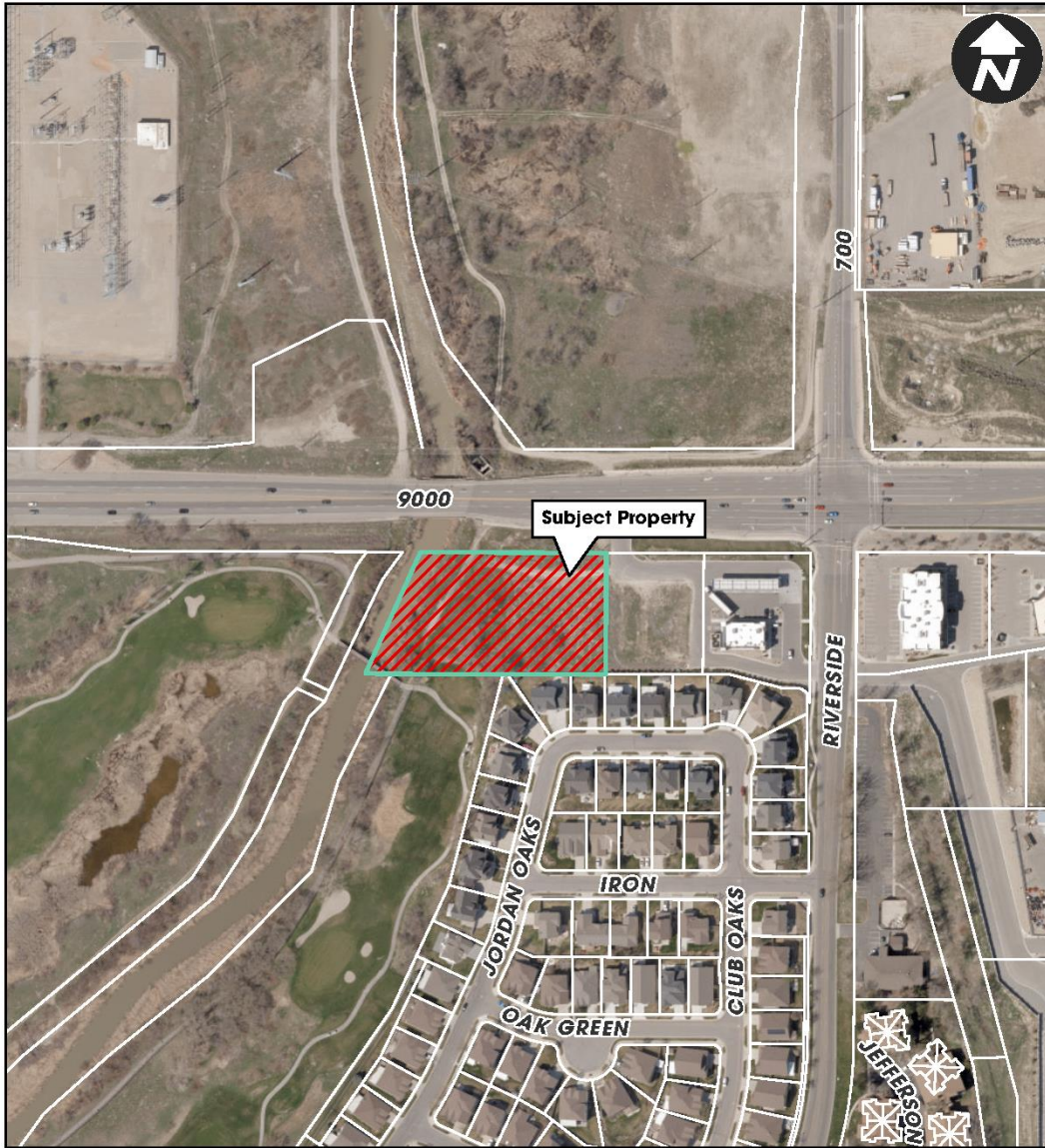


# Riverside Park Rezone

## Application

- 9016 S. Riverside Drive  
(784 W. 9000 S.)
- 1.78 acres
- CvC to PUD(12)
- File #: REZ11272023-006661



# Zoning

## Surrounding Zone Districts

- North: ID  
(vacant)
- East: CvC  
(office building)
- South: OS & PUD(8.6)  
(golf course, single-family homes)
- West: P-C  
(Jordan River-West Jordan)

98

9000 S

891

CvC

733

711

ID

RC

681 661

9037

OS

IronWay

PUD(8.6)

ID

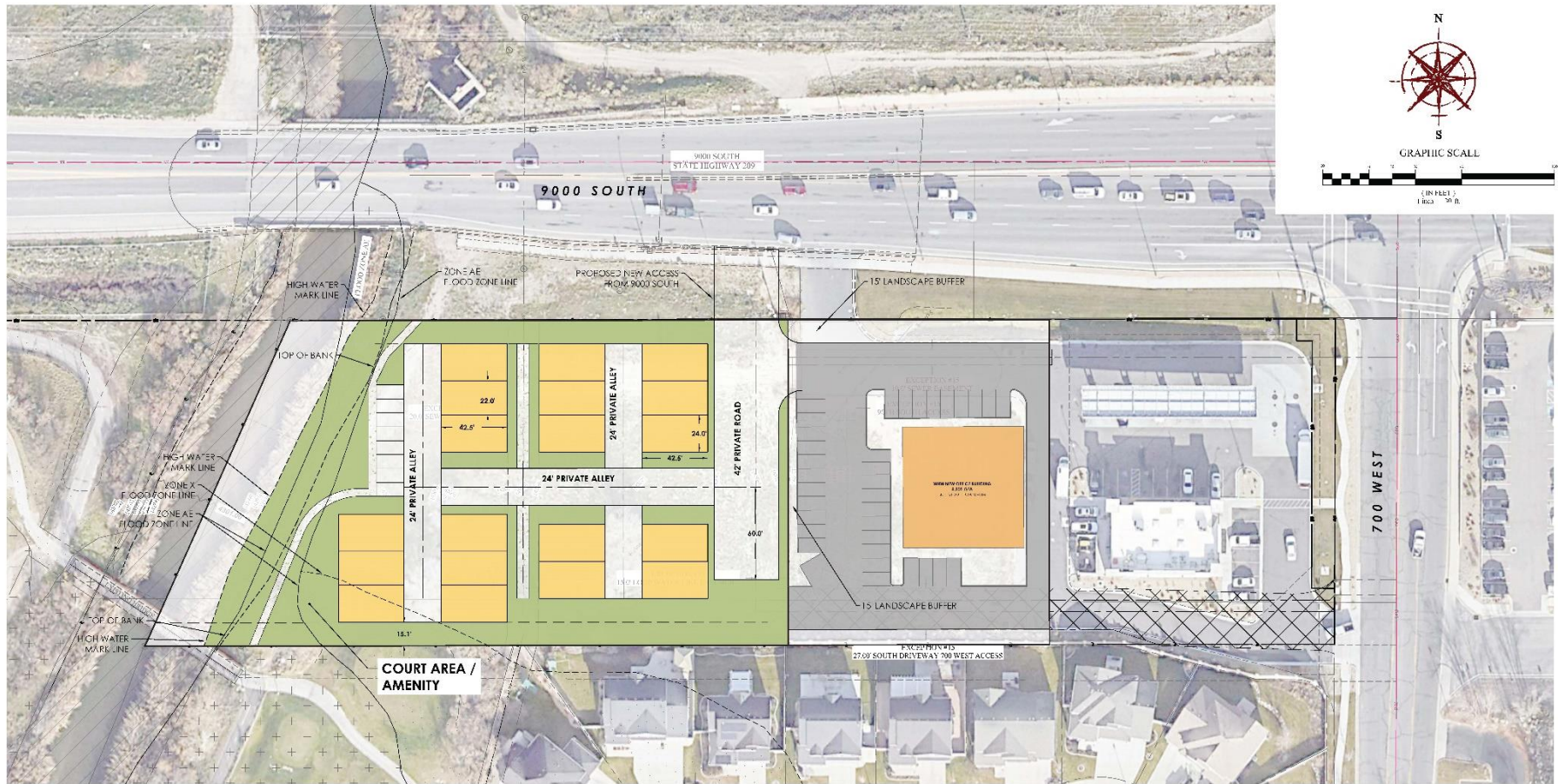
P-C

Jordan Oaks Dr  
Oak Green Dr  
Lazy Oak Way  
Oaks Dr

0 62.5 125 250 375 500 Feet







#### GENERAL PROPERTY INFO

|                     |                            |
|---------------------|----------------------------|
| TOTAL ACREAGE       | 1.8 ACRES                  |
| RESIDENTIAL ACREAGE | 1.6 ACRES (EXCLUDES RIVER) |
| CURRENT ZONING      | CVC                        |
| FLOOD ZONE          | ZONE X, ZONE AE            |

#### CONCEPT YIELD

|               |                 |
|---------------|-----------------|
| UNIT COUNT    | 19              |
| TOTAL DENSITY | 11.9 UNITS/ACRE |

#### PROPOSED OPEN SPACE

|             |                    |
|-------------|--------------------|
| COMMON O.S. | 0.69 ACRES (43.4%) |
|-------------|--------------------|

#### PROPOSED PARKING

|                |           |
|----------------|-----------|
| GARAGE PARKING | 38 STALLS |
| GUEST PARKING  | 8 STALLS  |
| TOTAL PARKING  | 46 STALLS |

#### ZONE & LOT REQUIREMENTS

|               |     |
|---------------|-----|
| PROPOSED ZONE | RM  |
| FRONT SETBACK | 20' |
| REAR SETBACK  | 20' |
| SIDE SETBACK  | 15' |

#### PARKING REQUIREMENTS

|                              |                                                       |
|------------------------------|-------------------------------------------------------|
| REQ. PARKING                 | 2 STALLS/UNIT (38 STALLS)                             |
| REQ. GUEST PARKING OPTION 1: | 2 DRIVEWAY STALLS/UNIT (38 DRIVEWAY STALLS)           |
| REQ. GUEST PARKING OPTION 2: | 0.25 STALLS/UNIT AFTER FIRST 5 UNITS (4 GUEST STALLS) |
| TOTAL REQ. STALLS OPTION 1:  | 76 STALLS                                             |
| TOTAL REQ. STALLS OPTION 2:  | 42 STALLS                                             |

## RIVERSIDE PARK PUD 12 concept plan

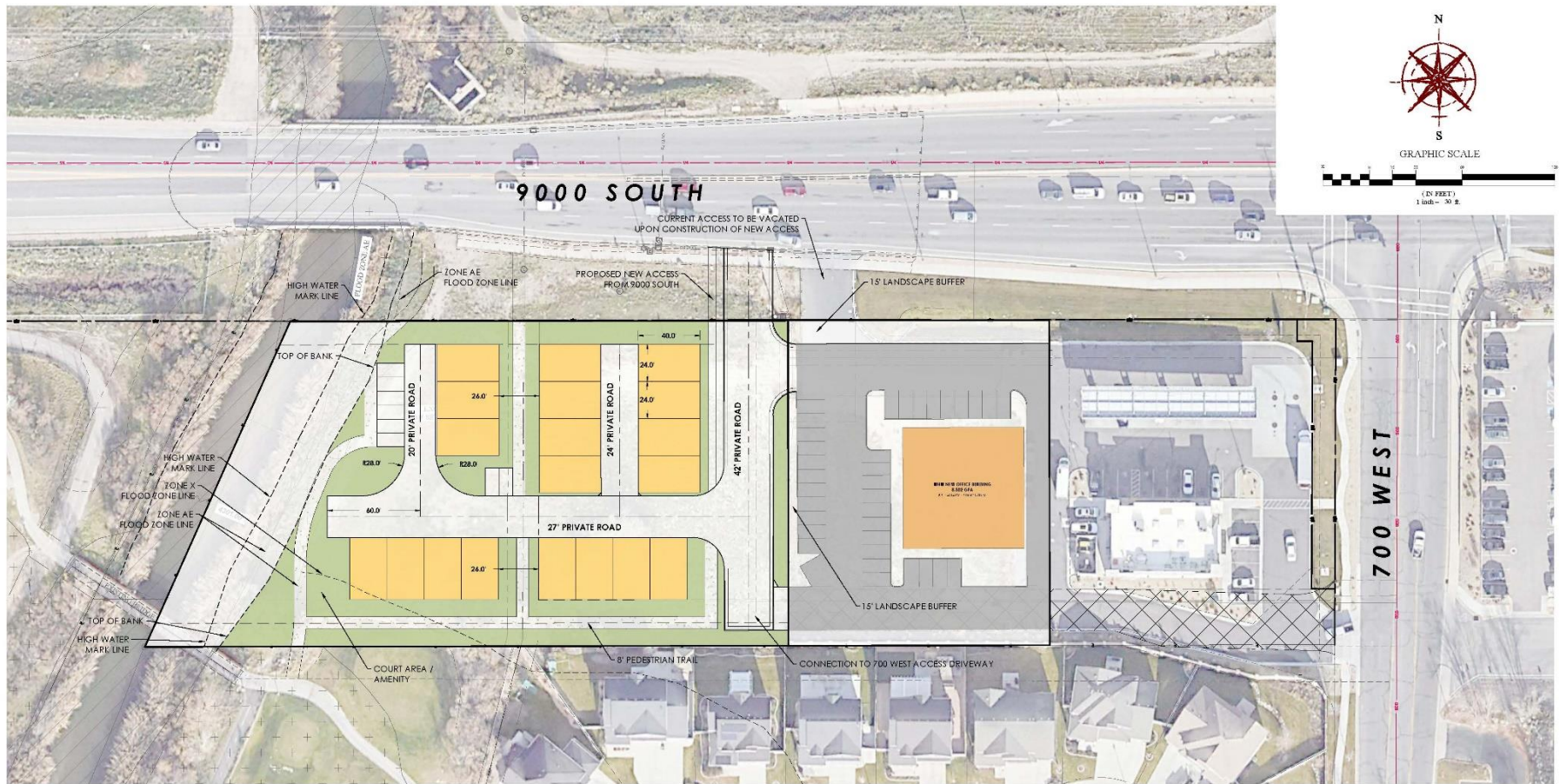
SANDY CITY, SALT LAKE COUNTY  
9/23/2024  
22-0187



# City Council Presentation







## RIVERSIDE PARK PUD 12 concept plan

SANDY CITY, SALT LAKE COUNTY  
4/18/2025  
22-0187

### GENERAL PROPERTY INFO

|                     |                            |
|---------------------|----------------------------|
| TOTAL ACREAGE       | 1.8 ACRES                  |
| RESIDENTIAL ACREAGE | 1.5 ACRES (EXCLUDES RIVER) |
| CURRENT ZONING      | CVC                        |
| FLOOD ZONE          | ZONE X, ZONE AE            |

### CONCEPT YIELD

|               |                 |
|---------------|-----------------|
| UNIT COUNT    | 19              |
| TOTAL DENSITY | 12.6 UNITS/ACRE |

### PROPOSED OPEN SPACE

|             |                  |
|-------------|------------------|
| COMMON O.S. | 0.60 ACRES (40%) |
|-------------|------------------|

### PROPOSED PARKING

|                |           |
|----------------|-----------|
| GARAGE PARKING | 38 STALLS |
| GUEST PARKING  | 8 STALLS  |
| TOTAL PARKING  | 46 STALLS |

### ZONE & LOT REQUIREMENTS

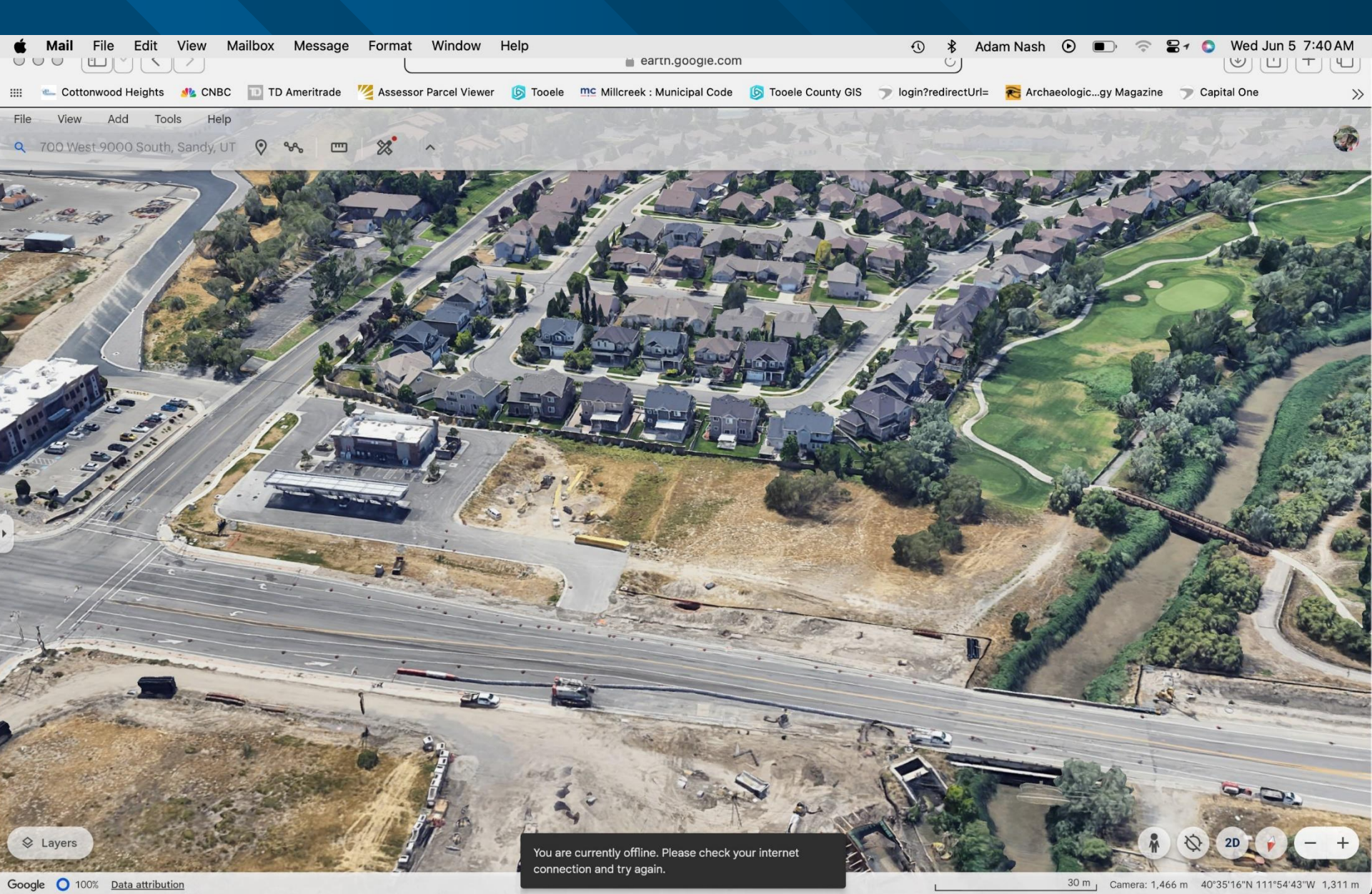
|               |     |
|---------------|-----|
| PROPOSED ZONE | RM  |
| FRONT SETBACK | 20' |
| REAR SETBACK  | 20' |
| SIDE SETBACK  | 15' |

### PARKING REQUIREMENTS

|                              |                                                       |
|------------------------------|-------------------------------------------------------|
| REQ. PARKING                 | 2 STALLS/UNIT (38 STALLS)                             |
| REQ. GUEST PARKING OPTION 1: | 2 DRIVEWAY STALLS/UNIT (38 DRIVEWAY STALLS)           |
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| TOTAL REQ. STALLS OPTION 1:  | 76 STALLS                                             |
| TOTAL REQ. STALLS OPTION 2:  | 42 STALLS                                             |







## City Council Presentation







# RIVERSIDE COMMONS SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
SANDY CITY, SALT LAKE COUNTY, UTAH  
JUNE, 2020

## NOTICE TO PURCHASERS

AN EASEMENT IN FAVOR OF THE STATE OF UTAH, ACTING THROUGH THE BOARD OF WATER RESOURCES (ENTRY #4386606, BOOK 10773, PAGE 1781) TO USE THE EXISTING WATER DISTRIBUTION SYSTEM OF CANALS, DITCHES, PIPELINES AND APPURTENANT WORKS.

THE EXACT LOCATION OF THIS EASEMENT IS NOT DISCLOSED.

## LEGEND

- = BOUNDARY LINE
- = LOT LINE
- = EASEMENT
- = EASEMENT CENTERLINE
- = FUTURE GRANT OF EASEMENT ENTRY NO. 12982313

