



September 10, 2020

First American Title
 ATTN: Kiley Cermak
 121 S 8th Street, Suite 1250
 Minneapolis, MN 55402

Re: 5601 American Boulevard (Property) - PID# 16-116-21-23-0005

To Kiley Cermak:

In response to your request for zoning verification and information for the Property, please be advised of the following as of the date hereof:

1) Zoning and Comprehensive Land Use Plan Designation:

The Property is zoned RM-50(PD), Multiple Family Residential (Planned Development) and is 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-and-guide-plan-maps>.

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

Direction	Use	Zoning	Comprehensive Plan
North	Apartments	C-4(PD)	Office
South	Office	C-4(PD)	Office
East	Senior living	RM-50(PD)	High Density Residential
West	Townhomes	RO-24	Low Density Residential

2) Conformance with Current Zoning Requirements:

The Property use as vacant land with an approved 133 units senior housing apartment building is a permitted use in the RM-50(PD) Zoning District. On December 16, 2019, the City Council approved final development plans for a 148-unit senior housing apartment building. The Property owner subsequently received Planning Manager approval for minor modifications to the site plan and reduced the number of units to 133.

In 1996, the City Council approved a parking lot and security ordinance which required full compliance with the City Code at a future date. Currently, the City Code required compliance by December 31, 2020. This site is required to meet current lighting requirements and, to date, the development does not have an approved lighting plan. City staff has no reason to believe a lighting plan will not be provided and approved.

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

- Section 19.38.01 – Planned Development (PD) Overlay Districts
- Section 19.52 – Landscaping and screening
- Section 19.63.01 – Exterior Materials
- Section 19.113 – Signs
- 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 21.301.16 – 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 21.501.02 – Preliminary Development Plan
- Section 21.501.03 – Final Development Plan
- Section 21.504 – Nonconformity

NOTE: To review a City Code Section, type www.code.blm.mn/ followed by the City Code chapter for the index.
(For example www.code.blm.mn/21 is Chapter 21, scroll down to select the appropriate section.)

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. The property had a 28 foot deep well (ID#27W0019745) that was sealed on March 26, 2009 by E.H. Renner & Sons.

4) Right to Rebuild Following Casualty:

Once constructed and a Certificate of Occupancy is issued, the 133 units senior housing apartment building in the RM-50(PD) Zoning District may continue following casualty, in accordance with the performance standards at the time it is rebuilt.

5) No Further Approvals or Licenses Required:

Given the site is under construction, 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.

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:

The vacant site has approval for a 133 unit senior housing apartment building. Once constructed and all inspection completed, a Certificate of Occupancy would be issued.

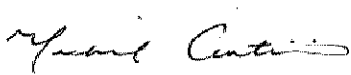
9) Flood Zone Designation:

The Property is not located in a Flood Hazard Overlay Zoning District. The Flood Insurance Rate Map (FIRM) for the City of Bloomington designates the Property as Zone X on Panel Number 2753C0451F 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 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) 563-8921 or mcentinario@BloomingtonMN.gov for any questions.

Sincerely,



Mike Centinario, Planner
Community Development – Planning Division