



June 11, 2021

Guaranty Title  
ATTN: Tristan Evenson  
465 Nicollet Mall, Suite 230  
Minneapolis, MN 55401

Re: Zoning letter - 9109 Old Cedar Avenue (Property), PID# 1202724320012,

To Tristan Evenson:

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, 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. 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     | Multiple Family           | R-4    | High Density Residential |
| South     | Retail sales              | B-2    | General Business         |
| East      | Single Family             | R-1    | Low Density Residential  |
| West      | Multiple family/townhomes | R-4    | High Density Residential |

2) Conformance with Current Zoning Requirements:

The Property's use as multiple-family dwelling is a permitted use in the Multiple-Family Residential (R-50) Zoning District. Several Planning and Zoning reviews have occurred over the years. The following zoning reviews were completed:

- 05/29/1973 – City Council approved Final Site and Building Plans for a 46-unit apartment building (Case 7376B-72) – see the attached minutes.
- 06/25/1973 – City Council approved a Preliminary and Final Plat of Orest 2nd Addition (Case 7376C-73) – see the attached minutes.
- 11/02/1981 – City Council approved Final Site and Building Plans to convert a party room to one additional apartment (Case 7276A-81) – see the attached minutes.

- 01/23/2017 – City Council approved Rezoning the site from R-4 to RM-50 and Final Site and Building Plans for a 32-unit apartment building (Case PL201600196) NOTE: All documents including reports and plans may be downloaded from the portal at <https://permits.bloomingtonmn.gov/ProdPortal/Planning/StatusReference?referenceNumber=PL201600196>.

After City Council approval on January 23, 2017, the development was upgraded to comply with the City Code and a Certificate of Occupancy issued (attached).

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

- 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 21.301.14 – Tree preservation
- Section 21.301.15 – Landscaping and screening
- 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 21.501.01 – Final Site and Building Plans

NOTE: To access the City Code, go to [www.code.blm.mn](http://www.code.blm.mn) and use the index on the left to navigate to the desired 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. Non-City providers provide all other utilities. Please contact the appropriate provider for detailed information on other services to the Property.

4) Right to Rebuild Following Casualty:

The two building, 79 unit multiple family residential development in the RM-50 Zoning District may continue following casualty. Any changes would require compliance with the applicable codes at the time it is rebuilt.

The City has issued rental 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 the two building, 79 unit multiple family residential development is permitted under the Zoning Ordinance without any rezoning, special exceptions, use permit, variance or other approval. I am not aware of any other permit or license required by this jurisdiction 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. On June 25, 1973, a Plat of OREST 2ND ADDITION was approved and subsequently filed. (Case 7376C-73)

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) Violations Outstanding or Development Related Fees Paid:

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 any pending or contemplated enforcement proceedings against the Property.

This statement does not mean the Property is free of violations or is in full compliance with federal, state and local applicable codes. 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 at this time.

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 2753C0478F dated November 4, 2016.

This information was researched on behalf of the City of Bloomington staff as a service. The undersigned certifies the above information is 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) 563-8925 or nmjohnson@BloomingtonMN.gov for any questions.

Sincerely,



Londell Pease, Senior Planner  
Community Development – Planning Division