

ZONING LETTER REQUEST
UNIFORM LAND USE CONFIRMATION FORM

Subject Property:

Address: 5501 American Boulevard West, Bloomington, MN
APN: 16-116-21-24-0008
Legal Description: See attached Exhibit A

A. Requested by and Return to via e-mail or hard copy via mail:

Attn: Angelica Stoffel	Phone: 612-305-2165
FIRST AMERICAN TITLE	Fax: 714-689-7109
121 S 8 th Street, Suite 1250	E-mail: astoffel@firstam.com
Minneapolis, MN 55402	
Our File No.: NCS-983673A-MPLS	

B. The current use of the Subject Property is: Multi-Family Housing

C. Proposed future use: Multi-Family Housing

Please provide the following information:

1. The Subject Property is designated in the Comprehensive Plan as:

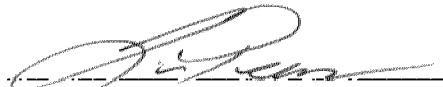
High-Density Residential
2. The current zoning classification for the Subject Property is:

RM-50 (PD) High-Density Residential (Planned Development)
3. There **are no applications** filed for the Property (e.g., zoning, subdivision, special use permit, conditional use permit, variance site plan approval, etc.)*.
4. The use of the Property as described in paragraph B, above, is a permitted use for the residential units and a Conditional Use Permit for the food service open to the public.

Parking in compliance pursuant to cases PL201800394, PL201900139 and PL202000184
5. The proposed use as described in Paragraph C, above, is a permitted use for the residential units and a Conditional Use Permit for the food service open to the public.

Parking in compliance pursuant to cases PL201800394, PL201900139 and PL202000184

6. There is one unsatisfied zoning issue related to landscaping and a parking lot island. The City of Bloomington has a financial surety from the owner to resolve the issue in the spring of 2023. Unfortunately, work could not be completed in the winter.
7. Variances have been granted for the Property. While no variances are granted, Code flexibility was granted as part of the approved Planned Development in cases PL201800394, PL201900139, and PL202000184. All details are available online at:
 - <https://permits.bloomingtonmn.gov/ProdPortal/Planning/Status?planningId=1826>
 - <https://permits.bloomingtonmn.gov/ProdPortal/Planning/Status?planningId=1871>
 - <https://permits.bloomingtonmn.gov/ProdPortal/Planning/Status?planningId=2025>
8. Flood Insurance Rate Map (FIRM) designates the Property as Zone X on Panel Number 2753C0451F, dated November 4, 2016.
9. Are the buildings and improvements in compliance with the above-mentioned Ordinance/Comprehensive Plan and applicable ordinances and regulations, including subdivision, building, environmental and energy codes and regulations without limitation? Once the remedies for the landscaping and a parking lot island are resolved, the Property will be in full compliance as of the inspection completed in the fall of 2022.
10. The subject Property **can be** conveyed without filing a plat, or re-plat of the land.
11. Comments: See attached additional information in the city-generated zoning letter.
12. This information was researched by the undersigned, on request, as a public service. The undersigned certifies that the above information in paragraphs 1-11 are believed to be accurate based on or relating to the information supplied in paragraphs A, B, and C; however, neither the undersigned nor the City assumes liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.


Signature – Londell Pease

Senior Planner
Title

2/12/2023
Date

Exhibit A

Lot 2, Block 1, Josten's Addition, Hennepin County, Minnesota.