



## Legislation Text

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**File #:** RES PH 19-108, **Version:** 2

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Approving the preliminary plat for Rivoli Bluff to create 26 one-family residential lots and 1 outlot at 660 Rivoli Street, et al.

WHEREAS, Dayton's Bluff Neighborhood Housing Services, Zoning File # 19-017-338, has submitted for City Council approval the attached Preliminary Plat for Rivoli Bluff to create 26 one-family residential lots and 1 outlot, at 660 Rivoli St, et al.; and

WHEREAS, the appropriate City departments have reviewed the preliminary plat and found, subject to the recommended conditions, that it meets the requirements of Chapter 69 of the Zoning Code; and

WHEREAS, notice of public hearing before the City Council was duly published in the official newspaper of the City, and notices were duly mailed to each owner of affected property and property situated wholly or partly within 350 feet of the subject property; and

WHEREAS, the City Council held a public hearing on the proposed preliminary plat on June 5, 2019, at which all interested parties were given an opportunity to be heard, the Council having considered all the facts and recommendations concerning the subdivision; and

WHEREAS, the area is recognized by the Payne Phalen Community Council and in the draft 2040 Comprehensive Plan as containing significant public views toward downtown and the Mississippi River;

NOW, THEREFORE BE IT RESOLVED, that the City Council accepts and approves the attached preliminary plat for Dayton's Bluff Neighborhood Housing Services Preliminary Plat for Rivoli Bluff to create 26 one-family residential lots and 1 outlot, subject to the following conditions:

1. The applicant shall file a copy of the Council Resolution approving the Subdivision- new plat with the Ramsey County Recorder's Office; and
2. The property is rezoned to eliminate split zoning prior to final plat approval.
3. The property owner will cooperate with the Payne Phalen Community Council and the City in the pursuit of funding, designing and building a publicly accessible overlook and viewing platform in this vicinity, including access to it, to allow enjoyment of the dramatic views toward downtown and the Mississippi River, in a manner that does not adversely impact the proposed housing project, including its number, size, or quality of units. Such efforts will also pursue pedestrian connections to and from the broader surrounding area.
4. The final plat shall incorporate the panhandle-shaped property to the south, which still needs to be split from the main property currently intended for development.

AND BE IT FURTHER RESOLVED, that the City Clerk shall provide a copy of this resolution to the Applicant, the Zoning Administrator, and the Planning Administrator.