



National Zoning Associates, LLC

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To: City of Bloomington MN

Date: 6/26/2025

Request for a Zoning Verification Letter for Risor of Bloomington located at 8131 34th Avenue South, Bloomington, MN 55425. Risor of Bloomington was constructed in 2023 and is a Class A, 55+ active adult community; The Hennepin County Parcel Number is 06-027-23-24-0148.

Please consider this as a formal request for a Zoning Letter providing as much information as possible, as noted below for the entire apartment complex.

- What is the current zoning of this project including any special, restrictive or overlay districts?
- What are the abutting Zoning Districts to this property to the North, South, East & West? (specifically any residential or other abutting zoning which could impact buffer, height or setback requirements for this project).
- Should the existing development buildings not meet the current zoning code requirements, would the city view it legally nonconforming?
- Are there any outstanding/open Zoning, Fire and Building Code Violations on the subject property?
- Was this property granted any Use Permits, Variances or Special Exceptions? If yes, please provide copies of such document(s).
- Was the subject property required to go through Site Plan Approval process? Please provide a copy of the approved Site Plan, if available.
- Was the project approved as Planned Unit Development? Please provide copy of PUD, staff reports or available resolutions approving and outlining PUD requirements.
- Was the development issued all required Certificates of Occupancy? Please provide available copies of the issued COs.

Please provide as much information as possible on your letterhead and return via Fax or Email to: 1-888-777-0371 or maya@zoningassociates.com

Thank you very much for your time and assistance in this matter! Please call me directly if you have any questions at (405) 285-9359.

Sincerely, Maya Kravtsova