



February 5, 2023

First American Title  
ATTN: Angelica Stoffel  
121 South 8<sup>th</sup> Street, Suite 1250  
Minneapolis, MN 55402

Re: Basic Zoning letter for 8173 31<sup>st</sup> Avenue and 3001 E 82<sup>nd</sup> Street (Property)  
PID #'s 01-027-24-14-0026 and 01-027-24-41-0026

To Angelica Stoffel:

Responding 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 HX-R (PD)(AR-17), High-Intensity Mixed Use with Residential (Planned Development) (Airport Runway), and subject to the applicable Bloomington City Code performance standards. The Airport Runway District is along the west property lines. Approximately 6,000 square feet on 8171 30<sup>th</sup> Avenue and about 62,000 square feet for 3001 E 82<sup>nd</sup> Street. 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 Property adjoining property use, zoning, and Comprehensive Plan designations are:

Direction	Use	Zoning	Comprehensive Plan
North	Apartment and parking ramp	HX-R(PD)	South Loop Mixed Use
South	Vacant land	C-4(PD)(AR-17)(BP)	Office
East	Office building	HX-R(PD)	South Loop Mixed Use
West	Office, manufacturing, and parking ramp	LX(PD)(AR-17) and IT(PD)(AR-17)	Innovation and Technology / Lindau Mixed Use

2) Conformance with Current Zoning Requirements:

The properties are part of a larger Planned Development that includes offices, a light rail transit station, a public park, three apartment buildings, a hotel, and a residential condominium. The Property's use as accessory parking is permitted in the HX-R Zoning District. The parking is partially provided to meet the parking requirements for the office structure at 8170 33<sup>rd</sup> Avenue South and as area for additional development, as shown in the approved Preliminary Development plan.

The Planning and Zoning reviews on file, only directly related to the parking lots and not the entire Planned Development, include but are not limited to the following:

- January 8, 1968 – City Council approved rezoning from R-3(Residential) and I-2 (Industrial) to IN (Institutional) for an office building. (Case 6593A-67)

**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 6, 2006 - Application for revised Preliminary Development Plan for transit-oriented mixed-use development. Approved by the City Council (Case 2830C-05).
- October 24, 2016 – City Council approved a Preliminary and Final Plat for Bloomington Central Station 5th Addition. (Case PL2016-146). All reports, plans, and related review and approval information is available online at:  
<https://permits.bloomingtonmn.gov/ProdPortal/Planning/Status?planningId=1187>

The property is part of the South Loop District Plan. The plan is scheduled for a review later this year. For information see <https://www.bloomingtonmn.gov/plan/south-loop-district>

The applicable City Code (zoning) sections applicable including but are 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 19.38.03 – Airport Runway Overlay Districts
- Section 19.63.01 – Exterior Materials and Finish
- Section 19.113 – Signs
- Section 21.301.04 – Sidewalks
- Section 21.301.05 – Drive Through Facilities
- 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 21.301.16 – Exterior Storage
- Section 21.301.17 – Refuse Handling and Storage
- Section 21.301.18 – Screening of Roof-Mounted Equipment
- Section 21.501.02 – Preliminary Development Plan
- Section 21.501.03 – Final Development Plan

**NOTE:** Access the City Code at [www.code.blm.mn](http://www.code.blm.mn) and use the index on the left to navigate.

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 parking lot may continue to serve the uses in the Planned Development. The property complied in 2016, and no City Code changes have occurred since that would impact the current development.

5) No Further Approvals or Licenses Required:

The current use by its owners for accessory parking for the Planned Development 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 that a purchaser must obtain before acquiring 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 with a Plat of BLOOMINGTON CENTRAL STATION 5th ADDN approved and subsequently filed. (Case PL2016-146)

7) No Application(s) Pending:

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

8) 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. There is no record of pending or contemplated enforcement proceedings against the Property.

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.

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 designates the Property as Zone X on Panel Number 2753C0476F 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. However, 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 with questions at (952) 563-8926 or [lpease@BloomingtonMN.gov](mailto:lpease@BloomingtonMN.gov).

Sincerely,



Londell Pease, Senior Planner  
Community Development – Planning Division