



July 2, 2025

Doris Shih
National Zoning Associates, LLC, 4616 NW 159th Street
Edmond, OK 73013

Re: Property - 8131 34TH AVE S, BLOOMINGTON, MN 55425, PID# 0602723240148,

To Doris Shih:

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 High Intensity Mixed Use with Residential (HX-R), Bluff Protection Overlay (BP), Planned Development (PD) and subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is South Loop Mixed Use. 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	HX-R(PD)	South Loop Mixed Use
South	Environmental corridor	SC Conservation (BP)	Conservation
East	Multi-family residential and environmental corridor	HX-R(PD)(BP) and SC Conservation (BP)	South Loop Mixed Use and Conservation
West	Multi-family residential	HX-R(PD)	South Loop Mixed Use

2) Conformance with Current Zoning Requirements:

The Property use as Senior Apartment, Low Rise is a permitted use in the Bluff Protection (BP) Zoning District. The Planning and Zoning reviews on file include but are not limited to the following:

- February 8, 2021 – Council approved 1) Major revision to preliminary development plans to incorporate a six-story, 146-unit age restricted apartment building; 2) Final development plans to redevelop a surface parking lot as a six-story, 146-unit age-restricted apartment building; and 3) Preliminary and final plat to incorporate vacated public right-of-way into the existing lot (Case PL2020-231).

- April 5, 2021 – Council approved a right-of-way and easement vacation: V2021-759 (Case PL2021-38).

This property is within the South Loop District Plan area. More information about the South Loop District Plan is available here: <https://www.bloomingtonmn.gov/plan/south-loop-district-plan>

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

- Section 21.207.03 – High-Intensity Mixed Use with Residential (HX-R) District
- Section 21.303.04 – Steep Slopes
- Section 21.301.24 – Exterior Materials and Finish
- Section 21.208.02 – Bluff Protection (BP) 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 21.304 - Signs
- Section 21.501.02 – Preliminary Development Plan
- Section 21.501.03 – Final Development Plan

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. Documents show there was a water supply well on-site. It was 51 feet deep and identified as well# 27W0020096. The well was sealed on December 10th, 2020 by Braun Intertec Drilling LLC.

4) Right to Rebuild Following Casualty:

The Senior Apartment, Low Rise in the HX-R (BP)(PD) 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.

The City has issued a rental license for this address. The Bloomington Environmental Health Division conducts routine inspections related to these licenses. If needed, copies of the inspection reports are available through Mark Stangenes at 952-563-8980.

5) No Further Approvals or Licenses Required:

The current use by its owners for Senior Apartment, Low Rise 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 February 8th, 2021, a Plat of ROERS 34TH AVE REDEVELOPMENT; was approved and subsequently filed. (Case PL2020-231)

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:

- PRTP202115532 – Permit for temporary tank set for construction heat – the final inspections were never scheduled and this permit has expired.
- PREL202113244 – Permit for temporary power – the final inspection was only partially passed and another inspection was never scheduled. This permit expired.
- PRFD202103306 – Permit for demolition of parking lot and installation of temporary underground work – a progress inspection was only partially passed. This permit expired.
- PRROWU202507216 – Permit to bore conduit across road to connect new to existing – this permit was returned for correction.

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 2753C0476F 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, Planner
Community Development – Planning Division