



May 06, 2022

Armada Analytics
ATTN: Lauren Pavatte
104 S Main St., Suite #500
Greenville, SC 29601

Re: Property – 1916 and 1926 East 86th Street, Bloomington, MN 55425, PID# 0102724330012

Ms. Pavatte:

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 Multiple-Family Residential (Planned Development) (RM-24(PD)) and 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-guide-plan-maps>.

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

Direction	Use	Zoning	Comprehensive Plan
North	Office and hotel	C-4(PD)	Office
South	Fire station (vacant) and multiple-family residential apartments	R-1 and RM-50(PD)	Public and High Density Residential
East	Townhomes	R-4 and R-4(PD)	High Density Residential
West	Multiple-family residential apartments and State Highway 77	RM-50(PD)	High Density Residential

- 2) Conformance with Current Zoning Requirements:
The Property use as multiple-family residential apartments, totaling 172 residential units, is a permitted use in the RM-24 Zoning District. The Planning and Zoning reviews on file include but are not limited to:
- May 9, 1988 – Preliminary and Final Plat of Versailles 2nd Addition approved by the City Council (Case #6325A-88 – see attached minutes).

- May 18, 2020 – Rezoning from R-4 to RM-24(PD) and Preliminary and Final Development Plans to construct 172 new housing units in two multiple-family residential apartment buildings at an existing multi-family residential site approved by the City Council (Case #PL2020-69 – see attached decision notice).

The approved plans in the recent case that approved the two four-story apartment buildings can be found at this link:

<https://permits.bloomingtonmn.gov/ProdPortal/Planning/Status?planningId=2195>

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

- Section 19.38.01 – Planned Development (PD) Overlay Districts
- Section 19.63.01 – Exterior Materials
- Section 19.113 – Signs
- Section 21.203.07 – Multiple-Family (R-24) 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 21.301.17 – 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 access the City Code, go to 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 (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.

4) Right to Rebuild Following Casualty:

Two four-story, multiple-family apartment buildings in the RM-24 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 without reviewing an as-built survey, floor plans and related development details. Rebuilding

the Property to the legally non-conforming development level is allowed, provided a permit is issued within 365 days of the 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.

The City has issued Rental Housing and Fire Prevention licenses for this address. The Bloomington Environmental Health and Fire Prevention Divisions conduct routine inspections related to these licenses. Copies of the Rental Housing 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 residential purposes 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 acquiring the Property or before the Property may continue to be used in the manner it is presently being used.

6) Compliance with Subdivision Regulations:

The Property complies with applicable subdivision regulations or is otherwise exempt from. On May 9, 1988, the Plat of Versailles 2nd Addition was approved and subsequently filed (Case 6325A-88). IN addition, a condo plat was approved by Hennepin County and filed.

7) No Application(s) Pending:

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

8) Certificate of Occupancy:

I am unable to locate the certificate of occupancy for the Property. I have no reason to believe; given the case file history described above, that 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 any pending or contemplated enforcement proceedings against the Property.

A review finds the following building permits remain open with unresolved inspections:

- PRBD202202570 – Building permit for solar array on apartment building roof.
- PREL202202572 – Electrical permit for solar array on apartment building roof.

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 27053C0476F 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. 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 at (952) 563-8925 or nmjohnson@BloomingtonMN.gov with questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nick Johnson', with a stylized flourish at the end.

Nick Johnson, Planner
Community Development – Planning Division