



December 10, 2025

Brody Nordland
7900 International Drive, Suite 910
Bloomington, MN 55425

Re: Properties – 3 Appletree Square – 0602723240006
4 Appletree Square – 0602723240007
8009 34th Avenue S – 0602723240010
3601 American Blvd. E. – 0602723240008

To Mr. Nordland:

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 Properties located at 3 and 4 Appletree Square and 8009 34th Avenue is zoned HX-R(PD) and the property located at 3601 American Blvd. E. is zoned HX-R(PD)(BP) and subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation for all listed properties 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	Hotel and Remote Airport Parking	HX-R and HX-R(PD)	South Loop Mixed Use
South	Office and Parking Lot	HX-R(PD) and HX-R(PD)(BP)	South Loop Mixed Use
East	Multiple Family Residential	HX-R(PD)(BP)	South Loop Mixed Use
West	Multiple Family Residential	HX-R(PD)	South Loop Mixed Use

2) Conformance with Current Zoning Requirements:

The Property uses as hotel and high-density multiple family residential are permitted uses in the High-Density Residential Zoning District. The parking structure is used for parking for the apartments, hotel and office. The Planning and Zoning reviews on file include but are not limited to the following:

- May 3, 2021 – City Council approved a major revision to the Appletree Square preliminary development plan and final development plan to convert a portion of the

Crowne Plaza Hotel into 229 apartments at 3 and 4 Appletree Square (Case #PL202100030). Case File Link:

<https://permits.bloomingtonmn.gov/prodportal/Planning/Status?planningId=2387>

- April 20, 2022 – Administratively approved a minor revision to final development plans to add an outdoor patio and dog run at the Aire Apartments located at 3 Appletree Square (Case # PL202200067). Case File Link:
<https://permits.bloomingtonmn.gov/prodportal/Planning/Status?planningId=2699>
- August 8, 2022 – City Council approved a major revisions to previously approved final development plans to amend the dwelling unit and hotel unit mix for the Aire Apartments located at 3 and 4 Appletree Square (Case # PL202200136). Case File Link:
<https://permits.bloomingtonmn.gov/prodportal/Planning/Status?planningId=2770>

The properties are located within the South Loop District area. The uses are consistent with the South Loop District's vision for dense development and takes advantage of nearby transit opportunities. For reference, the South Loop District Plan is available at the link below:

<https://www.bloomingtonmn.gov/plan/south-loop-district>

Considering materials and records on file, determining the City Code development performance standard compliance level is unknown. To complete an in-depth performance standards review, plans must be provided, including but not limited to as-built surveys, floor plans, use details, or other information. A performance standards review base fee of \$139 plus \$59.75 per hour for each hour over 2 hours. The building permit record retention schedule is 15 years, and no building-related plans are on file.

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

- Section 21.207.03 –High-Intensity Mixed Use with Residential (HX-R) District
- Section 21.303.04 – Steep Slopes
- Section 21.301.24 – Exterior Materials and Finish
- Section 21.208.02 – Bluff Protection (BP) 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 21.301.05 – Drive Through Facilities
- Section 21.301.06 – Parking and Loading
- Section 21.301.07 – Exterior Lighting
- Section 21.301.10 – Height
- Section 21.301.14 – Tree preservation
- 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 21.302.09 – Multiple-Family Design and Performance Standards
- Section 21.304 - Signs
- Section 21.501.02 – Preliminary Development Plan
- Section 21.501.03 – Final Development Plan
- Section 21.501.04 – Conditional Use Permit
- Section 21.504 – Nonconformity

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. Documents show there was a water supply well on-site. It was 45 feet deep and identified as well# 27W0019948 The well was sealed on September 27, 2019 by Braun Intertec Drilling LLC.

4) **Right to Rebuild Following Casualty:**

The uses in the High-Density Zoning District may continue following casualty if complying with City Code Section 21.504, Non-conformity, and the applicable performance standards. Without a 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.

City records show no open zoning 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.

There is an open enforcement order regarding the parking ramp located at 3601 American Boulevard East. For more information, please contact Building and Inspections at 952-563-8930.

The City has issued rental licenses for 3 Appletree Square. 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) **No Further Approvals or Licenses Required:**

The current use by its owners for hotel and residential purposes is permitted under the Zoning Ordinance without any rezoning, special exceptions, use permit, variance, or other approval. I am unaware of any other permit or license required by this jurisdiction that a purchaser must obtain before acquiring the Property or before it may continue to be used in the manner it is presently being used.

A search for any pending special assessments has not been completed. Information and contacts for assessments are online at <https://www.bloomingtonmn.gov/eng/pending-assessments>.

6) Compliance with Subdivision Regulations:

The Property complies with applicable subdivision regulations or is otherwise exempt. In 1973, a Plat of APPLETREE SQUARE 2ND ADDITION was approved and subsequently filed. (Case 7727D-73).

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) Certificate of Occupancy:

I am unable to locate a certificate of occupancy for the Property. Given the case file history described above, I have no reason to believe 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:

A review finds that the following building permits remain open with unresolved inspections for 3 Appletree Square:

- PRBD202114209– Interior Demolition– no final inspections were completed.
- PRBD202116325 - Framing soffits and 1-2 bedroom units (64 units). Interior framing only - in apartment units. – no building or fire final inspections were completed.
- PRBD202206988 - Water damage mitigation. Removal of drywall, insulation, trim, and floor covering. Interior demo only. – no final inspections were completed.
- PREL202201357 - Adding fire alarm system notification devices in apartments – no final inspections were completed.
- PRFS202116402 - Relocate sprinklers for renovations on Floors 7-13.
- Install riser for sprinklers at new trash chutes. – no final inspections were completed.
- PRMH202116058 - Replacing existing PRV's. – no inspections were completed.
- PRMH202200118 - Extending existing exhaust in sofit area. – no inspections were completed.
- PRPL201700384 - New Men's restrooms 3rd floor (Air Museum) – no inspections were completed.
- PRPL202109757 - One sink – no inspections were completed.

A review finds that the following building permits remain open with unresolved inspections for 8009 34th Avenue:

- PRBD202003003 - Restore deteriorated concrete within the parking ramp, associated pedestrian bridge, and repairs to roof level only. This is to include caulking joints to

create a leak free condition. Project will also encompass associated pedestrian bridge, and stairs for the roof level. – no inspections were completed.

- PRBD202415552 - Concrete Repairs to Riverview Parking Ramp – no inspections were completed.
- PREL201802545 - (PO 35441) Disconnect wiring for removal & disposal by others. Furnish and Install 108 LED can light fixtures, backlit mirror lighting for 12 mirrors, 6 remote LED dimmers, 12 wall mount occupancy sensors, 6 restroom GFCI duplex receptacles, power 6 automatic door operators (controls by others). Riverview Office Tower, restroom improvements. – no inspections were completed.
- PREL201814905 - Install receptacles to power tv's in exam rooms – no inspections were completed.
- PREL201900355 - Relocate 4 lights, install 2 switches and 2 exit signs – no inspections were completed.
- PREL201907672 - Install 20 lights, 15 receptacles – no final inspections were completed.
- PREL202101343 - Egan Job 433438 - VFD - Suite 150 – no inspections were completed.
- PREL202401187 - Repair ramp exit lights – no inspections were completed.
- PRFS201900466 - Relocate 2 heads and add 1 head. – no inspections were completed.
- PRFS201905224 – Add 1 Concealed pendent sprinkler head at the new demising wall and add 1 new concealed pendent head in the CCTV room. – no inspections were completed.
- PRMH202116710 - Diffusers relocations per plan or equal
- Provide exhaust grille in restroom connected to building exhaust fan.
- Provide exhaust fan on roof to ventilate (5) rooms per tenant requirement – no inspections were completed.

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 designates the Properties as follows:

3 Appletree Square: Zone X on Panel Number 2753C0476F dated November 4, 2016.

4 Appletree Square: Zone X on Panel Number 2753C0476F dated November 4, 2016.

8009 34th Avenue S: Zone X on Panel Number 2753C0476F dated November 4, 2016.

3601 American Blvd. E.: 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.

Brody Nordland
December 10, 2025
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Please contact me with questions at (952) 563-8919 or eaday@BloomingtonMN.gov.

Sincerely,



Elizabeth O'Day, Planner
Community Development – Planning Division