unable to 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 must be provided. A performance standards review base fee of \$135 plus \$58 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 compliance is required by December 31, 2024. This site may require significant upgrades to the parking lot, and building entry's to comply with these requirements.

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

- Section 19.38.01 – Planned Development (PD) Overlay Districts
- Section 19.29 – High-Intensity Mixed Use with Residential (HX-R) District
- Section 19.31.01 – Regional Commercial (CR-1) District
- Section 19.113 – Signs
- Section 19.63.01 – Exterior Materials
- Section 21.203.08 – Multiple-Family (R-50) 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 21.301.15 – Landscaping and screening
- 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. Documents show there is a monitoring well on-site. It was 30 feet deep and identified as well #27W0019622. The well was sealed on May 10, 2018 by Glacial Ridge Drilling Inc.

4) Right to Rebuild Following Casualty:

The multiple-family residential use in the RM-50 Zoning District may continue following casualty if complying with City Code Section 21.504, Non-conformity, and the applicable performance standards. 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. However, this statement does not mean the Property is free of violations or fully complies with federal, state and local applicable codes.

The City has issued rental housing 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 residential 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. Future development will require

6) Compliance with Subdivision Regulations:

The Property complies with applicable subdivision regulations. On December 22, 1975, the Plat of Reservoir Park 2nd Addition was approved and subsequently filed (Case #6893A-75) – see attached plat. On September 23, 2019, the Plat of Reservoir Park 3rd Addition was approved by the City Council (Case #PL2018-143), but has yet to have been filed or recorded to staff's knowledge.

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:

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, that one was not properly issued. The absence of a Certificate of Occupancy would not give rise to any enforcement action affecting the Property. A new purchaser does not need to obtain either an original Certificate of Occupancy or an amendment to the existing Certificate of Occupancy to continue using the Property as initially approved.

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. There are no open enforcement orders against the Property at this time.

However, this statement does not mean the Property is free of violations or fully complies 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 of Bloomington designates the Property as Zone X on Panel Number 27053C0456F 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 data was obtained from public records, which may be inspected during regular business hours.

Please contact me at (952) 563-8928 or tramlersolson@BloomingtonMN.gov with questions.

Sincerely,



Thomas Ramler-Olson, Planner
Community Development – Planning Division