



BLOOMINGTON

January 23, 2025

Dawn Sattel
2200 W. County Road C, Ste 2205
Roseville, MN 55113

Re: Property - 8201 PARK AVE S, BLOOMINGTON, MN 55420, PID# 0202724320089,

To Dawn Sattel:

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 SINGLE FAMILY RESIDENTIAL (R-1) and subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is Quasi-Public. 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	Public Park	R-1	Public
South	Single-Family Residential	R-1	Low Density Residential
East	Public Park	R-1	Public
West	Single-family Residential	R-1	Low Density Residential

- 2) Conformance with Current Zoning Requirements:
The Property use as church/school is a conditional use in the SINGLE FAMILY RESIDENTIAL (R-1) Zoning District. The Planning and Zoning reviews on file include but are not limited to the following:

- August 17, 1987 – Council approved a two-year temporary conditional use permit for a day care and office uses at the Northgate Elementary School (Case 8915A-87).
- July 16, 1990 – Council approved a Comprehensive Land Use Plan amendment from Office and Low-Density Residential to Quasi-Public and Preliminary and Final Development Plans for a private high school subject to conditions (Case 8915AB-90).
- April 12, 1993 – Council approved a two-year temporary conditional use permit for a church in a school (Case 8915A-93).
- April 3, 1995 – Council approved a five-year temporary conditional use permit for a church in a school (Case 8915A-95).

- June 1, 1998 – Council approved revised Final Development Plan for a gymnasium addition subject to conditions (Case 8915A-98).
- June 19, 2000 – Council approved a five year temporary conditional use permit for a church in a school (Case 8195A-00).
- August 18, 2003 – Council approved a revised Final Development Plan for a 14,000 square foot gymnasium with options for gym storage space and additional restrooms and shower facilities (8915A-03).
- May 2, 2011 – Council approved a Conditional Use Permit for a private school, a day care, place of assembly and a community center (Case 8915A-11).
- August 15, 2011 – Administrative approval a minor revision to final site and building plans for a parking lot expansion and associated stormwater improvements (Case 8915B-11).
- November 21, 2011 – Council approved a Preliminary and Final Plat of SMITH PARK 3RD ADDITION (combining 8201 Park Ave, 8200 Chicago Ave and a portion of 8101 Park Avenue into one lot) (Case 8915DE-11).
- February 12, 2018 – Council approved a Conditional Use Permit to expand the maximum number of students from 60 to 84 for an existing Pre-K-8 charter school (Case PL2017-251).
- September 10, 2018 – Council approved a Conditional Use Permit for an existing place of assembly, community center and charter school, and to expand the existing charter school student enrollment from 84 students to 130 students effective beginning the 2018-2019 school year (Case PL2018-226).
- September 21, 2018 – Administrative approval of Final Site and Building Plans to construct a driveway from the existing western parking lot to East 83rd Street (Case PL2018-317).
- August 3, 2020 – Council approved a Conditional Use Permit to increase student enrollment from 130 to 180 students utilizing a hybrid educational program and a major revision to the Final Development Plans to add a greenhouse addition at an existing elementary and middle school (Case PL2020-98).
- October 8, 2020 – Administrative approval for the Final Development Plan for a playground (Case PL2020-144).
- July 15, 2022 – Administrative extension to the Final Development Plan approval for an approximately 900 square foot greenhouse addition to an existing school (Case 2022-146).

Considering materials and records on file, determining the City Code development performance standard compliance level is unknown. To complete an in-depth performance standards review, plans must be provided, including but not limited to as-built surveys, floor plans, use details, or other information. A performance standards review base fee of \$139 plus \$59.75 per hour for each hour over 2 hours. The building permit record retention schedule is 15 years, and no building-related plans are on file.

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

- Section 21.301.24 – Exterior Materials and Finish
- Section 21.203.01 – Single Family Residential (R-1) 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 21.302.06 – Institutional Use Standards
- Section 21.304 - Signs
- Section 21.501.01 – Final Site and Building Plans
- Section 21.501.02 – Preliminary Development Plan
- Section 21.501.03 – Final Development Plan
- Section 21.501.04 – Conditional Use Permit
- Section 21.504 – Nonconformity

NOTE: Access the City Code at www.code.blm.mn and use the index on the left to navigate.

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:

The use in the SINGLE FAMILY RESIDENTIAL (R-1) 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 what non-conformity may exist. Rebuilding the Property to the legal non-conforming development level is allowed, provided a permit is issued within 365 days of a 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.

5) No Further Approvals or Licenses Required:

The current use by its owners for church/school purposes is permitted under the Zoning Ordinance without any rezoning, special exceptions, use permit, variance, or other approval. I

am unaware of any other permit or license required by this jurisdiction that a purchaser must obtain before acquiring the Property or before it may continue to be used in the manner it is presently being used.

A search for any pending special assessments has not been completed. Information and contacts for assessments are online at <https://www.bloomingtonmn.gov/eng/pending-assessments>.

6) Compliance with Subdivision Regulations:

The Property complies with applicable subdivision regulations or is otherwise exempt. On November 21, 2011, a Plat of SMITH PARK 3RD ADDITION; was approved and subsequently filed. (Case 8915DE-11)

7) No Application(s) Pending:

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

8) Certificate of Occupancy:

I am unable to locate a certificate of occupancy for the Property. Given the case file history described above, I have no reason to believe 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 pending or contemplated enforcement proceedings against the Property. There are no open enforcement orders against the Property at this time.

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

- PREL202109270 – Electrical permit for mini-split heat and air-conditioning units – a final inspection was never completed and the permit has expired
- PRFS202008396 – Fire suppression system permit to drop sprinkler heads into a room with a new acoustical ceiling – neither a rough-in nor final inspection were completed and the permit has expired

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 A and X on Panel Number 2753C0457F 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. However, 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 with questions at 952-563-4507 or ehestbech@bloomingtonmn.gov.

Sincerely,

Emily Hestbech,
Community Development – Planning Division