



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 5, 2023

Re: Rockbridge Condominiums Plat 1– Final Plat (Case # 91-2023)

Executive Summary

Approval of this request would result in the creation of a 4-lot final plat to be known as “Rockbridge Condominiums Plat 1” on approximately 2.76 acres that is consistent with the “Rockbridge Condominiums” Planned Development Plan approved by City Council on March 6, 2023.

Discussion

A Civil Group (agent), on behalf of RB34LLC (owner), seeks approval of a 4-lot final plat to be known as “Rockbridge Condominiums Plat 1”. The plat is consistent with the approved PD Plan for the subject site. The PD-zoned property is located at the southeast corner of Balboa Lane and Sieville Avenue, and includes the addresses 3416 & 3418 Balboa Lane and 202 Sieville Avenue.

The site was previously platted as parts of Lots 1-6 of Rockbridge Subdivision Block IV in 1972. The 2.76-acre site was rezoned to PD (Planned Development) on March 6, 2023 to resubdivide the property into four lots. This would facilitate property transfers of existing legal non-conforming structures, accommodate residential-infill, and allow an existing structure to be legally repurposed for offices and accessory storage.

The plat shows the required dedication of utility easements. The residential lots will take access from Balboa Lane and Sieville Avenue while the repurposed office lot will take access from the Providence Outer Road. Sufficient right-of-way was previously dedicated for the adjacent streets. The applicant will be constructing sidewalk along the site’s Sieville/Balboa frontages when the residential infill lot is constructed and will construct sidewalk along the Outer Road when the commercial building is repurposed.

Numerous design exceptions were granted with the approval of the PD Plan and rezoning. Given these exceptions, the following condition was imposed with the PD Plan:

1. Should any building on an individual lot be removed, all design exceptions shall expire with new development on that lot.

The plat has been reviewed by all internal and external stakeholders, is in conformance with the approved PD Plan, and is fully compliant with the requirements of the UDC for subdivisions.

Locator maps, final plat, and approved PD Plan are attached.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance for sanitary sewer as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Safe Neighborhoods, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

Date	Action
3/6/23	Approved rezoning to PD and PD Plan known as "Rockbridge Condominiums" (Ord. 025773)
9/6/72	Approved final plat for Rockbridge Subdivision Block IV. (Ord. # 05850)

Suggested Council Action

Approve the "Rockbridge Condominiums Plat 1" final plat.