

SUBDIVISION STAFF REPORT

FILE # 14-289-411

1. **FILE NAME:** Village on Rivoli Addition **HEARING DATE:** October 15, 2014
2. **TYPE OF APPLICATION:** Preliminary Plat
3. **LOCATION:** 675-704 Rivoli Street
4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
5. **PLANNING DISTRICT:** 5 **PRESENT ZONING:** R4
6. **ZONING CODE REFERENCE:** §69.301; §69.406; §69.511
7. **STAFF REPORT DATE:** October 6, 2014; Amended Oct. 17, 2014 **BY:** Jake Reilly
8. **DATE RECEIVED:** 5/22/2014; 09/22/2014 **DEADLINE FOR ACTION:** 11/22/2014
-

- A. **PURPOSE:** Preliminary plat to create twelve (12) R4 residential parcels and one (1) outlot
- B. **PARCEL SIZE:** Irregularly shaped area approximately 126 ft X 515 ft, totaling approximately 77,691 square feet.
- C. **EXISTING LAND USE:** Vacant
- D. **SURROUNDING LAND USE:**
North: Residential (Zoned RT2)
East: Residential (Zoned RT1 & R4)
South: Residential and vacant (Zoned R4)
West: Residential and vacant (Zoned RT1)
- E. **ZONING CODE CITATION:** §69.301 states that platting is required when a subdivision (1) creates five or more lots or parcels each of which is 2½ acres or less in size, or (2) requires paved streets, alleys and other public improvements, or (3) is previously unplatted land. §69.304 lists conditions for lot splits and adjustments of common boundaries. §69.406 provides criteria for review of subdivision applications. These criteria are covered below under “Required Findings.” §69.511 regulates parkland dedication.
- F. **HISTORY/DISCUSSION:** Dayton’s Bluff Neighborhood Housing Services (DBNHS) is proposing 35 market-rate, detached single-family homes near Minnehaha Avenue and Rivoli Street in Railroad Island. The project was initially proposed in the 1994 Railroad Island Plan. Since then, a grant from the Minnesota Pollution Control Agency (MPCA) has assisted in cleaning contamination from the site which has made the project more feasible. This plat will set the stage for DBNHS to build 12 of the homes in the first phase of development for the “Village on Rivoli” development.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 5 had not made a recommendation at the time the staff report was prepared.
- H. **REQUIRED FINDINGS:** § 69.406 of the Zoning Code requires that all of the following findings shall be made prior to approval of a subdivision:
1. *All the applicable provisions of the Legislative Code are complied with.* City staff has reviewed the proposed plat and have determined that all applicable provisions of city codes are met.
 2. *The proposed subdivision will not be detrimental to the present and potential surrounding land uses.* The proposed plat is consistent with the surrounding land uses, and will not be detrimental to present and future use of surrounding land.
 3. *The area surrounding the subdivision can be planned and developed in coordination and compatibility with the proposed subdivision.* The area surrounding the proposed plat is already developed and compatible with the proposed plat.
 4. *The subdivision is in conformance with the comprehensive plan.* The subdivision is in conformance with the Housing and Land Use Chapters of the Comprehensive Plan. It is also in conformance with redevelopment plans for the area, including the Railroad Island plan.

5. *The subdivision preserves and incorporates the site's important existing natural features whenever possible.* The site is in a fully-developed part of St. Paul with no remaining natural features.
 6. *All land intended for building sites can be used safely without endangering residents by peril from floods, erosion, continuously high water table, severe soil conditions or other menace.* The site is a fully developed area with no flooding, erosion, high water table or soil condition problems that would prohibit development.
 7. *The subdivision can be economically served with public facilities and services.* The subdivision can be economically served with public facilities and services from surrounding streets.
- I. **PARKLAND DEDICATION:** §69.511 requires dedication of two (2) percent of the total land area of the plat for public use, for parks, playgrounds, trails, open space, or conservation purposes. At the discretion of the City Council, a cash dedication in lieu of land may be paid prior to the city clerk's signing of the final plat.
- For this subdivision, staff recommends a cash dedication in the amount of **\$293.33** in lieu of dedication of land. No additional cash or land dedication will be required at the time of final plat.
- J. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the [preliminary and] final plat for Village on Rivoli Addition subject to the following conditions:
1. A parkland cash dedication in the amount of **\$293.33** is paid prior to the city clerk signing the final plat.
 2. The applicant shall file an application for final plat to the Planning Administrator no later than 365 days after approval of this resolution.

Attachments:

- Application
- Preliminary Plat and related materials