



March 28, 2024

Julie Young
Commercial Partners Title, LLC
200 South Sixth Street, Suite 1300
Minneapolis, MN 55402

Re: Property – 1801 and 1851 American Blvd. W., Bloomington. MN 55431
PID# 0402724240035 and 0402724240036, respectively

To Julie Young:

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 RM-100(PD) High Density Residential (Planned Development) and 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-guide-plan-maps>.

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

Direction	Use	Zoning	Comprehensive Plan
North	Shopping center	C-5(PD)	Regional Commercial
South	Multi-family residential	C-5(PD)	Community Commercial
East	Motor vehicle sales	C-5(PD)	Regional Commercial
West	Hospitality	C-5(PD)	Community Commercial

2) Conformance with Current Zoning Requirements:

The Property is currently vacant land. Recent Planning and Zoning reviews on file include but are not limited to the following:

- July 24, 2023 – City Council approved: Comprehensive Land Use Guide Plan Amendment to reguide 1801 American Blvd. W. from the Community Commercial to the High-Density land use designation; Rezoning 1801 American Blvd. W. from C-5(PD) Freeway Mixed Use (Planned Development) to RM-100(PD) High-Density Residential (Planned Development); and Preliminary and Final Development Plans for a four-story, 99-unit apartment building at 1801 American Blvd. W.

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

- Section 19.38.01 – Planned Development (PD) Overlay Districts
- Section 19.63.01 – Exterior Materials and Finish
- Section 19.113 – Signs
- Section 21.203.09 – Multiple-Family (RM-100) District
- Section 21.209 – Use Tables
- Section 21.301.01 – Development Intensity and Site Characteristics
- Section 21.301.02 – Structure Placement
- Section 21.301.03 – Structure Design
- 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 21.501.04 – Conditional Use Permit

NOTE: Access the City Code at 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 intended multiple-family use may continue following casualty if complying with City Code Section 21.504, Non-conformity, and the applicable performance standards. Without full performance standards review, it is unknown what non-conformity may exist. Rebuilding the Property to the legal non-conforming development level is allowed, provided a permit is issued within 365 days of a casualty date. Any changes would require compliance with the applicable codes when rebuilt.

To accommodate the anticipated apartment building, the City will need to issue rental licenses prior to occupancy as an apartment building. The Bloomington Environmental Health Division conducts routine inspections related to these licenses. If needed, copies of the inspection reports are available through Mark Stangenes at 952-563-8980.

5) Compliance with Subdivision Regulations:

The Property complies with applicable subdivision regulations or is otherwise exempt. The KNOX AMERICAN ADDITION plat was approved and subsequently filed.

6) 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.

7) Certificate of Occupancy:

As a vacant parcel, a Certificate of Occupancy is not available. A Certificate of Occupancy would be available once all final inspections are completed for the forthcoming apartment building.

8) 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 2753C0456F 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) 563-8921 or mcentinario@BloomingtonMN.gov.

Sincerely,



Mike Centinario, Senior Planner
Community Development – Planning Division