



April 22, 2026

Jaime Kalbler-Siggerud
50 South Sixth Street, Suite 2600
Minneapolis, MN 55402

Re: Property - 9700 Lyndale Ave, Bloomington, MN 55420, PID# 1602724140007

To Jaime Kalbler-Siggerud:

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 B-4, Neighborhood Commercial Center and subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is Community Commercial. 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	VEAP and restaurant	I-3 and B-4	Community Commercial
South	Shopping Center	B-4	Community Commercial
East	Shopping Center	B-4(PD)	Community Commercial
West	35-W	NA	NA

2) Conformance with Current Zoning Requirements:

The Property use as an Auto Dealership is a legally non-conforming use in the B-4 zoning district. The Planning and Zoning reviews on file include but are not limited to the following:

- June 14, 1965 – City Council approved a conditional use permit for a new and used car sales. (Case 5146).
- September 30, 1971 – City Council approved a conditional use permit for an automobile dealership expansion. (Case 5147A-71).
- July 5, 1972 – City Council approved a conditional use permit for an expansion at an automobile dealership. (Case 5172A-71).
- August 28, 1972 – City Council approved a preliminary and final plat of Freeway Ford 1st Addition. (Case 5147A-72).
- May 15, 1995 – City Council approved a revised final site and building plans for an addition and remodeling to an existing auto dealership. (Case 5147A-95).

- November 16, 1998 – City Council approved a request to designate the Freeway Ford time and temperature sign as a historical sign and a waiver to the Sign Code. (Case 5147A-98).
- November 5, 2001 – City Council approved variances to increase height of sign from 20 to 26 feet, increase sign area from 75 square feet to 100 square feet, increase total site sign area from 350 square feet to 570 square feet and reduce sign setback from 20 feet to two feet inside the planned widened right-of-way (Case 5147ABCD-01).
- September 11, 2023 – City Council approved multiple rezonings near Lyndale Avenue’s intersections with W 86th St and 98th St from B-2 to B-4 (Case PL2023-106).
<https://permits.bloomingtonmn.gov/prodportal/Planning/Status?planningId=3003>

The subject property is located within the Lyndale Avenue Retrofit Plan. To view the plan, please click the link below.

<https://www.bloomingtonmn.gov/plan/lyndale-avenue-retrofit>

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 21.303.04 – Steep Slopes
- Section 21.301.24 – Exterior Materials and Finish
- Section 21.204.03 – Neighborhood Commercial Center (B-4) 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 21.301.16 – Exterior Storage
- Section 21.301.17 – Refuse Handling and Storage
- Section 21.301.18 – Screening of Roof-Mounted Equipment
- Section 21.302.01 – Motor Vehicle Sales
- Section 21.304 - Signs
- Section 21.501.01 – Final Site and Building Plans
- 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 40 feet deep and identified as well# H071009 and H071008. The well was sealed on August 14, 1995 by Boart Longyear.

4) Right to Rebuild Following Casualty:

The auto dealership in the B-4 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.

5) No Further Approvals or Licenses Required:

The current use by its owners for auto dealership purposes is a legally nonconforming use in the B-4 zoning district. 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. On August 28, 1972, a Plat of FREEWAY FORD 1ST ADDITION; was approved and subsequently filed. (Case 5147A-72).

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:

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.

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.

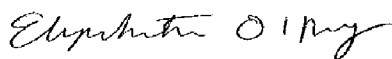
10) Flood Zone Designation:

The Property is not located in a Flood Hazard Overlay Zoning District. The Flood Insurance Rate Map (FIRM) for the City designates the Property as Zone X on Panel Number 2753C0458F 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) 563-8919 or eoday@BloomingtonMN.gov.

Sincerely,



Elizabeth O'Day, Planner
Community Development – Planning Division