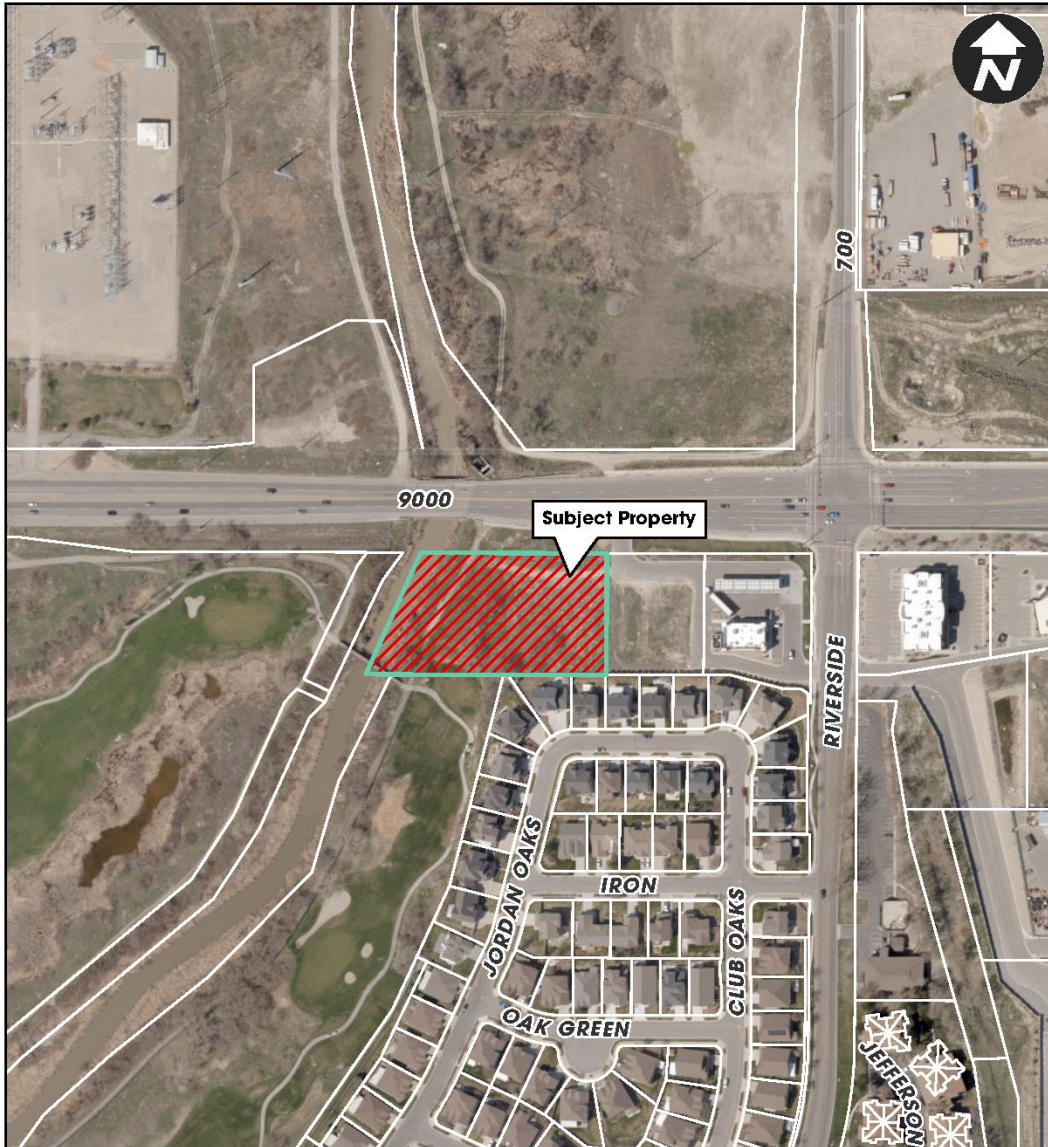


# Riverside Park Rezone

## Application

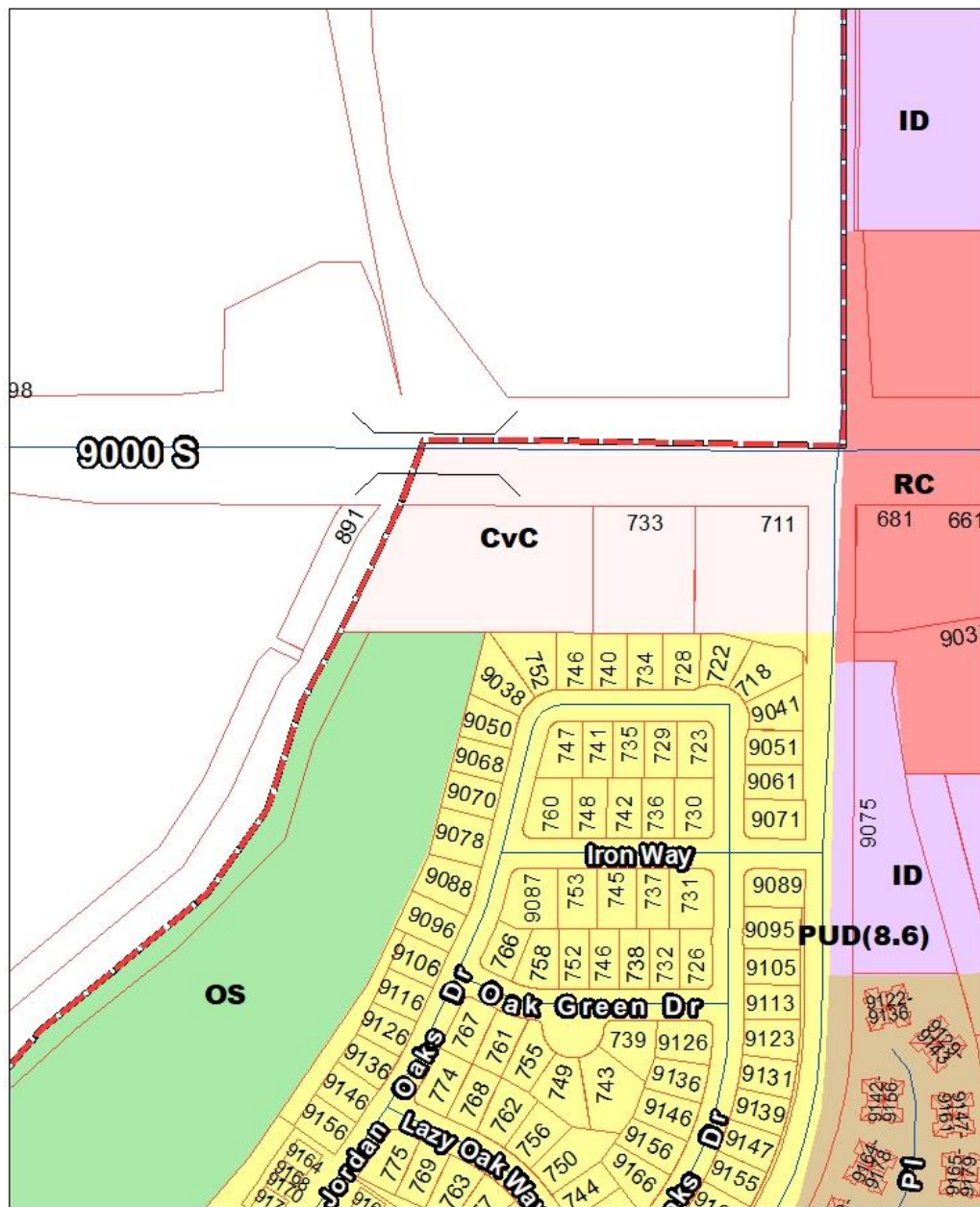
- 9016 S. Riverside Drive  
(784 W. 9000 S.)
- 1.78 acres
- CvC to PUD(12)
- File #: REZ11272023-006661

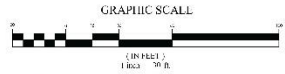
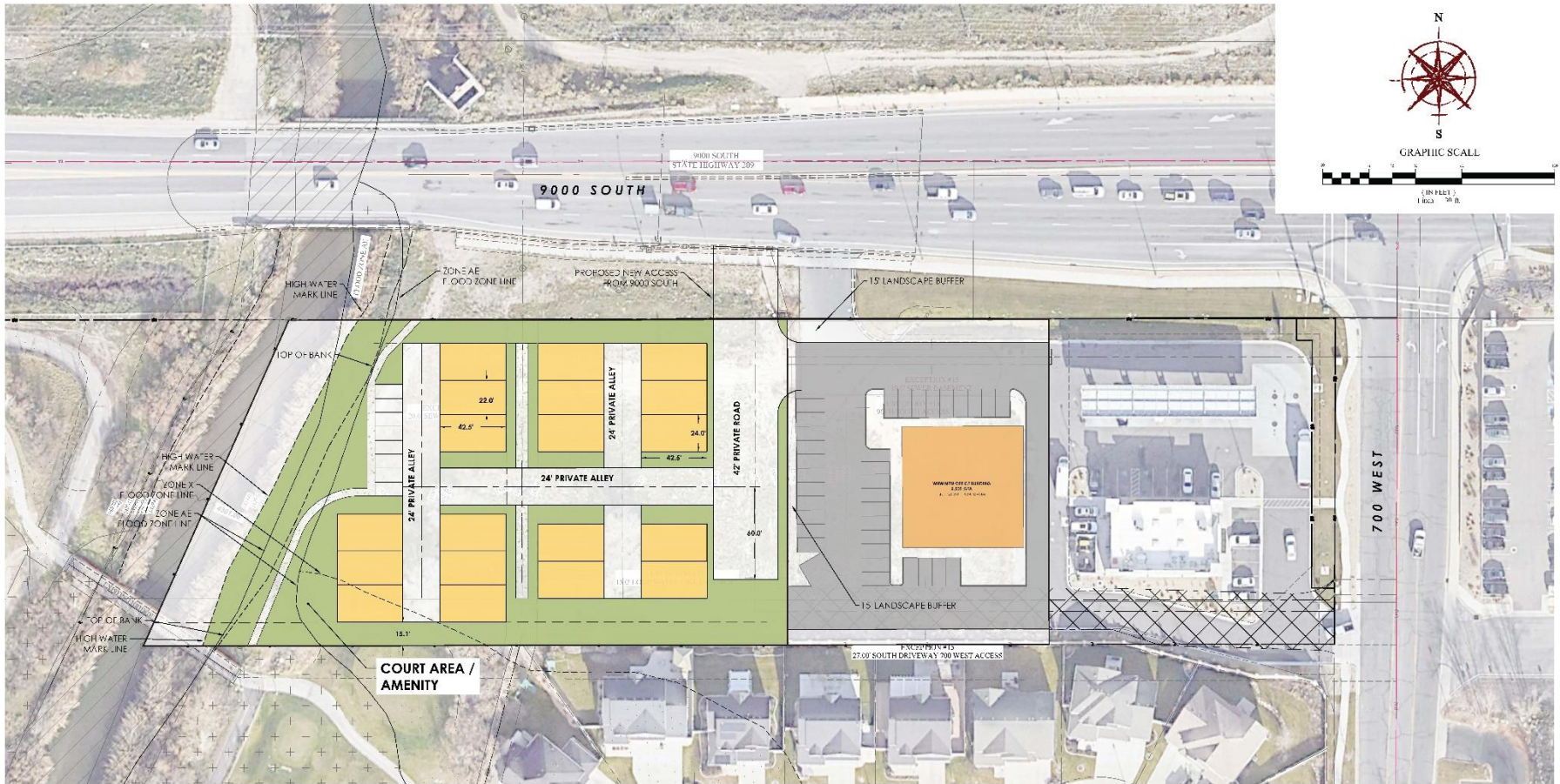


# Zoning

## 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)





**COURT AREA / AMENITY**

**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%)
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**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





## 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%)
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### 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)
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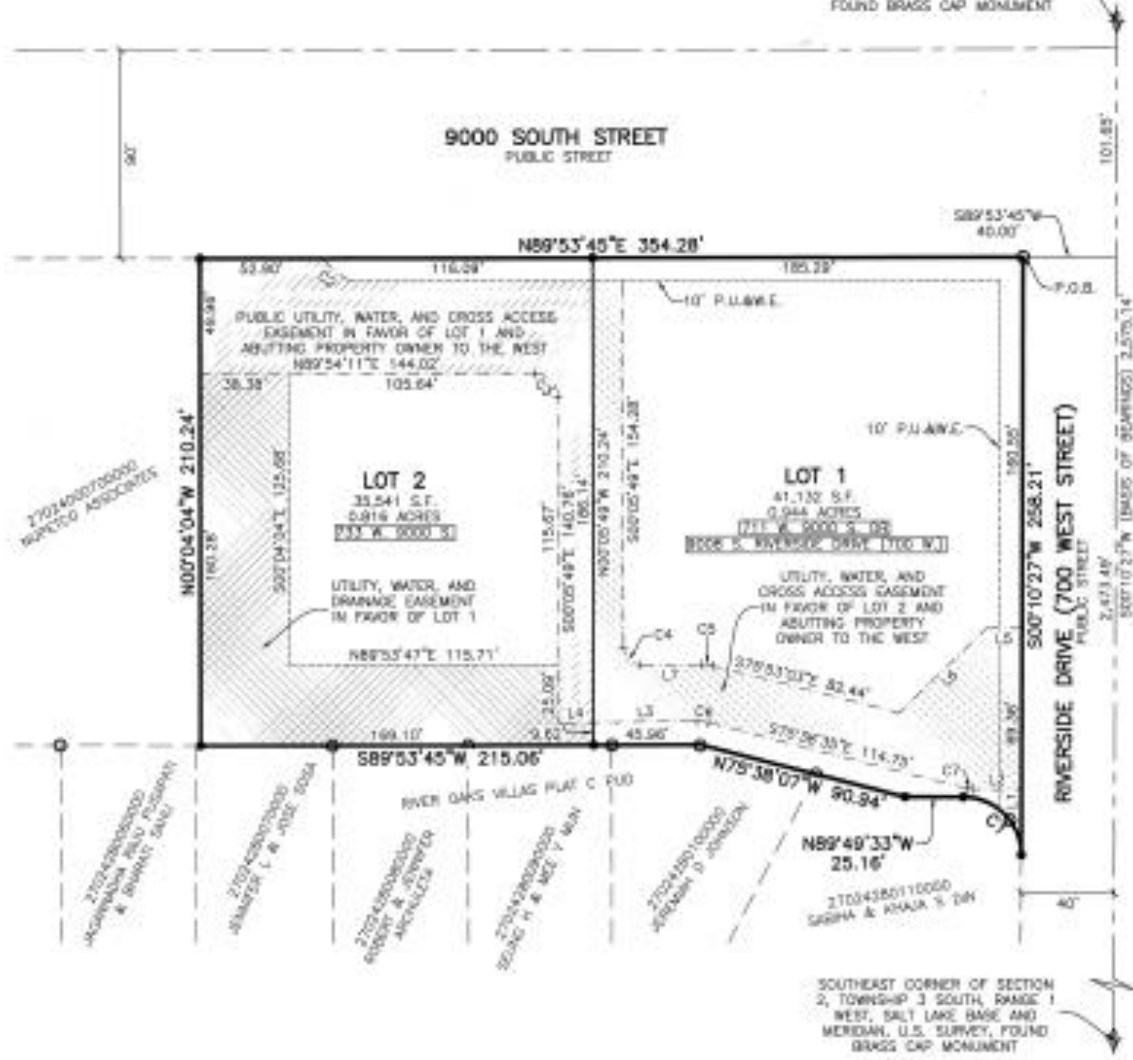




# RIVERSIDE COMMONS SUBDIVISION

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

EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT



I, TREVOR J. HATCH, SURVEYOR IN THE PROFESSIONAL ENGINEERING COMPLETED A SURVEY OF SECTION 17-23-11 MONUMENTS, AS RE SUBDIVISION IN 200 THE DESIGNATED S DESCRIBED LANDS RECORDS IN THE BY ME ON THE GR STATUTES AND OR REQUIREMENTS AND SIGNED THIS 3<sup>rd</sup>

9031945  
UTAH LICENSE

LEGAL DESCRIPTION  
COMMITMENT DATE

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# 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 10875, PAGE 1781) TO USE THE EXISTING WATER DISTRIBUTION SYSTEM OF CANALS, STICHS, 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. 12862313

