



**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:

PD=5  
To Be Scheduled  
# 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 pdd 5/16/14

### ***Village on Rivoli Addition***

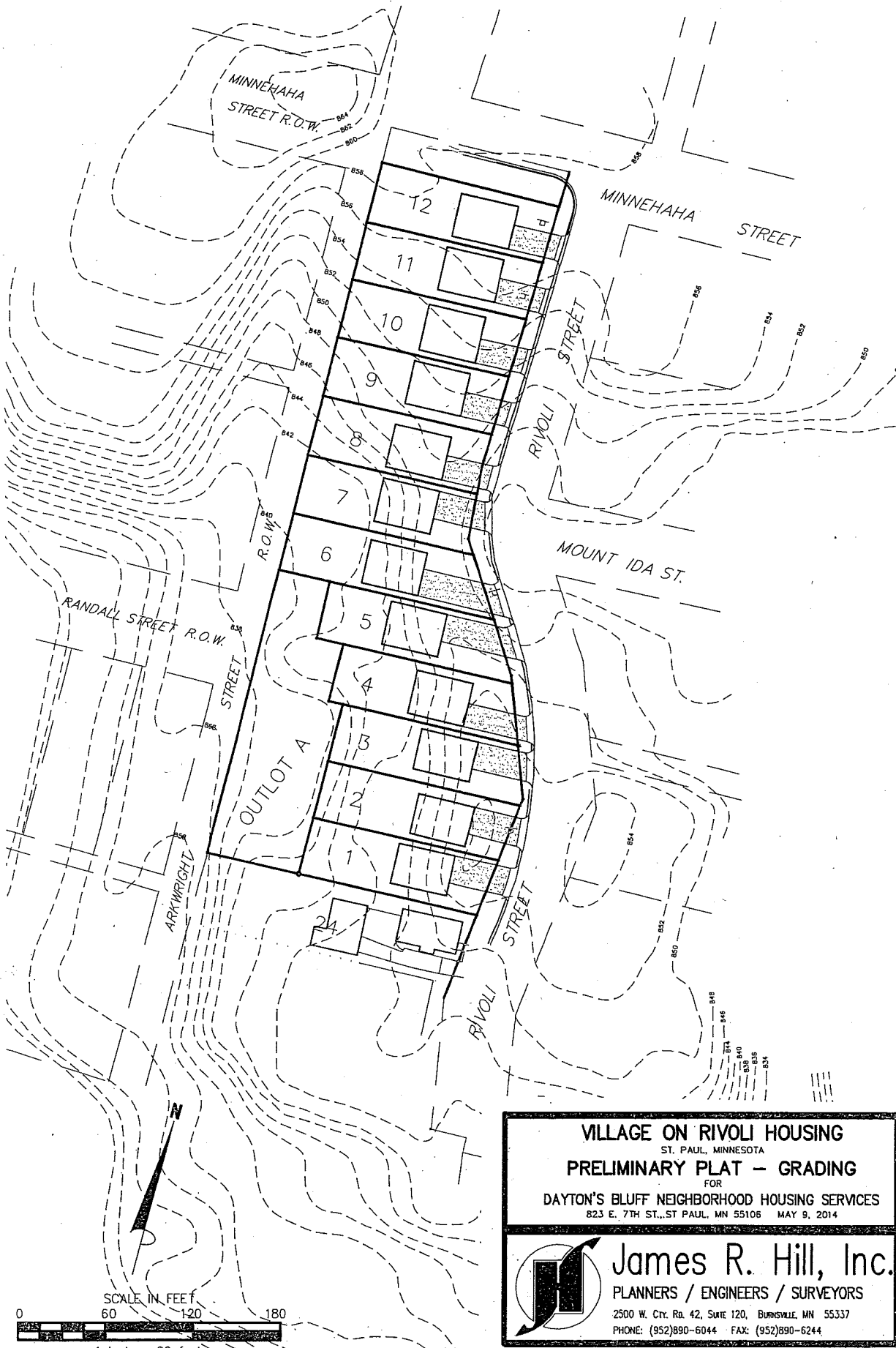
The project known as the "Village on Rivoli" will eventually contain 35 single-family detached dwellings, which will be built on an abandoned brown field site. The first phase of the project will be replatted as the "Village on Rivoli Addition" as shown on the attached plans and maps.

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.




# VILLAGE ON RIVOLI

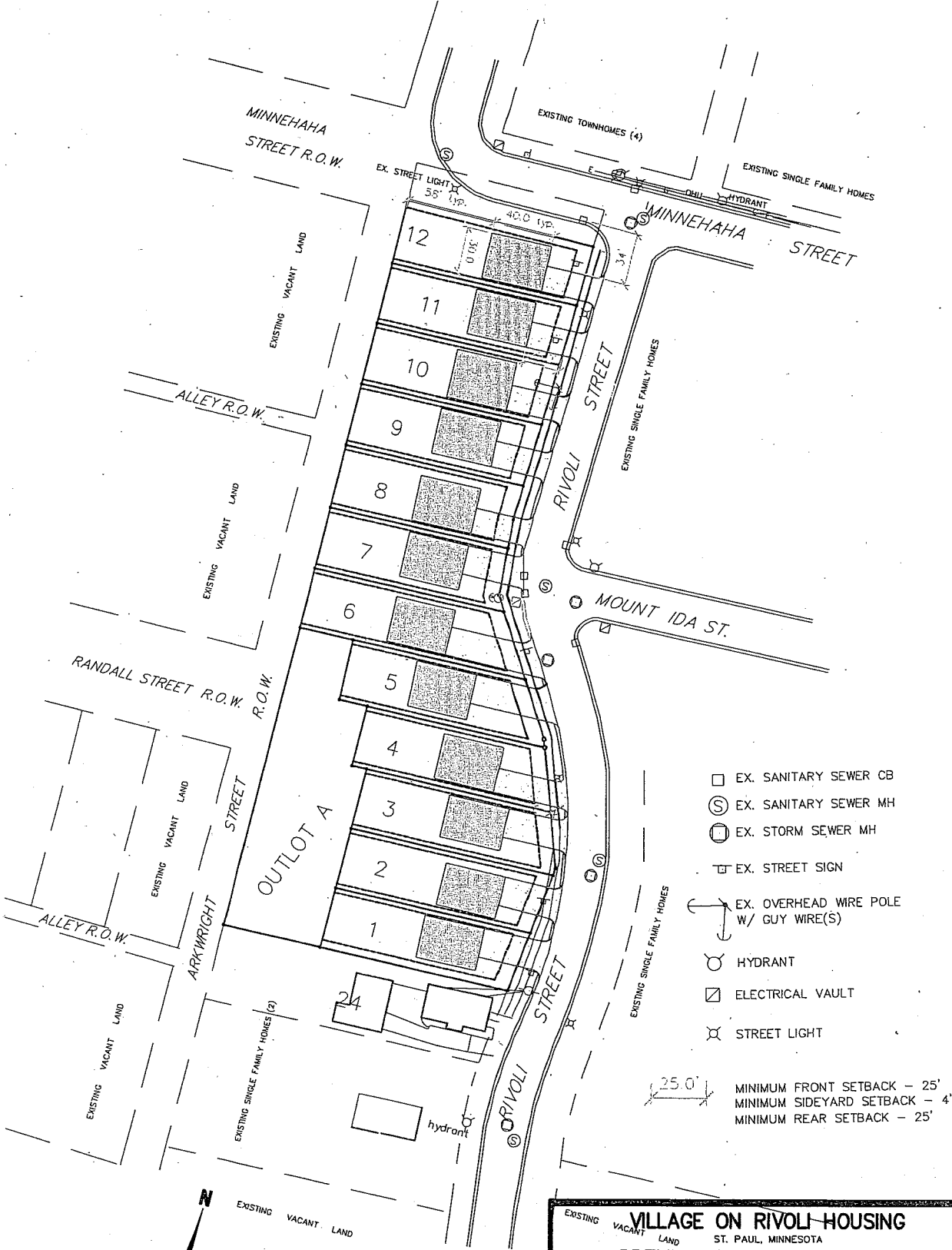


**VILLAGE ON RIVOLI HOUSING**  
 ST. PAUL, MINNESOTA  
**PRELIMINARY PLAT - GRADING**  
 FOR  
 DAYTON'S BLUFF NEIGHBORHOOD HOUSING SERVICES  
 823 E. 7TH ST., ST. PAUL, MN 55106    MAY 9, 2014

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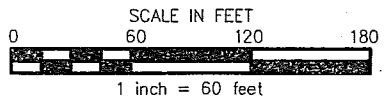
 **James R. Hill, Inc.**  
 PLANNERS / ENGINEERS / SURVEYORS  
 2500 W. CRY. RD. 42, SUITE 120, BURNSVILLE, MN 55337  
 PHONE: (952)890-6044    FAX: (952)890-6244

# 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

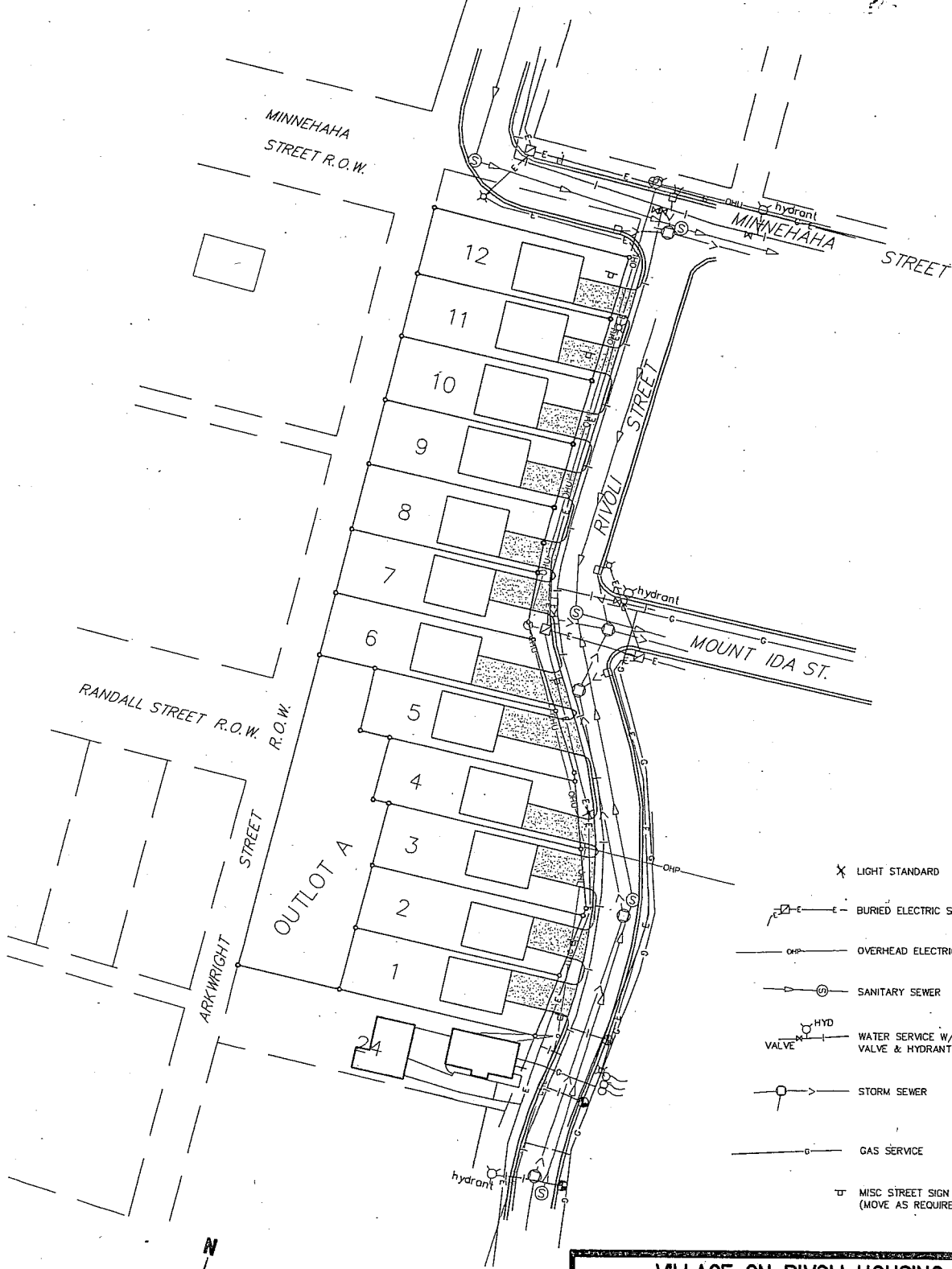
**PRELIMINARY PLAT - LAYOUT**  
 FOR

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

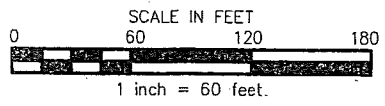
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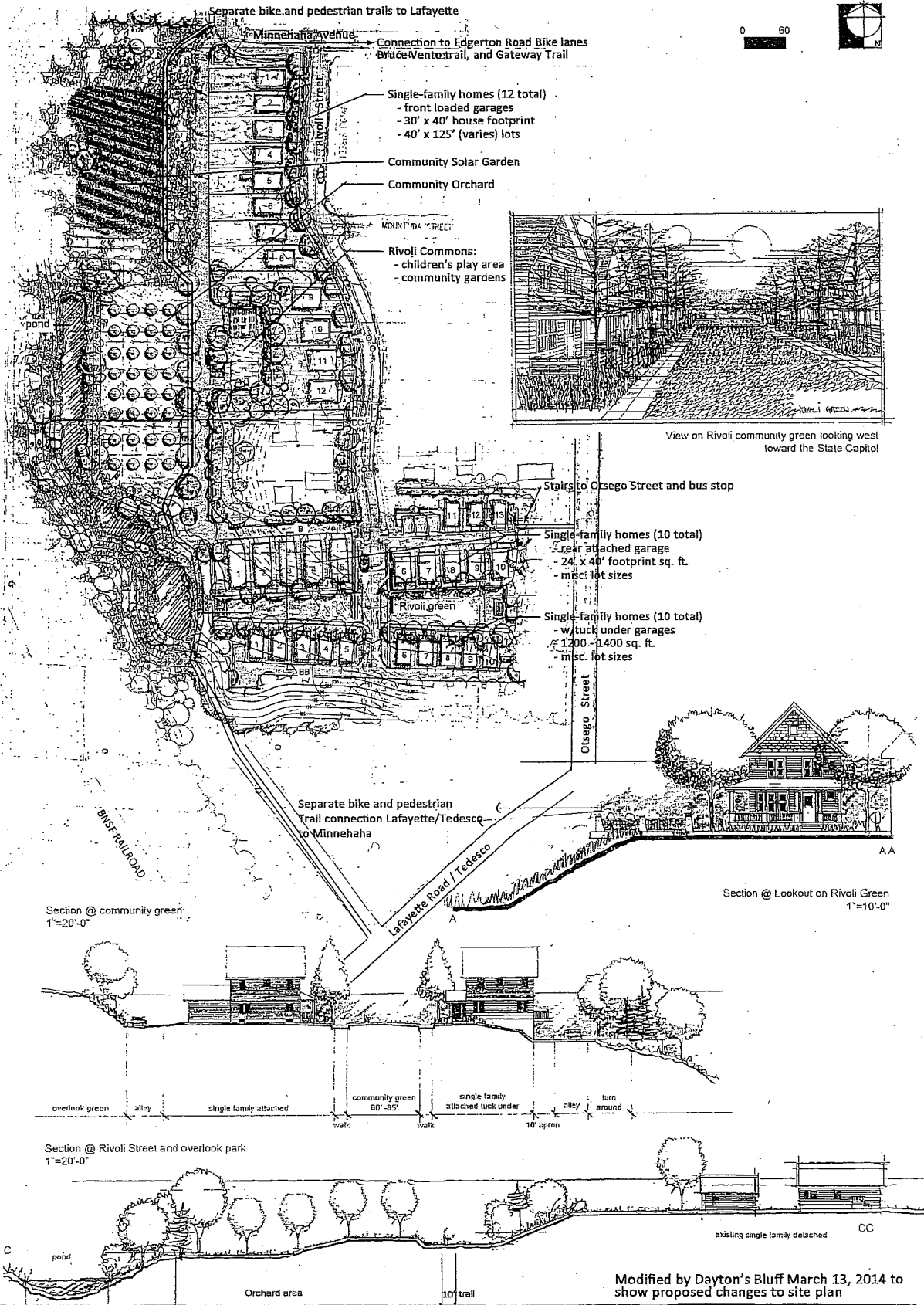
- X LIGHT STANDARD
- E-E BURIED ELECTRIC SERVICE
- OHP OVERHEAD ELECTRIC SERVICE
- S SANITARY SEWER
- HYD VALVE WATER SERVICE W/ VALVE & HYDRANT
- SS STORM SEWER
- G GAS SERVICE
- TR MISC STREET SIGN (MOVE AS REQUIRED)



**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



