

Subject: Zoning File No. 15-137318

Attached is information pertaining to an application by James Erchul (Dayton's Bluff Neighborhood Housings Services) for city review of a Final Plat for Village On Rivoli Addition at 675-704 Rivoli Street.

Please find attached your copy of the application and supporting documentation to determine whether your department or organization has any objections or any conditions be placed on approval.

Let me know if you have any questions or concerns. Feel free to contact me by phone or email.

Thank you.



The Most Livable
City in America

Paul Dubruiel
Planning Tech for Zoning
Planning & Economic Development
1400 CHA 25 W.4th St.
Saint Paul, MN 55102
P: (651) 266-6583
F: (651) 266-6549
paul.dubruiel@ci.stpaul.mn.us



Making Saint Paul the Most Livable City in America



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 # 15-137318

Fee: _____

Tentative Hearing Date: _____

PD-5

To Be Scheduled

322922220085

APPLICANT

Name Dayton's Bluff Neighborhood Housing Services et al
 Address 823 E. 7th street
 City St. Paul St. mn Zip _____ Daytime Phone 774-6995
 Name of Owner (if different) City of St. Paul HRA
 Contact Person (if different) Cary Andell Phone 651-262-9634

PROPERTY LOCATION

Address / Location Rivoli # Minnehaha
 Legal Description _____
 Current Zoning RL
 (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

Cary Andell

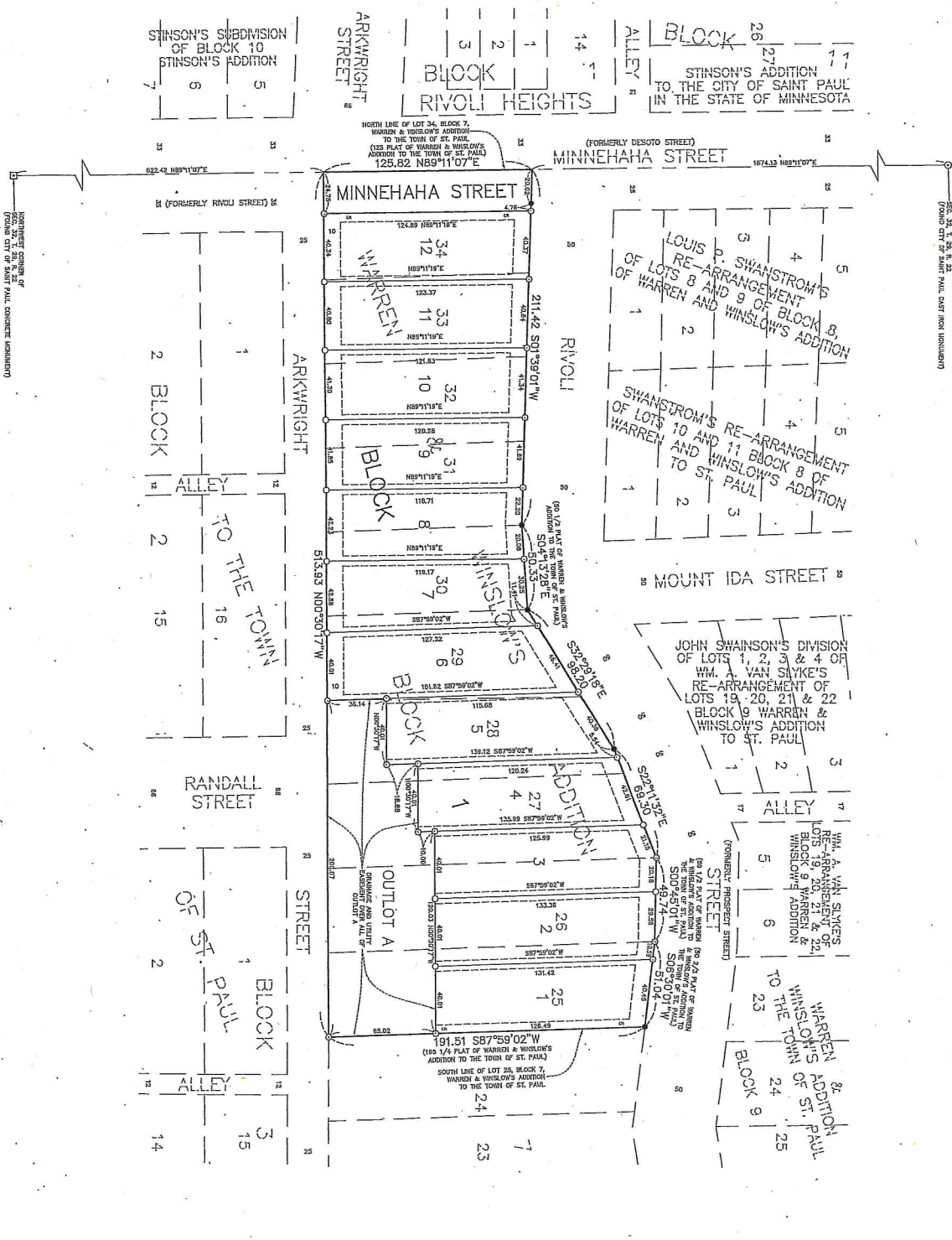
Date

7/2/15

City Agent

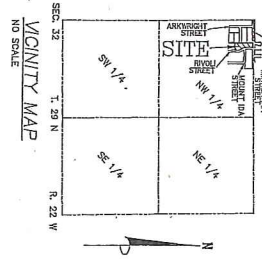
add
7-2-15

VILLAGE ON RIVOLI ADDITION

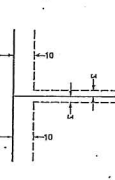


SECTION 32, T. 23 N., R. 22 W.
 (FORMERLY CITY OF SAINT PAUL, DIST. FROM INCORPORATION)

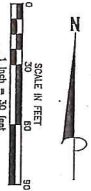
NORTHEAST CORNER OF
 SECTION 32, T. 23 N., R. 22 W.
 (FORMERLY CITY OF SAINT PAUL, DIST. FROM INCORPORATION)

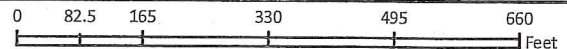
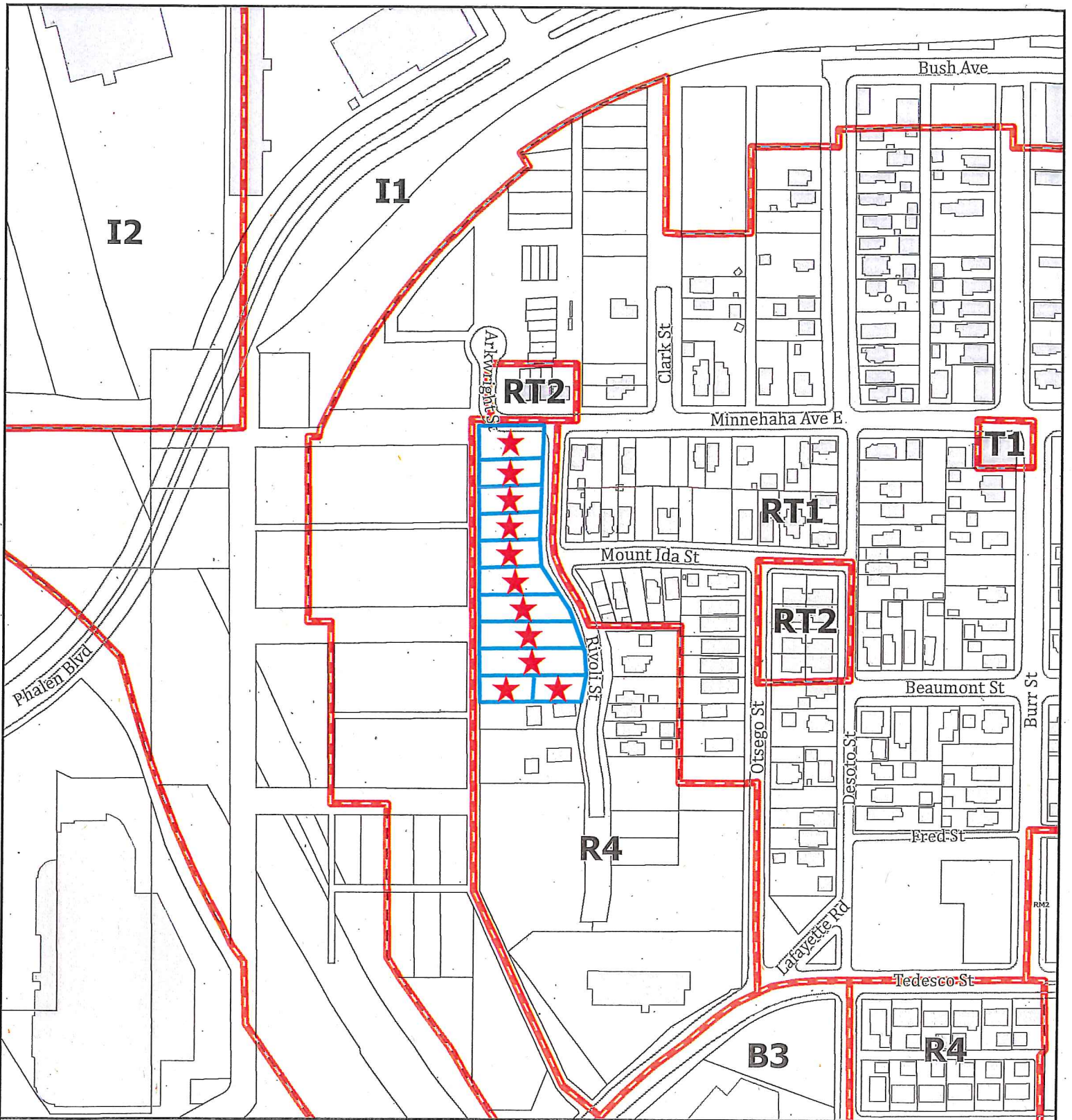


BEARING 3 FEET IN WIDTH UNLESS
 OTHERWISE NOTED. BEINGS TO HAVE A BEARING OF 50° 59' 02" W.
 INDICATED. ALL OTHER BEINGS OF
 1/2" INCH, AS SHOWN ON THIS
 PLAN.



- BEARINGS ARE BASED ON THE CENTER LINE OF LOT 29, BLOCK 7, WARREN & WINSLOW'S ADDITION TO THE TOWN OF ST. PAUL, WHICH IS ASSUMED TO HAVE A BEARING OF 50° 59' 02" W.
- BEARINGS 1/2 INCH IRON PIPE FOUND MARKED BY D.C. NO. 14948.
- BEARINGS 1/2 INCH X 1/4 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 47841.





APPLICANT: Dayton's Bluff Neighborhood Housing Services **ENS**

APPLICATION TYPE: _____

FILE #: To Be Assigned DATE: 7/8/2015

PLANNING DISTRICT: _____

ZONING PANEL: _____

- R4 One-Family
- RT1 Two-Family
- RT2 Townhouse
- RM2 Multiple-Family
- T1 Traditional Neighborhood
- B3 General Business
- I1 Light Industrial
- I2 General Industrial



Backup

INFORMATION COVER SHEET

ITEM# ZONING FILE # 14-289411 APPLICATION TYPE: Subdivision (Preliminary Plat)

FOLDER NAME: Village On Rivoli Addition

OWNER NAME AND ADDRESS: OWNER TELEPHONE NUMBER:

St. Paul HRA
25 W 4th Street 12 floor
Saint Paul MN 55102

APPLICANT NAME & ADDRESS APPLICANT TELEPHONE NUMBER#

James Erchul
823 East 7th Street
St. Paul MN 55106 (651) 774-6995

REPRESENTATIVE NAME AND ADDRESS: REPRESENTATIVE TELEPHONE NUMBER #:

James R. Hill Inc.
2500 W. County Road 42 Suite 120
Burnsville Mn. 55337

OTHER INTERESTED PARTY NAME AND ADDRESS: OTHER INTERESTED PARTY TELEPHONE #

ADDRESS OF PROPERTY AND PROPERTY LOCATION:

675-704 Rivoli Street

LEGAL DESCRIPTION: see file PIN: 322922220085 et al

PURPOSE:

Preliminary Plat to create 12 (R4) parcels and 1 outlot

DATE RECEIVED: 5-16-14 FINAL ACTION DATE:

EARLY NOTIFICATION SEND DATE: 5-21-14 HEARING DATE: To Be Scheduled

LAND USE MAP: ZONING MAP: 10 PRESENT ZONING: R4 LOT AREA TOTAL: 77030 sq ft

PLANNING DISTRICT: 5 WARD: 5

PLANNER: Jake Reilly PLANNERS TEL: (651) 266-6618

NOTES:

HISTORY:



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 # 14-289111
 Fee 725.00
 Tentative Hearing Date To Be Scheduled

PD=5

32292220085
 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 _____

CK 5842
 725.00

(attach additional sheets if necessary)

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

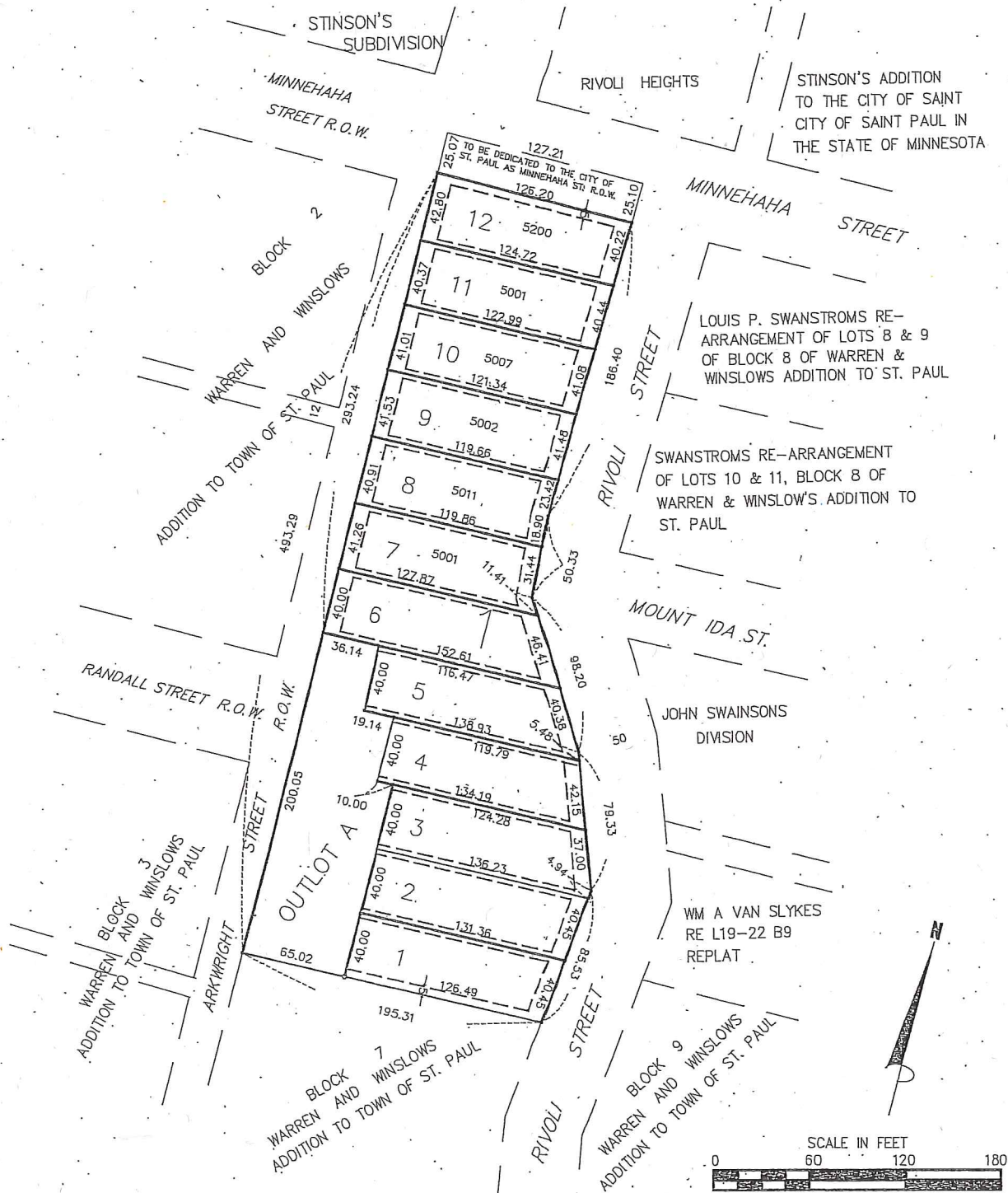
Village on Rivoli Addition

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.

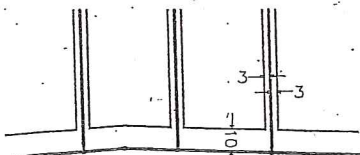
The current legal description of the site is Lots 25 - 34, Block 7, Warren and Winslows Addition to the Town of Saint Paul. The area of the parcel being replatted is 77,030 square feet and is currently zoned R-4. The parcel will be subdivided into ~~12~~ lots, each of which is a minimum of 40' wide and 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:

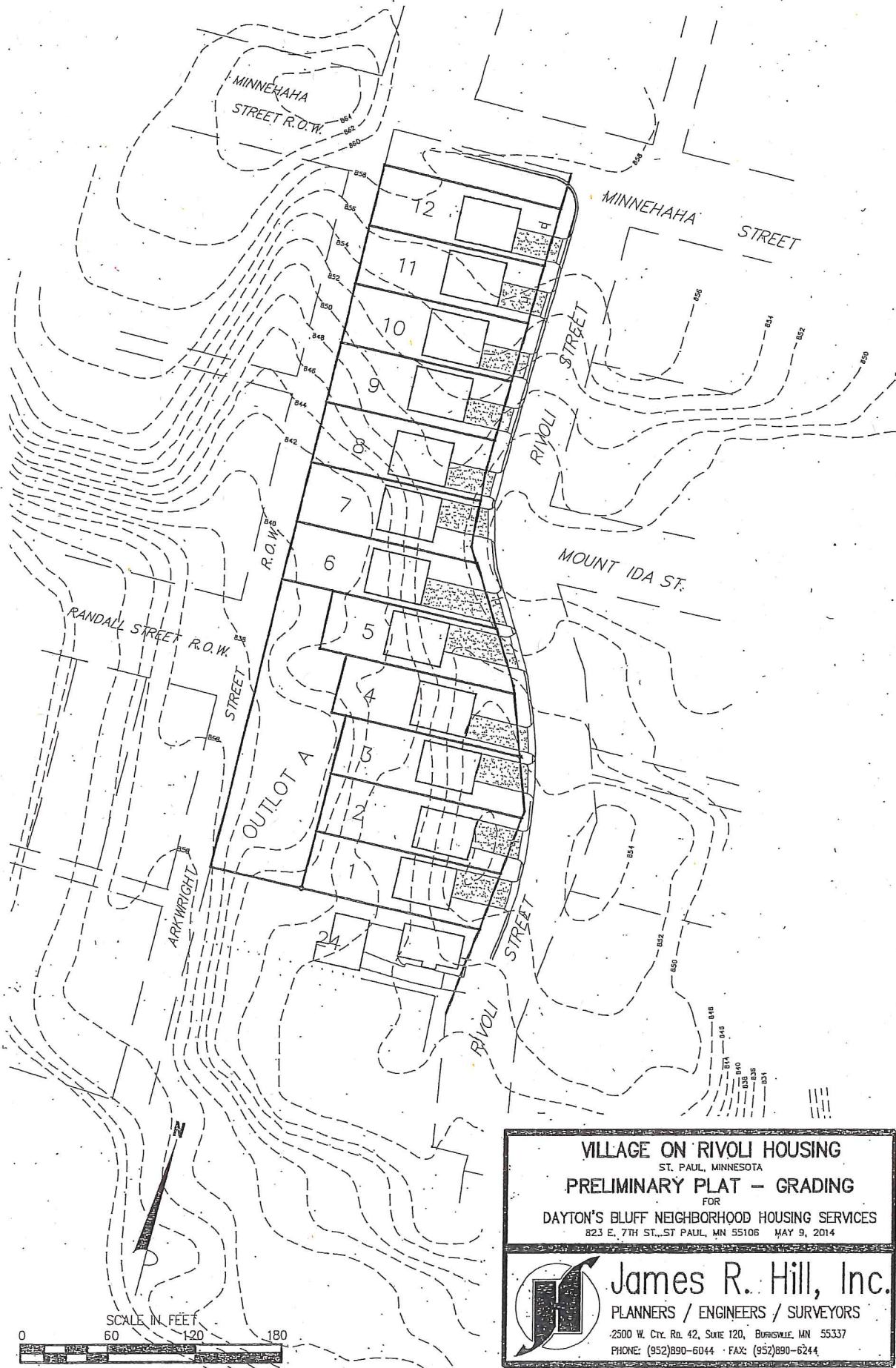


Being three feet in width and adjoining side lot lines and being 10 feet in width adjoining public ways and rear lot lines, unless otherwise indicated on this plat.

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

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

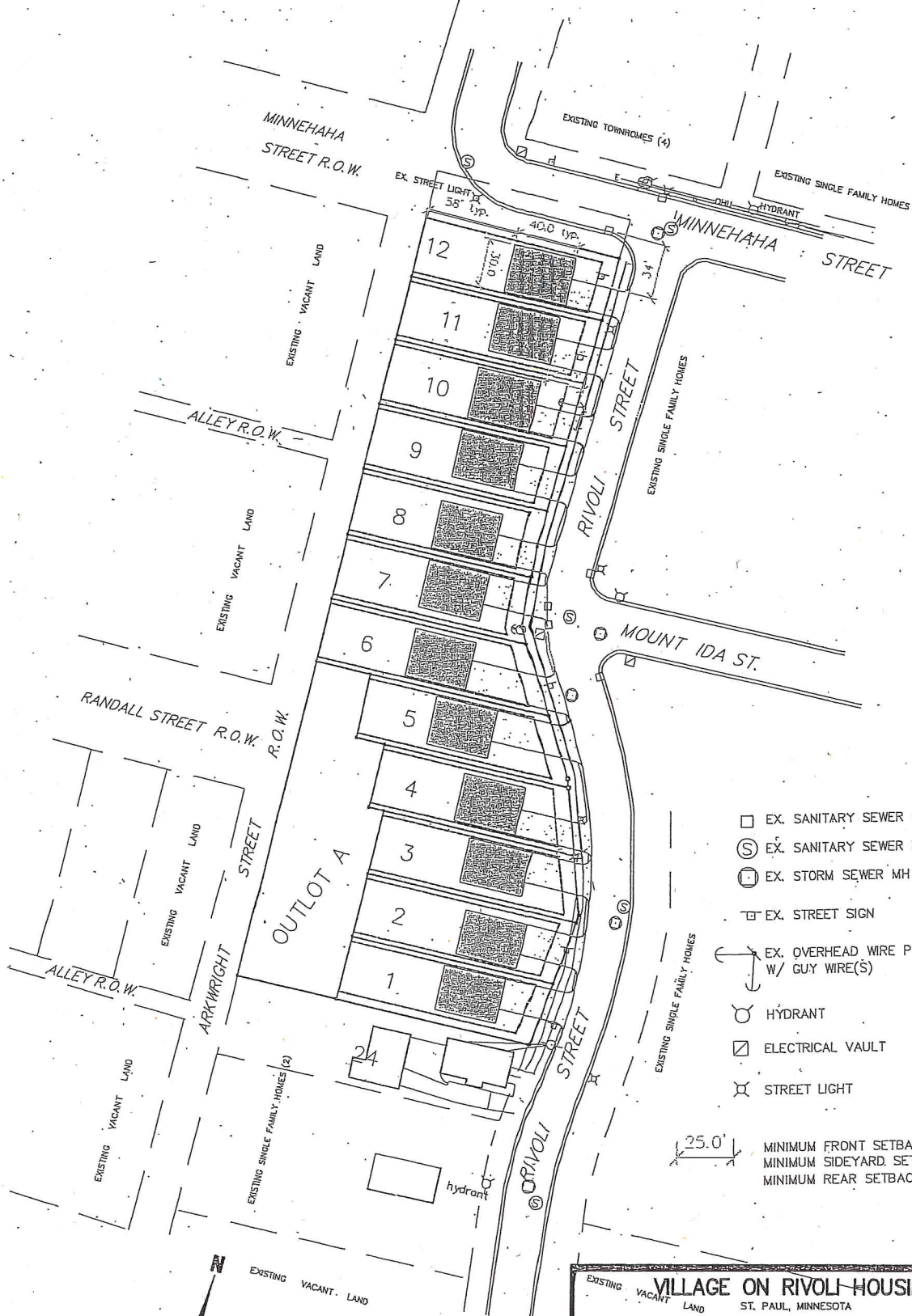
VILLAGE ON RIVOLI



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

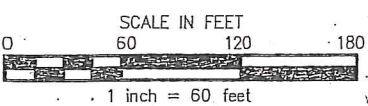
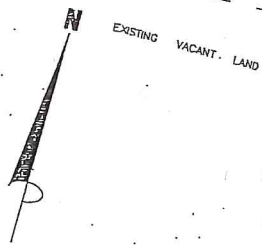
James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. CRY. RD. 42, SUITE 120, BURRISVILLE, MN 55337
PHONE: (952)890-6044 · FAX: (952)890-6244

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

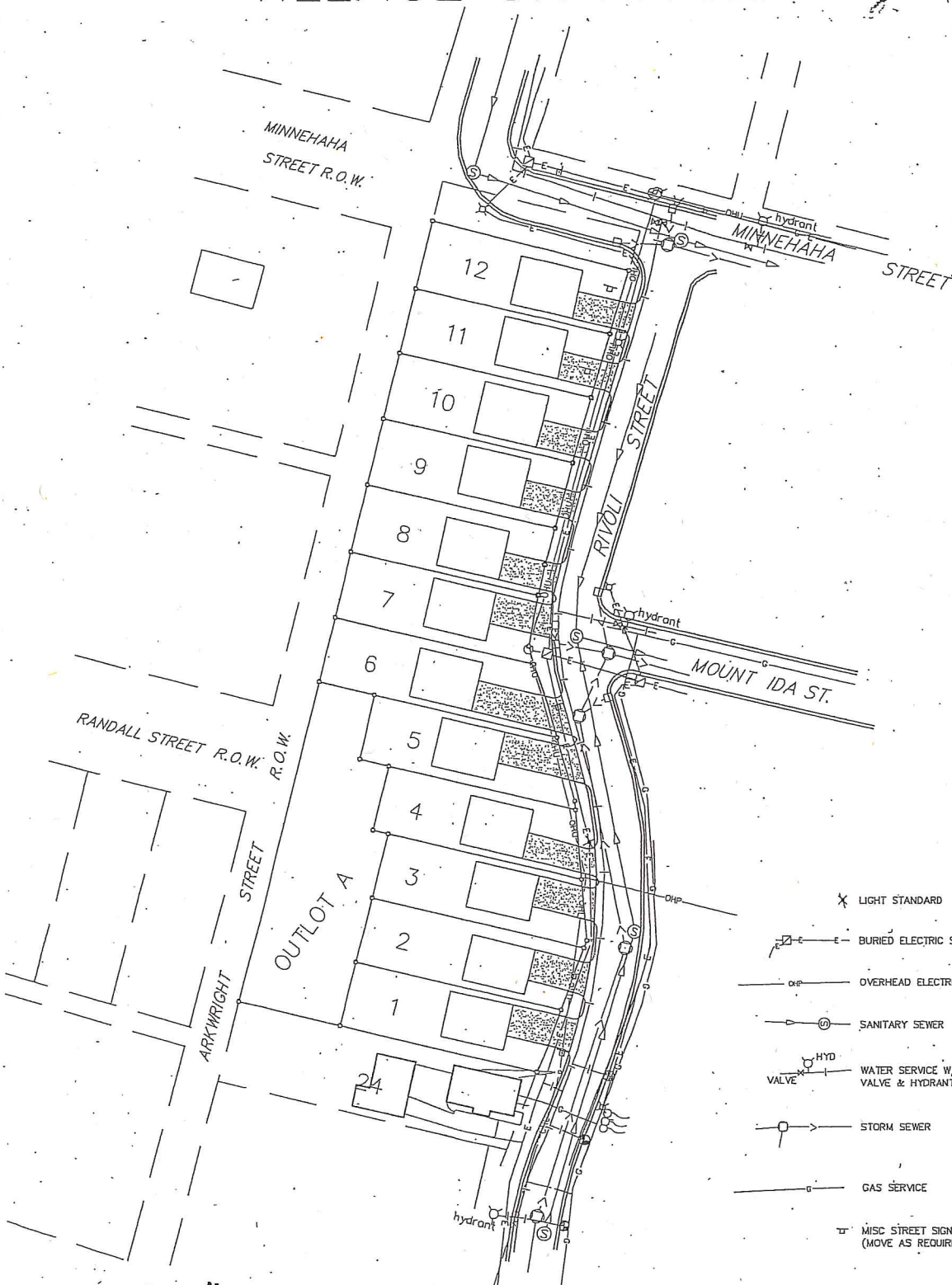
25.0' MINIMUM FRONT SETBACK - 25'
 MINIMUM SIDEYARD SETBACK - 4'
 MINIMUM REAR SETBACK - 25'



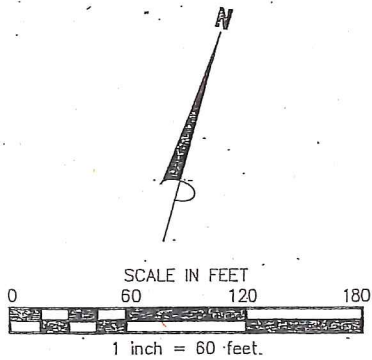
VILLAGE ON RIVOLI HOUSING
 ST. PAUL, MINNESOTA
PRELIMINARY PLAT - LAYOUT
 FOR
 DAYTON'S BLUFF NEIGHBORHOOD HOUSING SERVICES
 823 E. 7TH ST., ST PAUL, MN 55106 APRIL 28, 2014

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



- LIGHT STANDARD
- BURIED ELECTRIC SERVICE
- OVERHEAD ELECTRIC SERVICE
- SANITARY SEWER
- WATER SERVICE W/ VALVE & HYDRANT
- STORM SEWER
- 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

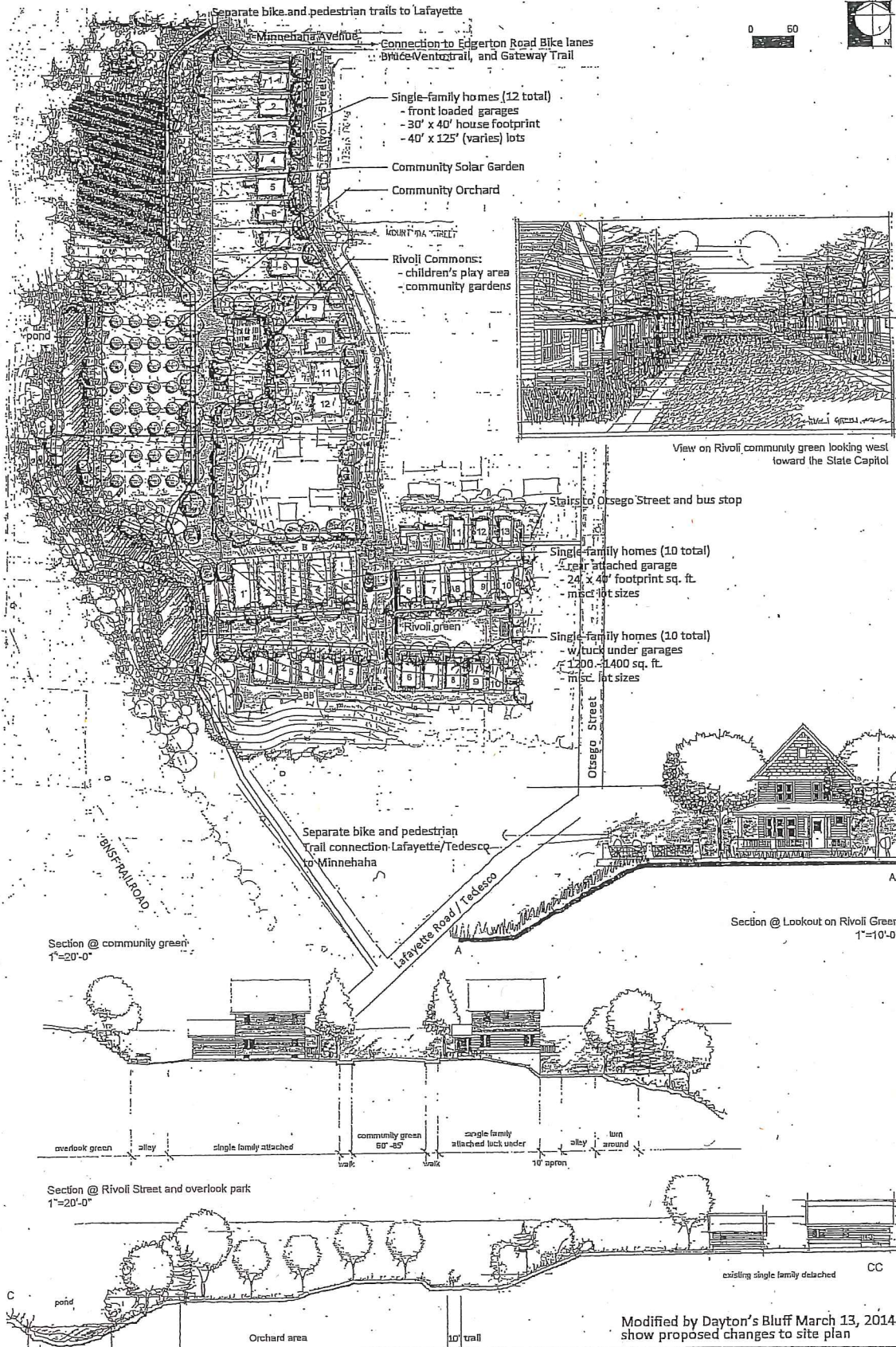
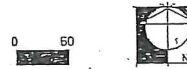
James R. Hill, Inc.

PLANNERS / ENGINEERS / SURVEYORS

2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 · FAX: (952)890-6244

RIVOLI BLUFF - St. Paul, MN
 prepared for Dayton's Bluff Neighborhood Housing Services






Concept Plan



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, YMCA, health care, etc.
-  Public parks / open spaces -
-  Future / proposed bike lane / path
-  Existing bike lane / path

Village on Rivoli

LODA Grant Application
April, 2014



Paul, Public Works, Technical Services

THIS IS NOT A LEGAL DOCUMENT

GeoMoosa

1-292-0473

Cherokee State Bank
607 S. Smith Avenue
Saint Paul MN 55107

District 4

Community Council

er
inator

Dayton's Bluff Neighbhd Housing Service

James Erchul, Director
823 East Seventh Street
Saint Paul, MN 55106-5016
Office: 651-774-6995 Fax: 651-774-0445
Website: www.dbnhs.org
Email: jerchul@dbnhs.org

Dayton's Bluff Area Business Association

Alex Bajwa, President
798 East 7th Street
Saint Paul MN 55106
Office: 651-774-0495

mody, Bill (CI-StPaul)

rsday, March 13, 2014 10:02 AM

ruiel, Paul (CI-StPaul)

943 7th St E. et al zoning application early notification

luff-- contact them to see who should be the new contact for these

VILLAGE ON RIVOLI HOUSING

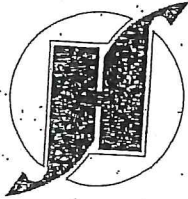
ST. PAUL, MINNESOTA

PRELIMINARY PLAT

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. CRY RD. 42, SUITE 120, BURRISVILLE, MN 55337

PHONE: (952)890-6044 FAX: (952)890-6244

Report Name: SP-Owners Report

CITY OF ST PAUL Owners Report

Printed: 5/21/2014
Page: 1

PID: 32-29-22-22-0085

Property Address: 704 RIVOLI ST 55101

Housing And Redev Authority
25 4th St W 12th Flr
St Paul MN 55102-1634

Owner
Taxpayer

WARREN & WINSLOWS ADDITION TO THE TOWN OF ST. PAUL SUBJ TO AVE; LOT 34 BLK 7

Report Name: SP-Owners Report

CITY OF ST PAUL Owners Report

Printed: 5/21/2014
Page: 1

PID: 32-29-22-22-0083

Property Address: 700 RIVOLI ST 55101

Housing And Redev Authority
25 4th St W 12th Flr
St Paul MN 55102-1634

Owner
Taxpayer

WARREN & WINSLOWS ADDITION TO THE TOWN OF ST. PAUL LOT 32 BLK 7

Report Name: SP-Owners Report

CITY OF ST PAUL Owners Report

Printed: 5/21/2014
Page: 1

PID: 32-29-22-22-0082

Property Address: 698 RIVOLI ST 55101

Housing And Redev Authority
25 4th St W 12th Flr
St Paul MN 55102-1634

Owner
Taxpayer

WARREN & WINSLOWS ADDITION TO THE TOWN OF ST. PAUL LOT 31 BLK 7

Report Name: SP-Owners Report

**CITY OF ST PAUL
Owners Report**

Printed: 5/21/2014
Page: 1

PID: 32-29-22-22-0081

Property Address: 696 RIVOLI ST 55101

Housing And Redev Authority
25 4th St W 12th Flr
St Paul MN 55102-1634

Owner
Taxpayer

WARREN & WINSLOWS ADDITION TO THE TOWN OF ST. PAUL LOT 30 BLK 7

Report Name: SP-Owners Report

**CITY OF ST PAUL
Owners Report**

Printed: 5/21/2014
Page: 1

PID: 32-29-22-22-0079

Property Address: 692 RIVOLI ST 55101

Housing And Redev Authority
25 4th St W 12th Flr
St Paul MN 55102-1634

Owner
Taxpayer

WARREN & WINSLOWS ADDITION TO THE TOWN OF ST. PAUL LOT 28 BLK 7

Report Name: SP-Owners Report

**CITY OF ST PAUL
Owners Report**

Printed: 5/21/2014
Page: 1

PID: 32-29-22-22-0080

Property Address: 694 RIVOLI ST 55101

Housing And Redev Authority
25 4th St W 12th Flr
St Paul MN 55102-1634

Owner
Taxpayer

WARREN & WINSLOWS ADDITION TO THE TOWN OF ST. PAUL LOT 29 BLK 7

Report Name: SP-Owners Report

CITY OF ST PAUL
Owners Report

Printed: 5/21/2014
Page: 1

PID: 32-29-22-22-0078

Property Address: 690 RIVOLI ST 55101

Housing And Redev Authority
25 4th St W 12th Flr
St Paul MN 55102-1634

Owner
Taxpayer

WARREN & WINSLOWS ADDITION TO THE TOWN OF ST. PAUL LOT 27 BLK 7

Report Name: SP-Owners Report

CITY OF ST PAUL
Owners Report

Printed: 5/21/2014
Page: 1

PID: 32-29-22-22-0077

Property Address: 684 RIVOLI ST 55101

Housing And Redev Authority
25 4th St W 12th Flr
St Paul MN 55102-1634

Owner
Taxpayer

WARREN & WINSLOWS ADDITION TO THE TOWN OF ST. PAUL LOT 26 BLK 7

Report Name: SP-Owners Report

CITY OF ST PAUL
Owners Report

Printed: 5/21/2014
Page: 1

PID: 32-29-22-22-0075

Property Address: 675 RIVOLI ST 55101

Housing And Redev Authority
25 4th St W 12th Flr
St Paul MN 55102-1634

Owner
Taxpayer

WARREN & WINSLOWS ADDITION TO THE TOWN OF ST. PAUL EX W 100 FT LOT 25 BLK 7

Report Name: SP-Owners Report

CITY OF ST PAUL Owners Report

Printed: 5/21/2014

Page: 1

PID: 32-29-22-22-0084

Property Address: 702 RIVOLI ST. 55101

Housing And Redev Authority
25 4th St W 12th Flr
St Paul MN 55102-1634

Owner
Taxpayer

WARREN & WINSLOWS ADDITION TO THE TOWN OF ST. PAUL LOT 33 BLK 7

Report Name: SP-Owners Report

CITY OF ST PAUL Owners Report

Printed: 5/21/2014

Page: 1

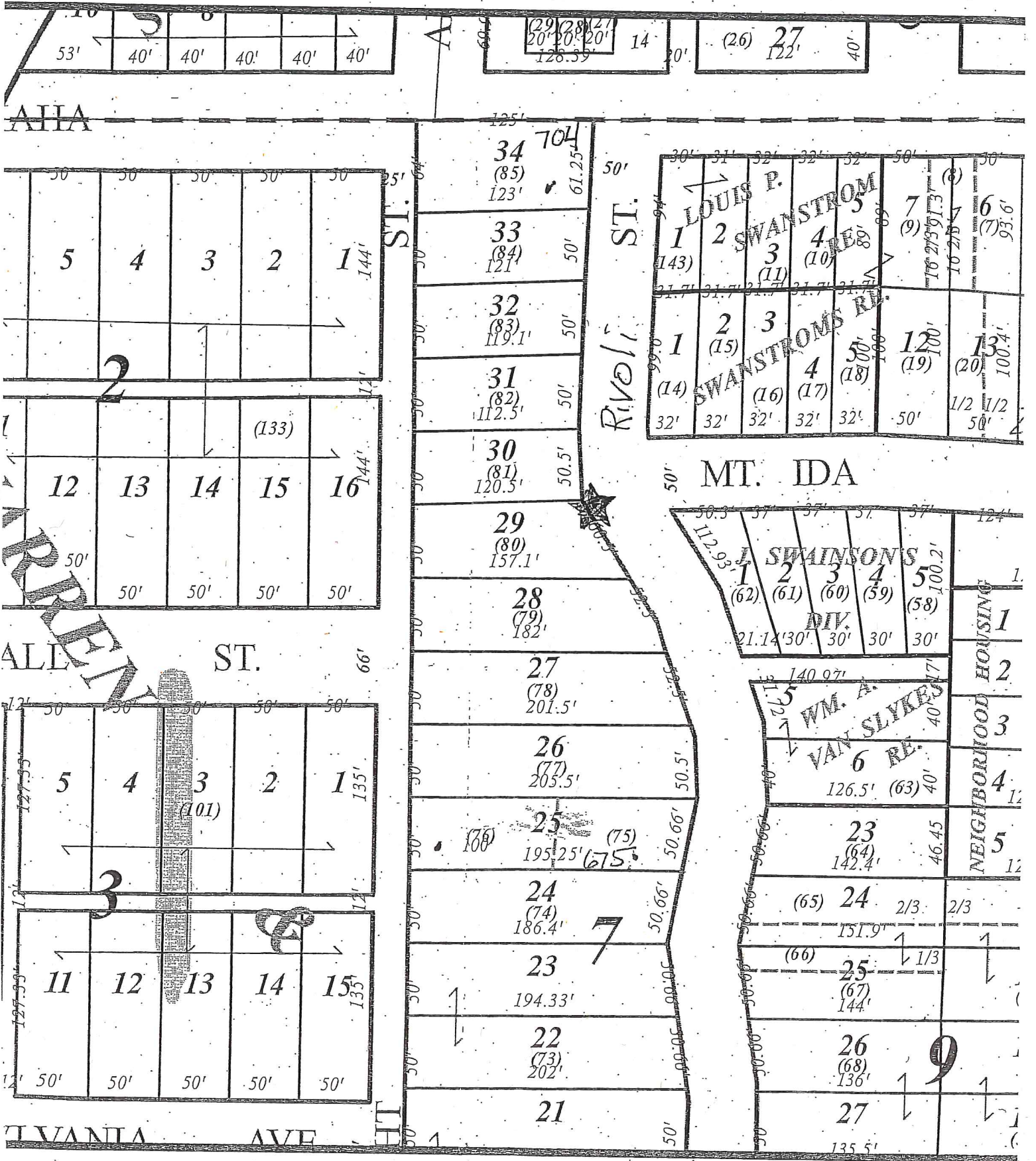
PID: 32-29-22-22-0076

Property Address: 676 RIVOLI ST 55101

Housing And Redev Authority
25 4th St W 12th Flr
St Paul MN 55102-1634

Owner
Taxpayer

WARREN & WINSLOWS ADDITION TO THE TOWN OF ST. PAUL W 100 FT OF LOT 25 BLK 7



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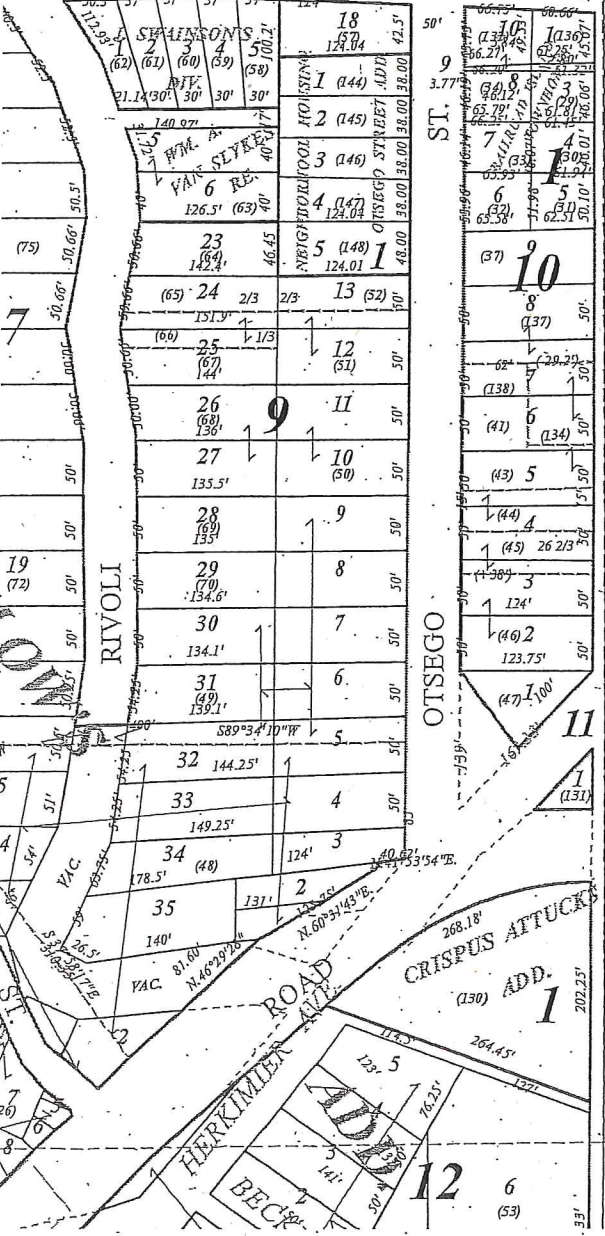
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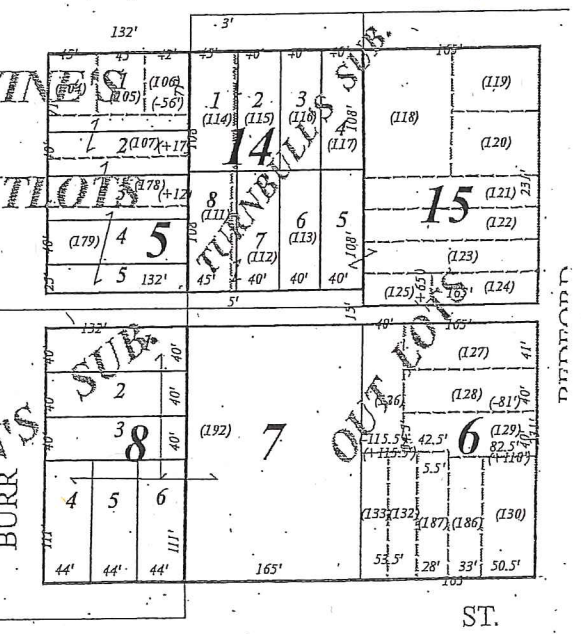
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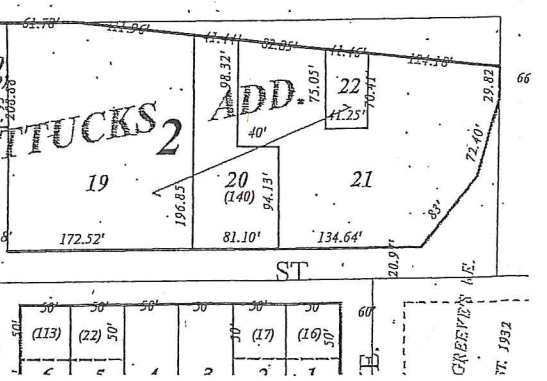
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