



SUBDIVISION REVIEW APPLICATION
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

Zoning office use only
 File # 14-289411
 Fee: _____
 Tentative Hearing Date:
To Be Scheduled

PD=5
322922220085 et al

APPLICANT

Name Dayton's Bluff Neighborhood Housing Services
 Address 823 East 7th Street
 City Saint Paul St. MN Zip 55106 Daytime Phone 651-774-6995
 Name of Owner (if different) City of Saint Paul Housing and Redevelopment Authority
 Contact Person (if different) Jim Erchul Phone 651-774-6995

PROPERTY LOCATION

Address / Location Minnehaha and Rivoli Street, Railroad Island neighborhood
 Legal Description Lots 25 - 34, Block 7, Warren and Winslows Addition to the Town
of Saint Paul Current Zoning R-4
 (attach additional sheet if necessary)

TYPE OF SUBDIVISION:

- Lot Split Lot Split with Variance Reg. Land Survey
 Preliminary Plat Final Plat Combined Plat

STAFF USE ONLY

Planning District _____ Land Use Map _____ Tax Map _____ Zoning _____
 Plans Distributed _____ Return by _____ Reviewed by _____

Comments:

(attach additional sheets if necessary)

Applicant's Signature J. Erchul Date 5-16-14 City Agent add 5/16/14

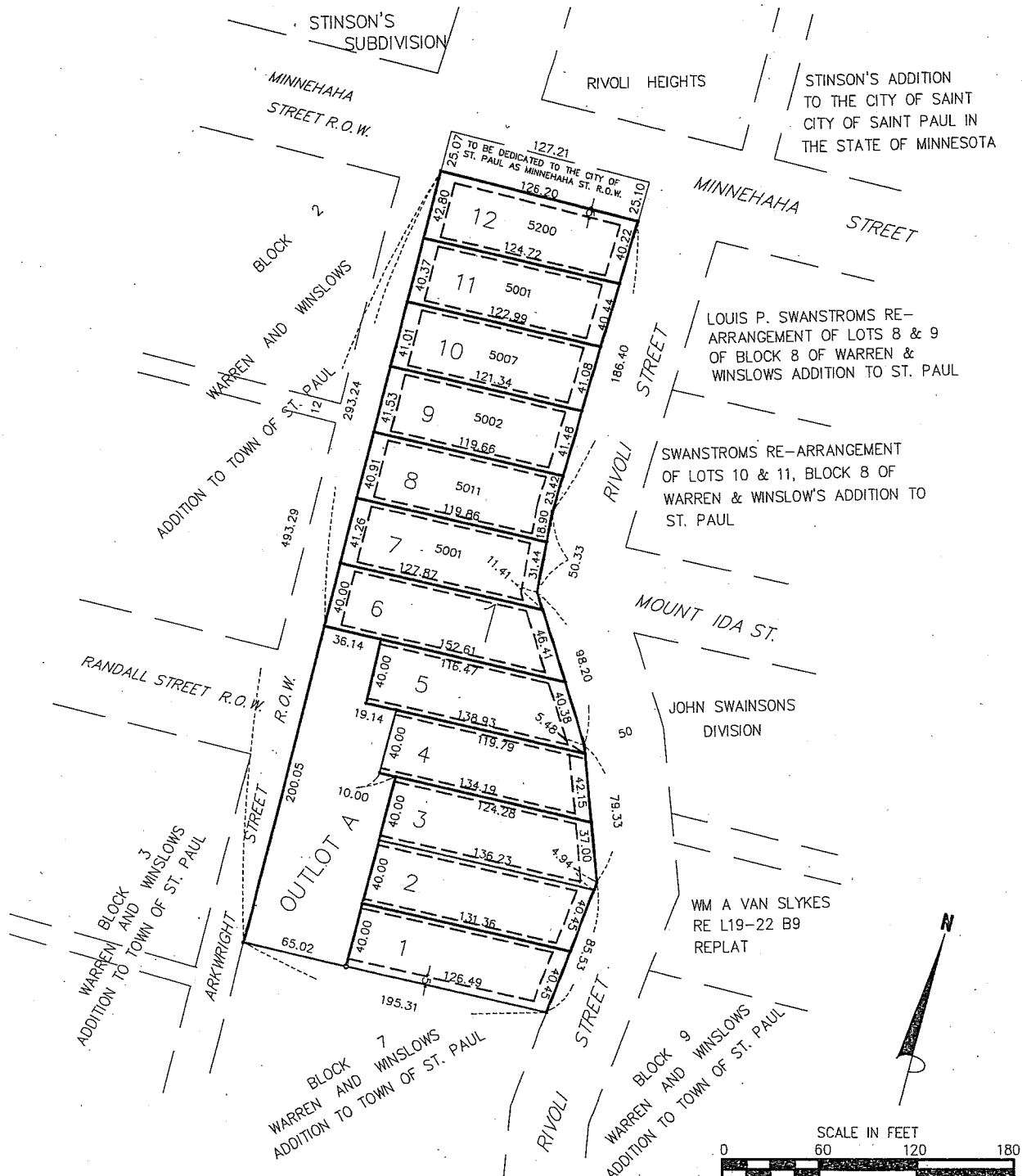
Village on Rivoli Addition

The project known as the "Village on Rivoli" will eventually contain 35 single-family detached dwellings, which will be built on an abandoned brown field site. The first phase of the project will be replatted as the "Village on Rivoli Addition" as shown on the attached plans and maps.

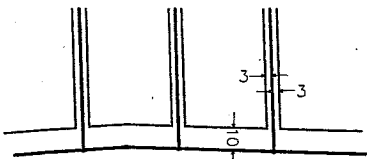
The current legal description of the site is Lots 25 - 34, Block 7, Warren and Winslows Addition to the Town of Saint Paul. The area of the parcel being replatted is 77,030 square feet and is currently zoned R-4. The parcel will be subdivided into 12 lots, each of which is a minimum of 40' wide and 5,000 square feet in area. Each of the twelve lots will have a rain garden in the back yard area for runoff control purposes. Existing utilities are located in the adjacent street, Rivoli Street, to provide utility service to the new homes.

The site was cleaned up through the MPCA's Voluntary Investigation and Cleanup Program. As a part of the cleanup work, the site was also soil corrected to accommodate single family, detached dwellings. The site will include a number of common green spaces, creating a compact and family friendly environment. The housing units will be relatively compact in nature, averaging approximately 1,500 square feet in of above ground living area. The Village on Rivoli has received two green building grant awards, so there are a number of "green building features" that will be incorporated into the project's site plan as well as the homes themselves. The most exciting of these green building elements will be a community solar garden that will produce enough electricity to provide power to all 35 houses in the development. The solar garden will be built on a portion of the site that is unbuildable as it still has 50-60' of street sweepings and will always be an unbuildable site for any type of building. Another unique feature will be a publically owned orchard and garden area, also reclaimed out of the former street sweepings dump. The site provides walking paths and great vistas overlooking downtown St. Paul, the State Capital and the Mississippi River valley.

PRELIMINARY PLAT VILLAGE ON RIVOLI ADDITION



Drainage and utility easements are shown thus:



Being three feet in width and adjoining side lot lines and being 10 feet in width adjoining public ways and rear lot lines, unless otherwise indicated on this plat.

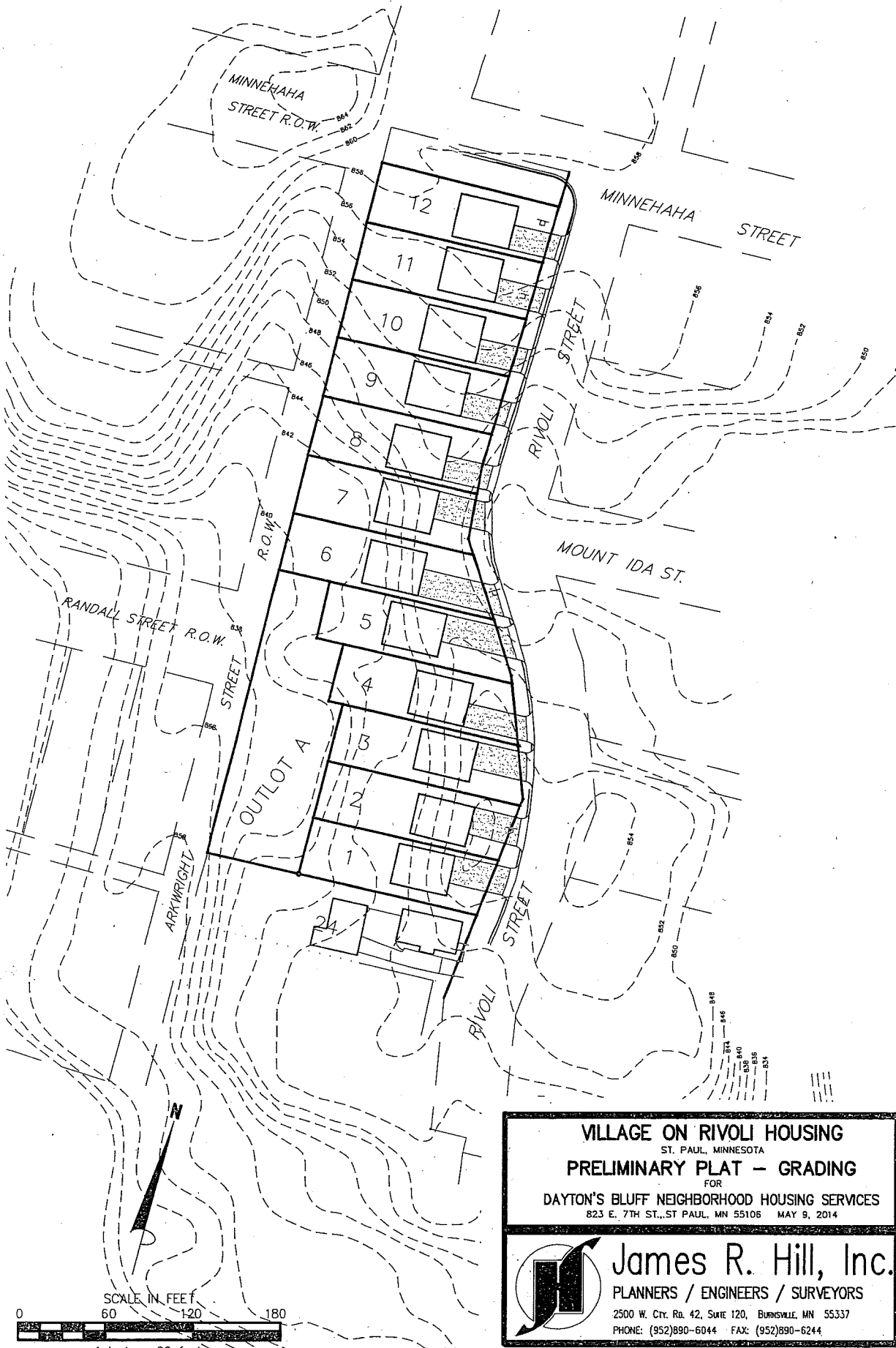
VILLAGE ON RIVOLI HOUSING
ST. PAUL, MINNESOTA
PRELIMINARY PLAT
FOR
DAYTON'S BLUFF NEIGHBORHOOD HOUSING SERVICES
823 E. 7TH ST., ST. PAUL, MN 55105 May 9, 2014

James R. Hill, Inc.

PLANNERS / ENGINEERS / SURVEYORS

2500 W. CITY RD. 42, SUITE 120, BURNSVILLE, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

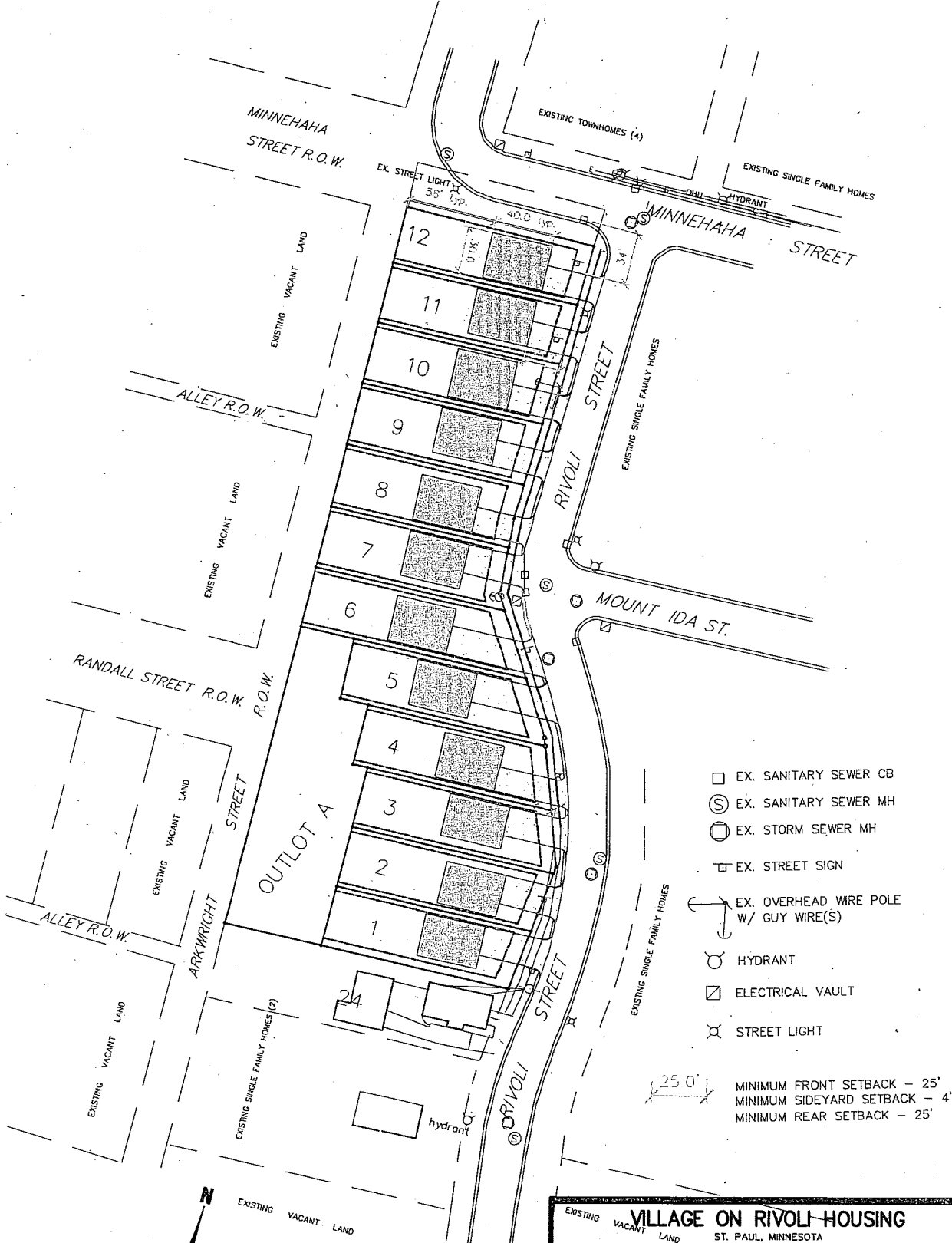
VILLAGE ON RIVOLI



VILLAGE ON RIVOLI HOUSING
 ST. PAUL, MINNESOTA
PRELIMINARY PLAT - GRADING
 FOR
 DAYTON'S BLUFF NEIGHBORHOOD HOUSING SERVICES
 823 E. 7TH ST., ST. PAUL, MN 55106 MAY 9, 2014

James R. Hill, Inc.
 PLANNERS / ENGINEERS / SURVEYORS
 2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
 PHONE: (952)890-6044 FAX: (952)890-6244

VILLAGE ON RIVOLI



- EX. SANITARY SEWER CB
- ⊙ EX. SANITARY SEWER MH
- ⊙ EX. STORM SEWER MH
- ⊠ EX. STREET SIGN
- ⌵ EX. OVERHEAD WIRE POLE W/ GUY WIRE(S)
- ⊙ HYDRANT
- ⊠ ELECTRICAL VAULT
- ⊗ STREET LIGHT

25' 0" MINIMUM FRONT SETBACK - 25'
 MINIMUM SIDEYARD SETBACK - 4'
 MINIMUM REAR SETBACK - 25'

EXISTING VACANT LAND

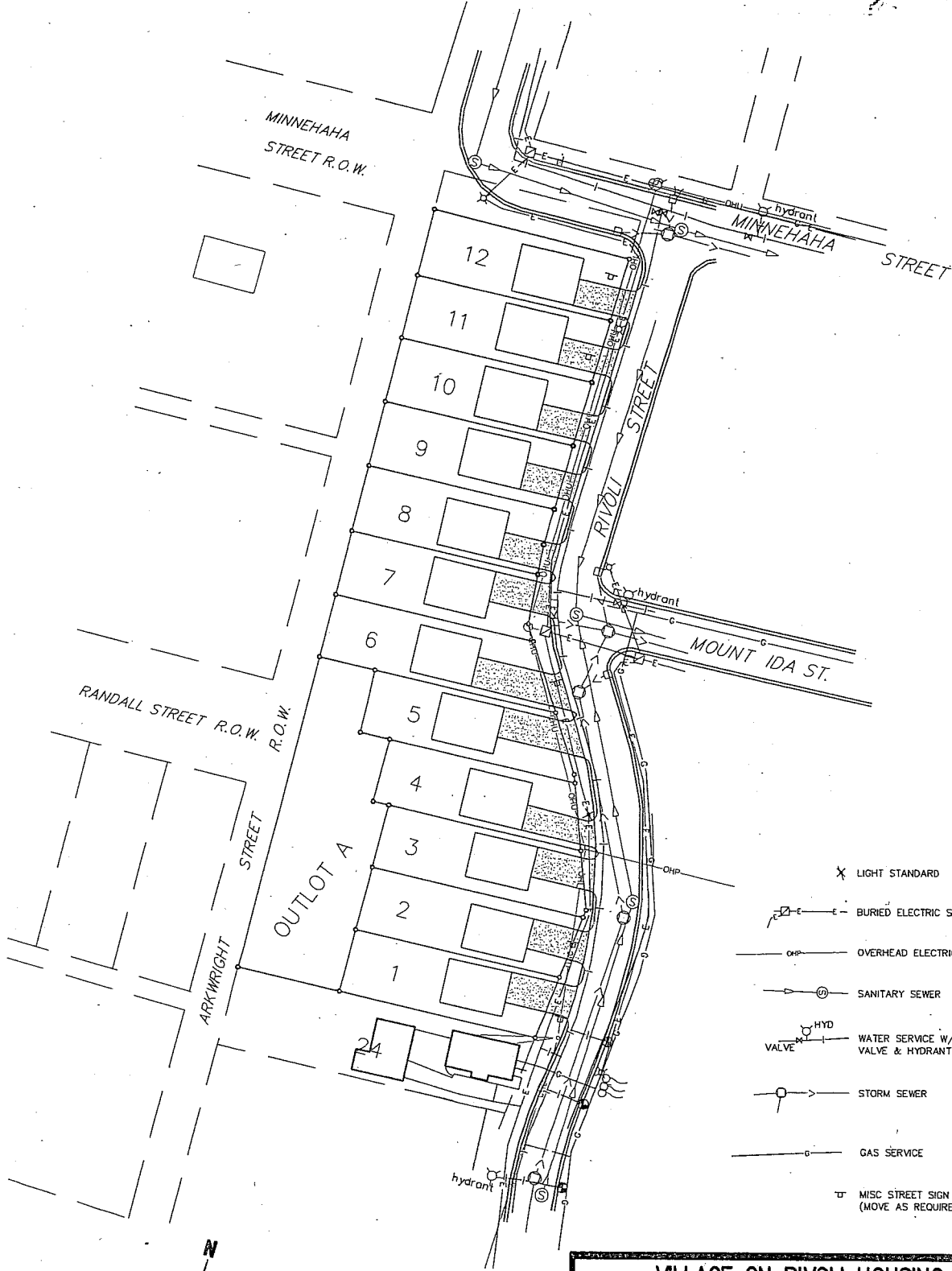
VILLAGE ON RIVOLI HOUSING
 ST. PAUL, MINNESOTA

PRELIMINARY PLAT - LAYOUT
 FOR

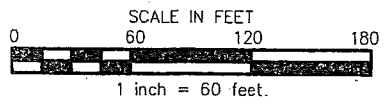
DAYTON'S BLUFF NEIGHBORHOOD HOUSING SERVICES
 823 E. 7TH ST., ST. PAUL, MN 55106 APRIL 28, 2014

James R. Hill, Inc.
 PLANNERS / ENGINEERS / SURVEYORS
 2500 W. CTY. RD. 42, SUITE 120, BURNSVILLE, MN 55337
 PHONE: (952)890-6044 FAX: (952)890-6244

VILLAGE ON RIVOLI

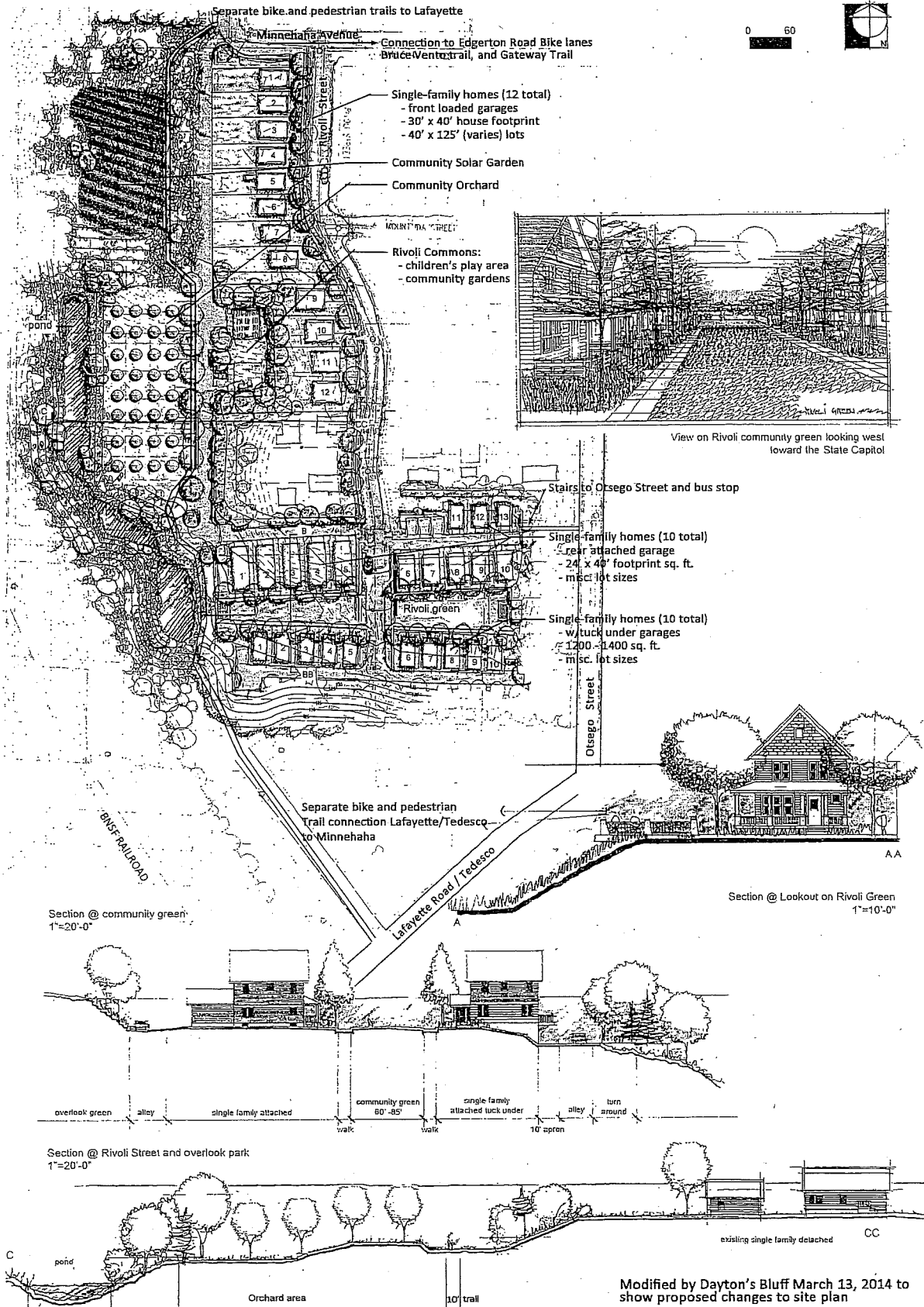


- X LIGHT STANDARD
- E— BURIED ELECTRIC SERVICE
- OHP OVERHEAD ELECTRIC SERVICE
- S— SANITARY SEWER
- HYD VALVE WATER SERVICE W/ VALVE & HYDRANT
- S— STORM SEWER
- G— GAS SERVICE
- ⊞ MISC STREET SIGN (MOVE AS REQUIRED)



VILLAGE ON RIVOLI HOUSING
ST. PAUL, MINNESOTA
PRELIMINARY PLAT - EX. UTILITIES
FOR
DAYTON'S BLUFF NEIGHBORHOOD HOUSING SERVICES
823 E. 7TH ST., ST PAUL, MN 55106 MAY 9, 2014






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Modified by Dayton's Bluff March 13, 2014 to show proposed changes to site plan



Rivoli Bluff service area

-  Misc. retail areas - restaurants, hardware stores, bakeries, salons, service stations, markets, etc.
-  Public services - Education, police, fire, library, healthcare, etc.
-  Public parks / open spaces.
-  Future / proposed bike lane / path
-  Existing bike lane / path

Village on Rivoli

LCD A Grant Application
April, 2014

32292220063

