



December 16, 2025

Dawn Kemmerer
UES Consulting, 100 E 7th St., Ste. 200
Kansas City, MO 64106

Re: Property - 5501 AMERICAN BLVD W, BLOOMINGTON, MN 55437, PID# 1611621240008,

To Dawn Kemmerer:

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 (RM-50) Planned Development (PD) 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	Multi-Family Residential, Office	C-4 (PD)	Office
South	Office	C-4 (PD)	Office
East	Hotel	C-4 (PD)	Office
West	Multi-Family Residential	RM-50 (PD)	High Density Residential

- 2) Conformance with Current Zoning Requirements:
The Property use as a Residential Care Facility 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 the following:
 - On November 5, 2018, City Council authorized the distribution of an Environmental Assessment Worksheet (EAW) for a two-phase assisted and independent senior residential development at 5501 and 5601 American Blvd West (PL201800336). All reports and related items are available online at: <https://permits.bloomingtonmn.gov/prodportal/Planning/Status?planningId=1826>.

- On February 4, 2019, City Council approved a Comprehensive Plan Map Amendment to reguide 5501 and 5601 American Boulevard West from Office to High Density Residential; Rezone the base zoning of 5501 and 5601 American Boulevard West from C-4 to RM-50; Major Revision to the Preliminary Development Plan for a two-phase senior assisted living and senior independent living development; Major Revision to the Final Development Plans for a four-story, 108-unit senior assisted living facility; and a Conditional Use Permit for a 108-unit residential care facility located at 5501 American Boulevard West (PL201800394). All documents, reports and related items are available online at:
<https://permits.bloomingtonmn.gov/prodportal/Planning/Status?planningId=1871>.
- On September 23, 2019, City Council approved a Major Revision to Final Development Plans to increase the number of units from 108 to 118 within the proposed Cherrywood Pointe Senior Housing Development and a Conditional Use Permit for a 118-Unit Residential Care Facility located at 5501 and 5601 American Boulevard West (PL201900139). All documents, plans, and review documents are available online at:
<https://permits.bloomingtonmn.gov/prodportal/Planning/Status?planningId=2025>.
- On November 23, 2020, City Council approved a major revision to final development plans and conditional use permit for an accessory restaurant within an approved residential development (PL202000184). All plans and review documents are available online at:
<https://permits.bloomingtonmn.gov/prodportal/Planning/Status?planningId=2311>.

The Property is located within the Normandale Lake District Area Plan.

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. To request a certificate of occupancy, please contact the Building & Inspections division at (952) 563-8930.

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

- Section 21.208.03 – Planned Development (PD) Overlay Districts
- Section 21.303.04 – Steep Slopes
- Section 21.301.24 – Exterior Materials and Finish
- 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 21.301.03 – 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 21.301.14 – 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 21.302.19 – Restaurant Performance Standards
- Section 21.304 - Signs
- Section 21.501.01 – Final Site and Building Plans
- 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 214 feet deep and identified as well# H264258. The well was sealed on 8/21/2007 by Don Stodola Well Drilling Co., Inc.

4) Right to Rebuild Following Casualty:

The Residential Care Facility use in the Multiple-Family Residential (RM-50) 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 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 and food licenses for this address. 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.

No Further Approvals or Licenses Required:

The current use by its owners for residential care facility 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>.

5) Compliance with Subdivision Regulations:

The Property complies with applicable subdivision regulations or is otherwise exempt. On October 20, 1978, a Plat of JOSTENS ADDITION; 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:

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. To request a certificate of occupancy, please contact the Building & Inspections division at (952) 563-8930.

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 within the past three years. There is no record of pending or contemplated enforcement proceedings against the Property. There are no open enforcement orders against the Property at this time.

A review finds that no building permits remain open with unresolved inspections within the past five years.

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.

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 2753C0451F 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) 563-8918 or dpalmer@BloomingtonMN.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Dylan Palmer", followed by a horizontal line extending to the right.

Dylan Palmer, Planner
Community Development – Planning Division