

PL202200124
PL2022-124



Municipality Name: City of Bloomington, Minnesota

Property Name: Knox Landing Apartments
Address: 8100 Knox Ave S
City/State: Bloomington, MN 55431
Property Use: Multifamily
Parcel #: 0402724240017

To whom this may concern,

At our client's request, please provide the following information:

- **Zoning Compliance/Verification Letter:** Please supply a letter (or feel free to use the enclosed template and copy onto letterhead) stating in which zoning district the subject property is currently located, the number of permitted units on site, whether or not the subject is considered to be a permitted use, and any compliance information you may be able to provide. Please use municipality letterhead, or if this is not possible for some reason, please enclose a municipality fax coversheet showing that the zoning letter is enclosed.

Upon completion, please forward the information via email if possible, and by US Mail if not. We truly appreciate your help with this request and look forward to your reply. Please feel free to contact me with any questions or concerns you may have regarding this request.

Thank you very much for your assistance!

Shawn Tyson

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Greenville, SC 29601

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(PLEASE COPY THIS FORM ON YOUR COMPANY LETTERHEAD)

Property Name: Knox Landing Apartments
Address: 8100 Knox Ave S
City/State: Bloomington, MN 55431
Property Use: Multifamily
Parcel #: 0402724240017

To Whom It May Concern:

In response to your request for information regarding the above-referenced property, we have researched our files and present the following:

1. The current zoning classification for the subject property is: _____.
2. The number of permitted units on site is : _____.
3. According to the zoning ordinances and regulations of this district, the use of the subject property is a:
Current Use _____
☐ Permitted Use by Right
☐ Permitted Use by Special/Specific Use Permit Number _____ (enter permit number and see question 4)
☐ Permitted Use by Conditional Use Permit _____ (enter permit number and see question 4)
☐ Legal Nonconforming Use (use existing prior to the adoption of the zoning ordinance/code and is no longer permitted)
☐ Non-Permitted Use
☐ The Municipality is unable to opine at this time

Comments: _____

4. Conformance: Per current zoning ordinances and regulations applicable to the subject property, the current structure(s) is (If unknown, please check the last box):
☐ Legal Conforming (complies with applicable zoning regulations, including parking)
☐ Legal Nonconforming (does not meet the current zoning requirements due to amendments, re-zoning, or other changes. See comments)
☐ Nonconforming (see comments)
☐ The Municipality is unable to opine at this time

Comments: _____

5. Have any variances, special permits/exceptions, ordinances or conditions been granted/approved for either the use or structures of the subject property:
☐ No, there are not any variances, special permits/exceptions, ordinances or conditions that apply to the Subject property.
☐ Yes, the following apply to the subject property: _____ Variance
(Documentation/copies attached) _____ Special Permit/Exception
_____ Ordinance
_____ Conditions

Comments: _____

6. Rebuild: In the event of casualty, in whole or in part, the zoning code states that a legal non-conforming structure:
☐ May be rebuilt in its 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.
Additionally, the damage threshold is calculated based on ☐ the entirety of the property or ☐ per individual building.

7. Zoning Code Violation and Condemnation/ Eminent Domain Information:

- ☐ There do **NOT** appear to be any outstanding/open zoning code violations that apply to the subject property, nor are there condemnation or eminent domain proceedings.
- ☐ The following outstanding/open zoning code violations apply to the subject property:
- ☐ The following condemnation/ eminent domain proceedings apply to the subject property

Comment: _____

8. Building Code Violation and Condemnation/ Eminent Domain Information:

- ☐ There do **NOT** appear to be any outstanding/open building code violations that apply to the subject property, nor are there condemnation or eminent domain proceedings.
- ☐ The following outstanding/open building code violations apply to the subject property:
- ☐ The following condemnation/ eminent domain proceedings apply to the subject property

Comment: _____

9. Site Plan Information:

- ☐ The subject property was not subject to a site plan approval process
- ☐ The subject property was subject to site plan approval; a copy of the approved site plan is attached
- ☐ The subject property was subject to site plan approval, but a copy of the approved site plan is no longer in existence (*was lost or destroyed*). All other existing documents applicable to site plan approval for the site are attached.
- ☐ An approved site plan for the subject property is on file, but our office does not have the necessary resources to reproduce and distribute copies of the plan. All other existing documents applicable to site plan approval are attached.
- ☐ Other, (as noted here):

Comment: _____

Further comments regarding the subject property:

This information was researched on _____, 2022, by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

ZONING AUTHORITY:

By: _____

Municipality: _____

Title: _____

Department: _____