



February 13, 2018

Zoning Info, Inc.  
ATTN: Jannie Duong  
3555 N.W. 58<sup>th</sup> Street  
Oklahoma City, OK 73112

Re: Zoning Verification Letter – 1900 E 86<sup>th</sup> Street, PID# 01-027-24-33-0009 (Property)

Dear Ms. Duong:

In response to your request for zoning verification and land use information for the Property located at 1900 East 86<sup>th</sup> Street, please be advised of the following as of the date hereof:

1) **Zoning and Comprehensive Land Use Plan Designation:**

The property is zoned R-4, Multiple Family Residential and is subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is High Density Residential and right-of-way. The access at the southwest corner of the property is public right-of-way. The property is within the Metropolitan Airport Safety Zone C (Airport Zoning Attached). No historical or overlay designations are on the property. The Zoning and Comprehensive Land Use Plan maps can be viewed at <https://www.bloomingtonmn.gov/plan/zoning-and-guide-plan-maps>.

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

| <b>Direction</b> | <b>Use</b>                       | <b>Zoning</b>       | <b>Comprehensive Plan</b>           |
|------------------|----------------------------------|---------------------|-------------------------------------|
| North            | Hotel and office                 | C-4 (PD)            | Office                              |
| South            | Single Family dwellings          | R-1                 | Low Density Residential             |
| East             | Fire station and townhouse units | R-1, R-4 and R-4)PD | Public and High Density Residential |
| West             | TH 77 and Park                   | R-1                 | Public                              |

2) **Conformance with Current Zoning Requirements:**

The Property use as a 306 unit apartment complex with 320 garage spaces and 289 surface spaces is a permitted use in the R-4 Zoning District. NOTE: Originally 185 surface parking spaces which was increased when the horseshoe and badminton area was converted to parking.

The following zoning reviews are on record:

- June 5, 1967 – City Council approved a rezoning from CR-1 to R-4 for a 300 unit development. (Case 6244A&B-67)
- March 18, 1968 – City Council approved Final Site and Building Plans for a 306 unit apartment development. (Case 6244A&B-67)
- April 1, 1968 – City Council approved a preliminary plat of Waters First Addition (Case 6244C-68)
- October 7, 1968 – City Council approved a final plat of Versailles 1<sup>st</sup> Addition (Case 6244C-68)
- January 13, 1969 – City Council approved a Conditional Use Permit for a housing development sign. (Case 6244D-69)
- May 9, 1988 – City Council approved a preliminary and final plat of Versailles 2<sup>nd</sup> Addition (Case 6235A-88) and an Ordinance vacating easements at 1900 and 1930 East 86<sup>th</sup> Street (Ord 88-33).
- January 9, 1989 – City Council approved an Ordinance exchanging easements between the City and Versailles properties. (Ord 89-3)

Considering materials and records on file, I cannot determine the level of City Code development performance standard compliance. Most of the City Code related to apartment development standards have been revised and adopted after the property was developed. Should an in depth review of the site performance standards be requested, which includes a site visit and review of plans (if-provided) including but not limited to as-built surveys, any floor plans, use details, or other information is not included in this letter, that level of detail requires \$128 for the full analysis plus \$55 per hour for each hour over 2 hours. The building permit record retention schedule is 15 years and there are no building related plans on file. I have included some plans Engineering had on file for your information.

In 1996, the City Council approved a parking lot and security ordinance which requires full compliance with the City Code by December 31, 2020. This site will require significant parking lot and building entry lighting upgrades to comply with the minimum requirements.

The applicable City Code (zoning) sections applicable include but not limited to:

- Section 19.51 – Refuse handling and storage
- Section 19.52 – Landscaping and screening
- Section 19.52.01 – Screening of roof mounted equipment
- Section 19.63.01 – Exterior Materials
- Section 19.113 – Signs
- Section 21.203.05 – Multiple-Family (R-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 21.302.09 – Multiple Family Design and Performance Standards
- Section 21.501.01 – Final Site and Building Plans
- Section 21.501.04 – Conditional Use Permit
- Section 21.504 – Nonconformity

NOTE: To review a City Code Section, type [www.code.blm.mn/](http://www.code.blm.mn/) followed by the City Code Section number.  
(For example [www.code.blm.mn/21.301.07](http://www.code.blm.mn/21.301.07) is lighting)

3) Utilities serving the property:

According to the City of Bloomington Public Works Division records, the property is served by water, sanitary sewer and storm sewer. All other utilities are provided by non-City providers. Please contact the appropriate provider for detailed information on other services to the property.

4) Right to Rebuild Following Casualty:

The multiple family housing development in the R-4 Zoning District may continue following casualty, in accordance with the performance standards at the time it is rebuilt and in accordance with City Code Section 21.504, Non-conformity. If the property is non-conforming to any performance standards, which cannot be accurately determined without a full review of an as built survey and development details, and in the event of casualty, the Property could be rebuilt to the legally non-conforming development. Any changes would require compliance with the applicable codes at the time it is rebuilt.

The City issued rental and pool licenses for this address. The Bloomington Environmental Health Division conducts routine inspections related to these licenses. Copies of the inspection reports, if needed, are available through Mark Stangenes at 952-563-8980.

5) No Further Approvals or Licenses Required:

The current use by its present owners for multiple family housing development purposes is permitted under the Zoning Ordinance without necessity of any rezoning, special exceptions, use permit, variance or other approval. I am not aware of any other permit or license required by this jurisdiction that a purchaser must obtain before it may acquire the Property or before the Property may continue to be used in the manner in which it is presently being used.

6) Compliance with Subdivision Regulations:

The Property complies with the applicable subdivision regulations. A Plat of Versailles 2<sup>nd</sup> Addition was approved and subsequently filed. Case 6235A-88

7) No Application(s) Pending:

No application for rezoning, for a special or conditional use permit or a variance in connection with the Property, is now pending. No proceeding to challenge zoning or other governmental approval or use of the Property is pending, or to the best of my knowledge, overtly threatened.

8) Certificate of Occupancy:

I am unable to locate a certificate of occupancy for the Property. I have no reason to believe one was not properly issued. Record retention for the building records is 15 years. In the absence of a Certificate of Occupancy would not give rise to any enforcement action affecting the Property. It is not necessary for a new purchaser to obtain either a new Certificate of Occupancy or an amendment to the existing Certificate of Occupancy in order continue use and occupancy of the Property which it is approved.

9) Violations Outstanding or Development Related Fees Paid:

I am unaware of any active or alleged violations to any zoning, subdivision, building or similar ordinances. The City issued rental and pool licenses for this address. The Bloomington Environmental Health Division conducts routine inspections related to these licenses. Copies of the inspection reports, if needed, are available through Mark Stangenes at 952-563-8980.

This statement does not mean that the property is free of violations or is in full compliance with federal, state and local applicable codes. All required fees appear to be paid in connection with the development and use of the Property, including any impact-related fees, have been paid, and no such fees which would have applicability to the Property are otherwise pending or known at this time.

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 of Bloomington designates the Property as Zone X on Panel Number 2753C0476F dated November 4, 2016.

This information was researched by the person signing this letter on behalf of the City of Bloomington as a service. The undersigned certifies the above information is believed to be accurate based on or relating to the information supplied in the request for this zoning verification and the information on file with the City of Bloomington. The City assumes no liability for errors or omissions. All information was obtained from public records which may be inspected during regular business hours.

Please contact me at (952) 563-8926 or lpeace@BloomingtonMN.gov for any questions.

Sincerely,



Londell Pease, Senior Planner  
Community Development – Planning Division