



The Planning & Zoning Resource Company

1300 South Meridian Avenue, Suite 400, Oklahoma City, OK 73108
Telephone (405) 840-4344 · Fax (405) 840-2608
Toll Free (800) 344-2944
Ext: 4471

Please fax to my direct fax number: 405-563-7893

To: Planning Division
Fax:
Email: planning@BloomingtonMN.gov
Date: 10/12/2021
Subject:
Ref. Number 151312-1
RE: The District Apartments, 1801 and 1901 West 80 1/2 Street, Bloomington, Minnesota
Add'l Info: Parcel: 04-027-24-23-0085

Attached is our request for property information on the above-mentioned property. Please copy it onto your letterhead, provide the requested information, sign and return to me via either my direct fax, shown above, or via email to: Krystion.Mitchell@pzs.com

It is my understanding that there will be fees associated with this request. Please be advised that the total fees are not to exceed \$200.00 without my approval. If you should expect the fees to exceed this amount, please notify me as soon as possible. Furthermore, any additional costs associated with this request must be approved, in writing, prior to their incurrence.

Thank you in advance for your time and consideration on the above matter. If there are any questions you are unable to answer please let me know who I should contact. If you have any questions or concerns, do not hesitate to contact me at the toll free number 800-344-2944, extension 4471. You may also reach me by email at: Krystion.Mitchell@pzs.com

Sincerely,
Krystion Mitchell

The Planning & Zoning Resource Company
1300 South Meridian Avenue, Suite 400
Oklahoma City, OK 73108

10/12/2021

ATTN: Krystion Mitchell

Ref. No. 151312-1

RE: The District Apartments, 1801 and 1901 West 80 1/2 Street, Bloomington, Minnesota

Add'l Info. Parcel: 04-027-24-23-0085

Please provide PUD documents for property mentioned

The current zoning classification for the subject property is: C-5(PD)

Adjacent property zoning designations: See attached letter

North: _____

South: _____

East: _____

West: _____

Is the subject property part of a Planned Unit Development?

☒ Yes, part of a PUD (See comment)

☐ No, not part of a PUD

Comment: Final Development Plans approved as part of Case #PL2019-40

Is the subject property part of an Overlay District?

☒ Yes, within an Overlay District

☐ No, not within an Overlay District

Comment: Planned Development (PD) Overlay Zoning District (Sec. 19.38.01)

The subject property is currently regulated by:

Section _____ of the Zoning Ordinance

Planned Unit Development Ordinance No. _____ (copy attached)

☒ Site Plan Approval Case No. _____ (copy of plan and case attached)

Comment: See Case #PL2019-40 for approved Final Development Plans

According to the zoning ordinances and regulations for this district, the use of the subject property is a:

CASE #PL2021-213

- ☒ Permitted Use by Right
- ☐ Permitted Use by Special/Specific Use Permit
- ☐ Copy Attached
- ☐ Copy Not Available (see comment)
- ☐ Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)
- ☐ Non-Permitted Use

Comment: _____

The subject structure(s) was developed:

- ☒ In accordance with Current Zoning Code Requirements and is
- ☒ Legal Conforming
- ☐ Non-Conforming (see comments)
- ☐ In accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal Non-Conforming to current zoning requirements
- ☐ Prior to the adoption of the Zoning Code and is
- ☐ Grandfathered/Legal Non-conforming to current zoning requirements.
- ☐ In accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming issues exist with respect to current zoning requirement; the subject property would be considered legal non-conforming.

Comment: _____

Information regarding variances, special permits/exceptions, ordinances or conditions:

☐ There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property

☐ The following apply to the subject property (see comments):

- ☐ Variance - Documentation attached or is otherwise, no longer available (see comment)
- ☐ Special Permit/Exception Documentation attached or is otherwise, no longer available (see comment)
- ☐ Ordinance Documentation attached or is otherwise, no longer available (see comment)
- ☒ Conditions Documentation attached or is otherwise, no longer available (see comment)

Comment: The Conditions of approval from Case #PL2019-40 are applicable to the approved Final Development Plans - see attached decision notice.

Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:

- ☒ May be rebuilt in the current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable.
- ☐ May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations, or requirements. Please see section _____ of the current zoning code/ordinance for details.

Comment: _____

To the best of your knowledge, do your records show any unresolved zoning code violations?

- ☐ Yes, there are open violations on file in our records. (See attached list and/or copies/cases)
- ☒ No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made

Please call the undersigned at (952) 563-8925 , extension _____ if you have questions or concerns.

CASE #PL2021-213

Sincerely:

Name: Nick Johnson
Title: Planner

Department: Community Development
Email: nmjohnson@bloomingtonmn.gov