



April 16, 2026

PL202600031

Lien Lam
1652 116th Ave NE
Blaine, MN 55449

Owner: TWIN WIN 1 LLC, LOPEZ QUIROZ, GEORGINA, E & T PROPERTY LLC

Property Locations: 1525 E. 86th Street
1601 E. 86th Street
1603 E. 86th Street
1605 E. 86th Street
1604 E. 87th Street
1606 E. 87th Street
Bloomington, MN 55425

Description of Application: Rezoning from R-1 to R-4, Final Site and Building Plan, and a preliminary and final plat to redevelop 1525, 1601, 1603, 1605 E 86th St, and 1604 E 87th St, and 1606 E 87th St into a 33-unit townhome development.

Your development application PL202600031 has been initiated and is ready for document submission. Please log into your account (you will need to create an account if you do not have one) at www.blm.mn/portal.

This process only initiates an electronic case for application submission. All required documents, including but limited to those listed below, are uploaded and fees paid to allow for a completeness review.

The City issued a completion notice letter on April 15, 2026 in error. The application is not complete under State Statute 15.99 until the information listed below is provided.

Staff Contact: Derly Navarro (952) 563-8941 or dnavarro@bloomingtonmn.gov

The required documentation, as listed City Code Article V, Chapter 21 must be provided and uploaded through the Portal. Required files include but are not limited to:

- Project description (includes full project description and reason for approval).
- Confirmation the applicant owns all subject properties or provide consent from property owners.
- Phasing Plan (includes project build schedule).
- Landscaping Plan (includes proposed screening and open space calculations).
- Legal Descriptions in a word document.

- Affordable Housing Plan demonstrating how the project will meet the requirements of the Opportunity Housing Ordinance (OHO). (See template here: <https://www.bloomingtonmn.gov/hr/opportunity-housing-incentives-and-tools-developers>)
- Estimated Trip Generation – provide an estimate of trip generation for the proposed development. This may be calculated using the ITE Trip Generation Manual or another widely accepted industry methodology. The purpose is to understand the anticipated traffic impact on adjacent roadways.
- Estimated Water and Wastewater Flows – submit estimated water demand and wastewater flow calculations. Standard assumptions based on the proposed development units are acceptable.
- Hydrant Coverage Plan – this includes a plan showing fire hydrant coverage for the site. The plan must illustrate a 150-foot radius from all existing and proposed hydrants, demonstrating adequate coverage for all proposed structures.
- Fire Vehicle Turning Movements – provide turning movement diagrams for emergency vehicles, specifically for Ladder 3. These diagrams should demonstrate that the site layout accommodates required fire apparatus access.

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



Invoice – Planning Division

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PL202600031

Lien Lam
1652 116th Ave NE
Blaine, MN 55449

Owner: TWIN WIN 1 LLC, LOPEZ QUIROZ, GEORGINA, E & T PROPERTY LLC

Property Location: 1605 E 86TH ST, BLOOMINGTON, MN 554251606 E 87TH ST, BLOOMINGTON, MN 554251603 E 86TH ST, BLOOMINGTON, MN 554251601 E 86TH ST, BLOOMINGTON, MN 554251604 E 87TH ST, BLOOMINGTON, MN 554251525 E 86TH ST, BLOOMINGTON, MN 55425

Description of Application: Rezoning from R-1 to R-4, Final Site and Building Plan, and a preliminary and final plat to redevelop 1525,1601,1603,1605 E 86th St, 1604 E 87th St, and 1606 E 87th St into 33-unit townhome development.

Description	Fee Amount	Paid Fees
Rezoning	1,660.00	1,660.00
Final Site & Blding Plans (incl rev) acted upon by the City Council	660.00	660.00
Preliminary Plat – Type III	890.00	250.00
Final Plat – Type III	420.00	250.00
TOTAL:	\$3630.00	\$2,820.00
TOTAL DUE	\$810	