



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 20, 2023

Re: Rockbridge Condominiums – Rezoning and PD Plan (Case # 16-2023)

Executive Summary

Approval of this request would result in the rezoning of a property from R-MF Multiple-family Dwelling District to PD Planned District and approval of a PD development plan to create a residential infill lot, facilitate property transfers of existing buildings, and repurpose an existing building for office uses upon the site.

Discussion

A Civil Group (agent), on behalf of RB34LLC (owner), is seeking approval of a rezoning of property from R-MF (Multi-family Dwelling) to PD (Planned Development), approval of Statements of Intent (SOI) for each proposed lot, and approval of an overall PD development plan with design exceptions to be known as the Rockbridge Condominiums PD Plan. The approximately 2.76-acre 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 requested rezoning and PD Plan would resubdivide the property into four lots. Two lots would be created to facilitate property transfers of existing non-conforming structures. A third lot would be created as to accommodate residential-infill that would be subject to a future PD Plan. The fourth lot to be created would allow an existing structure to be legally repurposed for offices and accessory storage. The PD plan includes eight design exceptions as the existing structures were constructed several decades ago and are not currently compliant with respect to now existing UDC standards. The attached staff report provides additional discussion on the specifics of the SOI, PD Plan, and associated design exceptions.

The two existing multi-family structures located on proposed lots 101 and 104 take direct access from Sieville and Balboa Lane. The lots upon which the structures are located contain several legal non-conforming site features given the structures were constructed approximately 50 years ago. These properties are included in the PD request to facilitate property transfers and to provide a legal avenue to create a residential infill lot (Lot 102) for future development.

The unimproved infill lot, Lot 102, is not proposed to be developed at this time. A future PD Plan that will constitute a “major” PD amendment will be required prior to construction being permitted. The “major” amendment will also result in a public hearing before the Planning Commission and Council as well as public notice being circulated to adjoining property owners prior to development commencing. The SOI for this lot conforms to the typical



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standards applicable to the R-MF zoning district and would permit a 6-unit multi-family structure believed to be in conformance to the existing neighborhood character. The applicant is requesting only office uses and accessory storage for the proposed commercial lot 103. This lot contains an existing structure whose footprint will not be expanded. The existing structure presently takes access from Balboa Lane through a residential neighborhood and shared driveway with the improvements on proposed Lot 104. By allowing commercial use upon Lot 103, the applicant will remove this access and create a new primary access on the Providence Outer Road. The creation of this new access is in conformance to UDC requirements that prohibit commercial lot access through residential neighborhoods. The installation of the new access is supported by the City's Traffic Engineer and is not foreseen as creating adverse impacts on the Outer Road.

The PD plan does not propose construction of any new buildings at this time and includes eight design exception requests. The exceptions are for existing conditions and are summarized in a table on the plan. The PD Plan also serves as the site's preliminary plat which requires a final major plat of the property to be approved before legal lot transfers occur or building permits for structure modifications may be obtained. The applicant proposes to construct sidewalk along the site's Sieville/Balboa Lane frontages when the residential infill lot is constructed and proposes to construct sidewalk along the Outer Road when the commercial building is repurposed. Given the numerous design exceptions requested, the applicant proposes the following condition:

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

The Planning and Zoning Commission considered this request at their January 19, 2023 meeting. Staff presented its report and the applicant gave an overview of the request. No other member of the public spoke during the hearing. The Commission discussed the design exceptions and the request to waive required landscaping in the place of existing parking area. Following limited additional discussion, a motion to approve the requested rezoning, statements of intent, PD Plan, and associated design exceptions with one condition passed (7-1).

The Planning Commission staff report, locator maps, surrounding zoning graphic, statement of intents, PD plan, and meeting minute excerpts 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 such as roads, sewers, and water, 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: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested rezoning from R-MF to PD, the Statements of Intent for Lots 101-104, the Rockbridge Condominiums PD Plan inclusive of the associated eight (8) design exceptions all subject to the following condition (shown on the PD Plan) as recommended by the Planning and Zoning Commission:

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