



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum January 16, 2025

To: Planning Commission
From: Community Development Department
Subject: Riverside Park Rezone (reconsideration)
9016 S. Riverside Drive
[Community #2, Civic Center]

REZ11272023-006661
PUD(12)
1.78 Acres

Public Hearing Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, at public locations, and a sign posted on site.

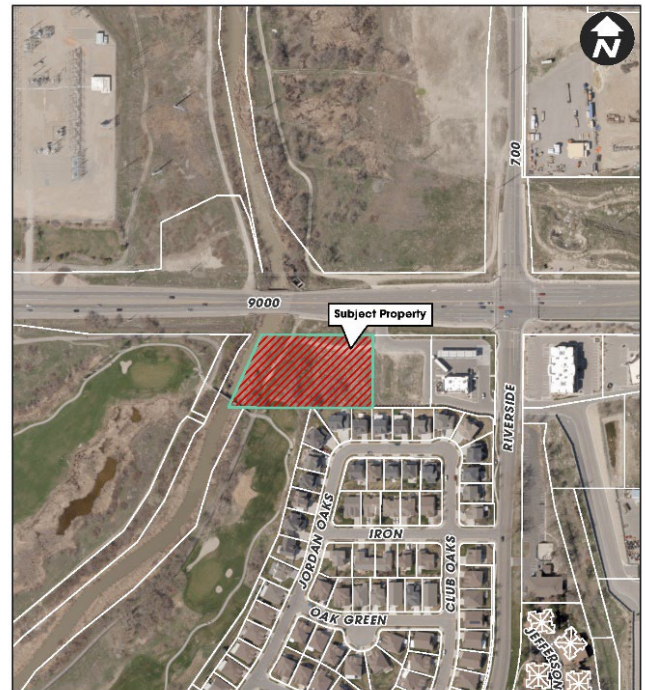
Request

Adam Nash, on behalf of Land Development, LLC (applicant), is requesting that the Planning Commission reconsider their previous recommendation to deny a change of zone district on property located at 9016 S. Riverside Drive (approximately 784 W. 9000 S.) following revisions to the original concept plan. The request is to rezone the property from the CvC Zone to the PUD(12) Zone (see Exhibit "A" for Application Materials).

Background

The subject property is near the southwest corner of the intersection of 9000 S. and Riverside Drive. A 7-Eleven was recently built on that immediate corner and an engineering office building is currently being built on the lot between the subject property and the 7-Eleven. The Jordan River is located to the west of the property. The current zone is the CvC Zone (Convenience Commercial District).

The application is requesting the PUD(12) Zone (Planned Unit Development District). The zoning designation (and existing land use) of the surrounding properties are as follows (see also Exhibit "D" for an area zoning map):



REZ11272023-006661
Property Rezone
784 W 9000 S
Sandy City, UT
Community Development Department

Property Case History	
Case Number	Case Summary
KK-21	KK-21 Annexation (10/27/1971)
CU 91-15	Riverwoods Golf Course
CU 93-23	Sandy City-golf course
SPR 94-57	Riverside Oaks PUD (not built)

North: ID (9000 S., vacant)
 East: CvC (professional office)
 South: OS (golf course) & PUD(8.6) (single-family residential)
 West: P-C (West Jordan City, golf course)

The application was presented to the Planning Commission on May 16, 2024. The original concept plan (Exhibit “A”) was presented, which demonstrated the applicant’s intent to develop 19 townhomes on the property under the proposed zone. The concept plan proposed that access to the site would be provided by way of existing cross-access easements through parking lot drive isles on adjacent commercial properties to the east (Exhibit “E”). Staff had expressed concerns with the feasibility of developing a residential project on the property as Section 21-21-11 of the Sandy City Land Development Code requires that street access be provided to all residential dwellings. The Planning Commission passed a motion that recommended that the City Council not approve the application. The application, at the request of the applicant, was never presented to the City Council for a final decision.

The applicant has recently provided a revised concept plan (Exhibit “F”)and is formally asking the Planning Commission to reconsider their recommendation before proceeding to the City Council for a decision. The revised concept plan shows 19 townhome units and a new street on the property that accesses 9000 S.

Public Notice and Outreach

This item was noticed to all property owners within 500 feet of the proposal (see Exhibit “B”) and posted to the property (see Exhibit “C”). The city also issued notice of the public hearing for the proposed rezone on public websites, mailed notice to affected entities and posted in three public locations at least 10 days prior to the Planning Commission public hearing in accordance with the Land Development Code Sec. 21-36-1 and the Utah State Code § 10-9a-205.

In addition, staff held a virtual neighborhood meeting via Zoom on January 17, 2024. Residents within 500 feet of the proposed site were notified by mail. Four people attended the meeting. Concern was expressed for traffic, parking, light, and noise from the proposed project on surrounding properties.

Facts and Findings

- The subject property is one of three properties in the CvC Zone district (Convenience Commercial District) on the corner of 9000 S. and Riverside Drive, with the other two commercial properties (733 W. 9000 S. & 711 W. 9000 S.) located to the east. The property is adjacent to the Jordan River and the city boundary of West Jordan on the west and a residential subdivision to the south.
- The commercial property directly adjacent to the east is currently being improved and a building is under construction as an office building (WHW Engineering).
- The Applicant’s concept plan expresses an intent to develop 19 townhomes on the subject property. Residential uses are not permitted in the CvC Zone.

- The Applicant is requesting that the zoning designation be changed to the PUD(12) Zone. The PUD(12) Zone is a residential multi-family zone that would allow for a maximum density of 12 units per acre. The concept plan would have a density of approximately 10.7 units per acre.
- The subject property fronts a public street (9000 S.) but does not currently have direct vehicular street access. Cross-access easements, as depicted on the Riverside Commons Subdivision plat and recorded with the Salt Lake County Recorder's Office (Exhibit "E"), provides access to the subject property through commercial drive-aisles of the other two commercial properties. Street access to 9000 S. is located on the property at 733 S. 9000 S. and access to Riverside Drive is located on the property at 711 W. 9000 S.
- The Land Development Code requires that residential dwelling units be accessed from a street network (see Sec. 21-21-11) and front onto streets (see Sec. 21-21-21(b)). The commercial drive aisles are not considered part of a street network.
- The Sandy City General Plan contains applicable goals and policies. An ordinance (Ordinance #25-01) adopting a comprehensive update to the City's General Plan was approved during the preparation of this report. However, the ordinance is not effective until published, which has not yet occurred. The goals and policies included here are sourced from the General Plan in place prior to Ordinance #25-01 taking effect.

LAND USE

- *Goal 1.0 – Provide for orderly and efficient development which will be compatible with the natural and built environment.*
- *Goal 1.1 – Encourage new growth where vacant land already is served by public utilities.*

HOUSING ELEMENT

- *Goal 1.1 – Develop infill options that complement existing housing stock and neighborhood characteristics.*
- *Goal 1.4 – Ensure a range of housing options to accommodate an aging population and growth trends.*

GROWTH PRINCIPLES

- *Policy 1.3 – Promote compact development consistent with market demand.*

Commercial Zoning & Development

- *Goal 1.0 – Provide adequate and accessible commercial service, to maximize the compatibility of commercial and residential uses, and to increase the employment opportunities within Sandy City.*
- *Policy 1.1 – Allow neighborhood-oriented shopping within the various communities of Sandy in locations of greatest accessibility and least impact on residential neighborhoods.*

Conclusions

- A zone change is a legislative item that requires the Planning Commission to make a recommendation to the City Council, after having held a public hearing, with the City Council making the final decision.
- If the zone change application were to be approved, final approval of the proposed development, would be subject to compliance with the Development Code, including access to the street network, upon a full review of a subdivision and/or site plan application.

Planner:

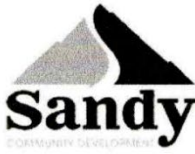


Jake Warner

Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2023\REZ11272023-6661 RIVERSIDE PARK REZONE\RECONSIDERATION\PC REPORT-RIVERSIDE PARK REZONE-2 (1.9.25).PDF

Exhibit "A"
Application Materials



SANDY CITY COMMUNITY DEVELOPMENT

GENERAL DEVELOPMENT APPLICATION

Revised April 2022

Project Information

Name of Proposed Project: Riverside Park PUD Date Submitted: 4/25/2024
Parcel Tax I.D. Number(s): 27024000700000 Address: 9016 S RIVERSIDE DR

Type of Request (mark all that apply)

<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Special Exception
<input type="checkbox"/>	Code Amendment	<input type="checkbox"/>	Special Use Permit
<input type="checkbox"/>	Conditional Use Permit	<input type="checkbox"/>	Street Vacation / Closure / Street Renaming
<input type="checkbox"/>	General Plan Amendment	<input type="checkbox"/>	Subdivision
<input checked="" type="checkbox"/>	Rezoning of Property	<input type="checkbox"/>	Telecommunications
<input type="checkbox"/>	Sign Review	<input type="checkbox"/>	Temporary Use
<input type="checkbox"/>	Site Plan Review	<input type="checkbox"/>	Other (Please Specify)

Provide a brief summary of the proposed action/request: We are
requesting a zone change to PUD (12) to allow for a townhouse
community to be built.

Applicant/Project Contact

By signing this application, you certify that you own the subject property or are authorized to act on behalf of the property owner to make the above referenced land use application(s). You also certify that the application information provided and submitted through the Cityworks Portal constitutes a complete submittal in compliance with Sandy City Code and Administrative Procedures to the best of your knowledge. You do also acknowledge that you have read and consent to the disclosure shown at the bottom of the page.

Adam Nash 04/25/2024

Signature: _____ Date: _____
Name: _____ Company: _____

Property Owner (if property owner is different than applicant)

By signing this application, you certify that the applicant listed above is authorized to act in your behalf regarding the above referenced land use application.

Signature: Nupteco Associates, LLC Date: April 29, 2024
Name: by Wayne B. Petty, Manager Company: _____

Disclosure: The Planning Commission typically meets on the first and third Thursdays of the month. Applicants will be notified of changes in meetings and meetings times. The Planning Division will not officially accept a submittal until the conditions and necessary parts of each application procedure are completed.
Records provided to Sandy City are subject to the Utah Government Records Access and Management Act, Utah Code Ann. §63G-2-101 et seq., which may require Sandy City to produce a copy, including in its original form, to any person upon that person's request. Please consult legal counsel prior to submitting or presenting any record (book, letter, document, paper, map, plan, photograph, film, card, tape, recording, electronic data, or other documentary material regardless of physical form or characteristics) to any officer, official, employee, volunteer or agent of Sandy City for any reason including without limitation, in support of an application or for presentation or display in a meeting. Information that is not provided to Sandy City will not be considered when making decisions.
By signing this application, the property owner is allowing Sandy City staff access over and through the property close to the right-of-way to post legal notice requirements and to take photographs and/or drone footage.

Exhibit "A"
Application Materials (cont.)

From: [Adam NASH](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Riverside Park PUD
Date: Wednesday, April 24, 2024 8:40:26 AM

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

Jake,
Please accept the email to change the Application from RM (12) to PUD (12).
As a result the name of the project will be Riverside Park PUD.
I will post this email into the online portal.
Thank you,
Adam

Adam NASH
Land Development LLC
adamnash2022@gmail.com
(801) 580-1428

Exhibit "B" Planning Commission Notice



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that on **January 16, 2025** at approximately **6:15 p.m.**, the **Sandy City Planning Commission** will hold a public hearing to reconsider a rezone application submitted by Adam Nash, on behalf of Land Development LLC., on the property located at 9016 S. Riverside Drive, approximately 784 W. 9000 S. The request is to rezone approximately 1.78 acres from the CvC Zone to the PUD (12) Zone. The proposed project, as shown on the concept plan (see reverse side of this page), includes 19 townhomes. The Applicant has submitted a revised concept plan with altered access to the property from 9000 S. All application materials and a full staff report for this item can be found at <https://sandyutah.legistar.com> when the agenda is published (typically the Friday preceding the meeting date).

This Planning Commission meeting will be conducted both in-person (in the Sandy City Council Chambers at City Hall, 10000 S. Centennial Pkwy.), and via Zoom Webinar (see details below). Interested parties may attend and participate in the meeting either in-person or by accessing the meeting using the Zoom webinar link below. Attendees wishing to comment who are participating virtually must have a microphone connected to their device (smartphone, laptop, desktop, etc.), otherwise you'll only be able to view the proceedings. A listen-only option is also available by telephone using the phone numbers provided below.

This notice is being sent to known property owners within 500 feet of this proposal. Please forward this information on to others who may be interested. Interested parties may provide comments prior to the meeting (no later than 3 p.m.) to Jake Warner, **Long Range Planning Manager**, at 801-568-7262 or by email at: jwarner@sandy.utah.gov.

How to join Zoom Webinar General Instructions:

- Join on via laptop, desktop or mobile device
- Go to www.zoom.us
- Click 'join a meeting', in the top right-hand corner
- Enter Meeting ID: 857 3261 3070 and click "Join."
- Enter Meeting Password: 399928
- A download should start automatically in a few seconds. If not, click "download here."
- Open download, meeting should begin at 6:15 p.m.
- To make a comment: Select "Participants" in the lower center of the screen. In the Participant Window, select "Raise A Hand" at the lower left to indicate that you would like to make a comment.

You can also join directly through this URL:

<https://us02web.zoom.us/j/85732613070>

Or join by phone (choose based on your current location):

US: +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468

Webinar ID: 857 3261 3070

Or find your local number: <https://us02web.zoom.us/j/kBxWREqL8>



10000 Centennial Parkway | Sandy, Utah 84070 | p: 801.568.7250 | f: 801.568.7278 | sandy.utah.gov

Exhibit "C"
Posted Sign Picture



Exhibit "D"
Zoning Map

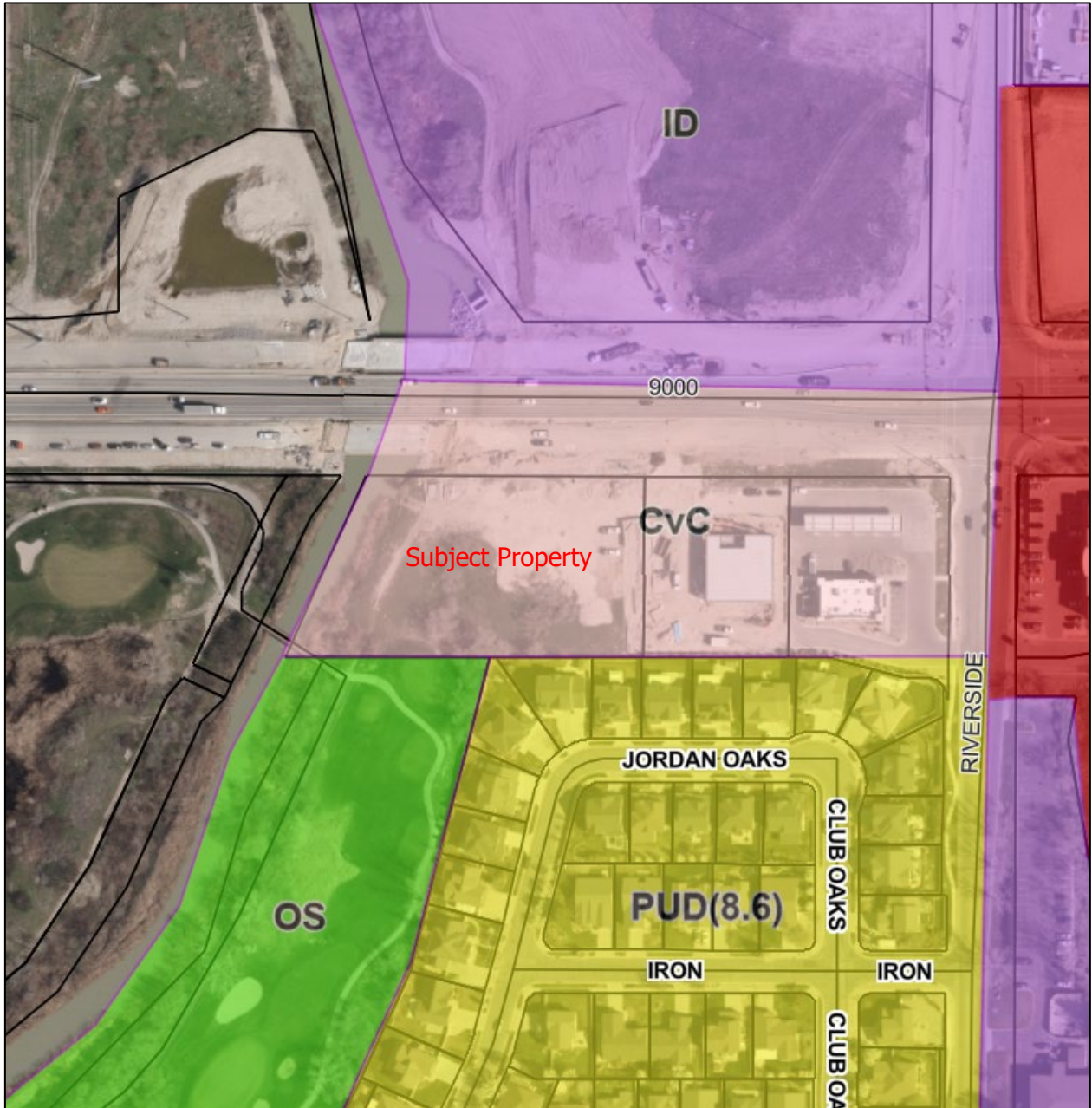
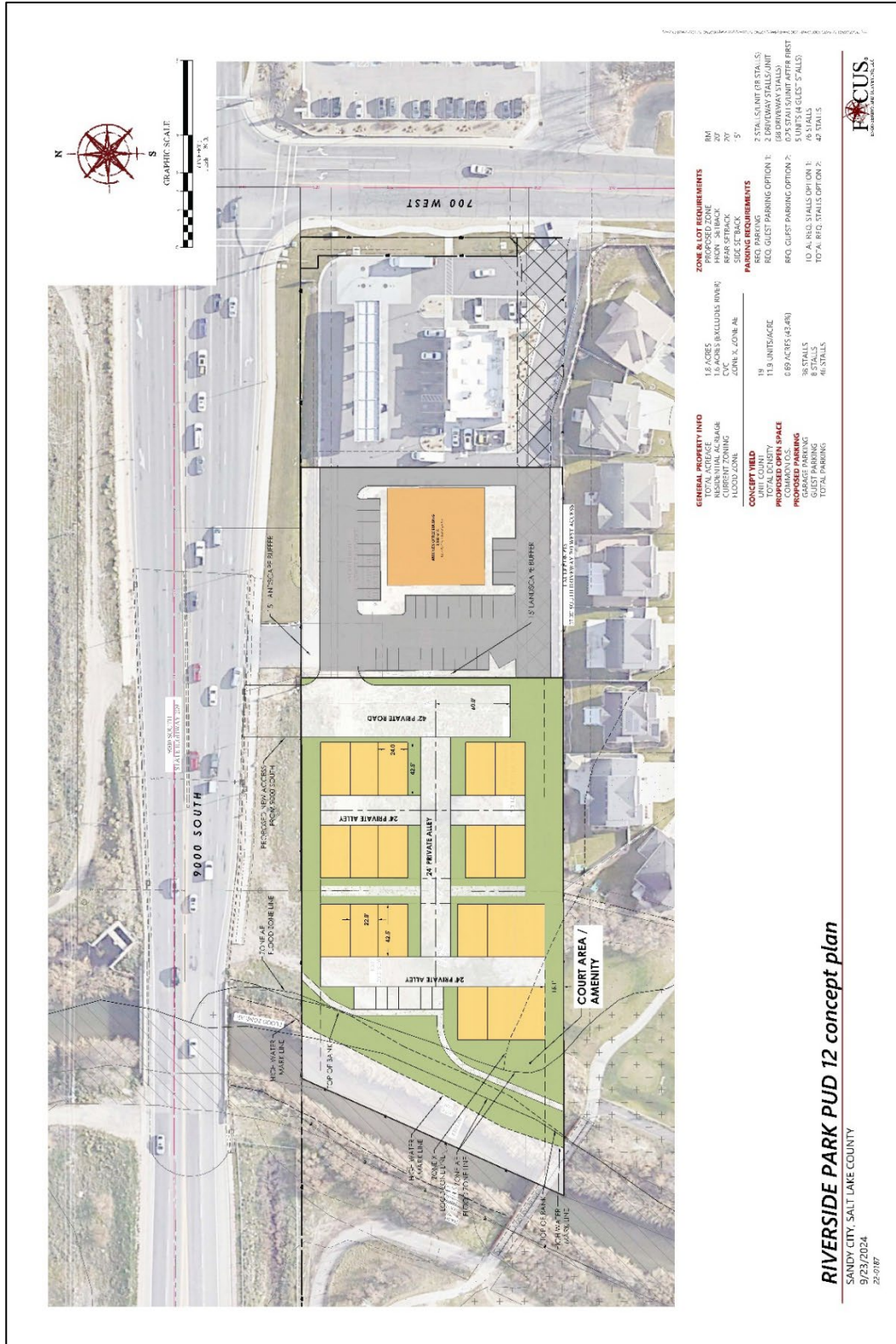


Exhibit "F"
Revised Concept Plan



RIVERSIDE PARK PUD 12 concept plan
SANDY CITY, SALT LAKE COUNTY
9/23/2024
22-0187