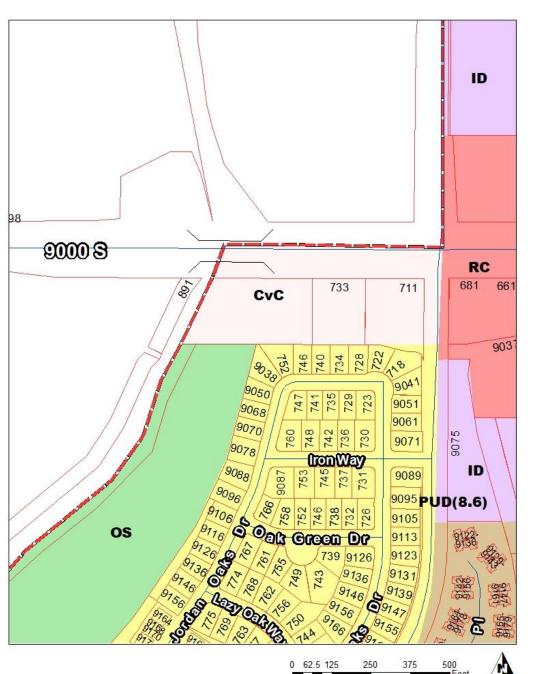


# Riverside Park Rezone

## **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)



#### GENERAL PROPERTY INFO

TOTAL ACREAGE RESIDENTIAL ACREAGE FLOOD ZONE

#### CONCEPT YIELD

UNIT COUNT TOTAL DENSITY PROPOSED OPEN SPACE COMMON O.S. PROPOSED PARKING

GARAGE PARKING GUEST PARKING TOTAL PARKING

#### ZONE & LOT REQUIREMENTS

1.8 ACRES 1.6 ACRES (EXCLUDES RIVER) PROPOSED ZONE FRONT SETBACK CVC ZONE X, ZONE AE REAR SETBACK SIDE SETBACK

11.9 UNITS/ACRE

0.69 ACRES (43.4%)

38 STALLS 8 STALLS

46 STALLS

#### PARKING REQUIREMENTS REQ. PARKING

REQ. GUEST PARKING OPTION 1

REQ. GUEST PARKING OPTION 2:

TOTAL REQ. STALLS OPTION 1: TOTAL REQ. STALLS OPTION 2:

2 STALLS/UNIT (38 STALLS) 2 DRIVEWAY STALLS/UNIT (38 DRIVEWAY STALLS) 0.25 STALLS/UNIT AFTER FIRST 5 UNITS (4 GUEST STALLS) 76 STALLS 42 STALLS

RM 20'

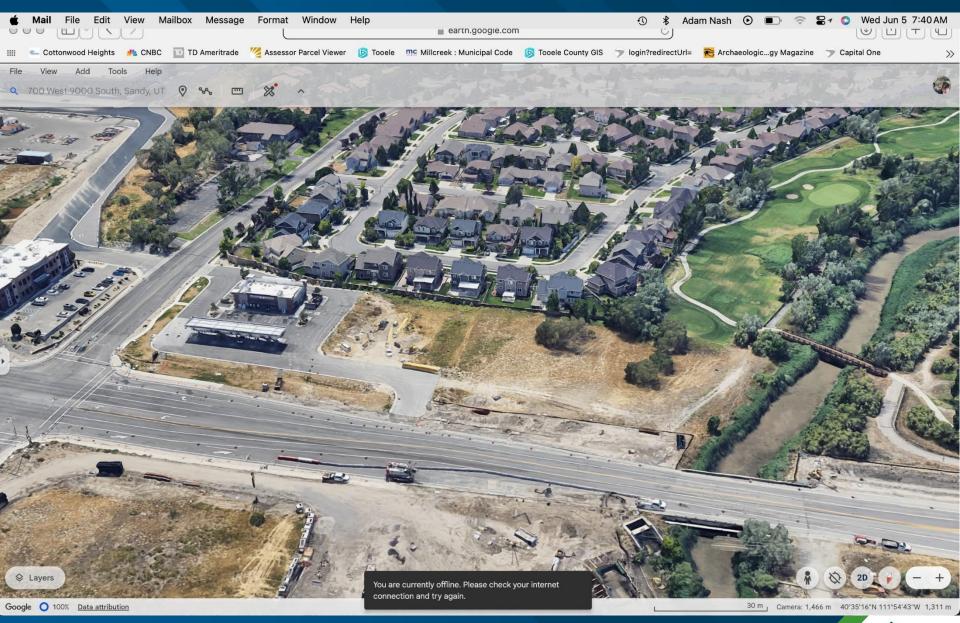
50'

FCUS.



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



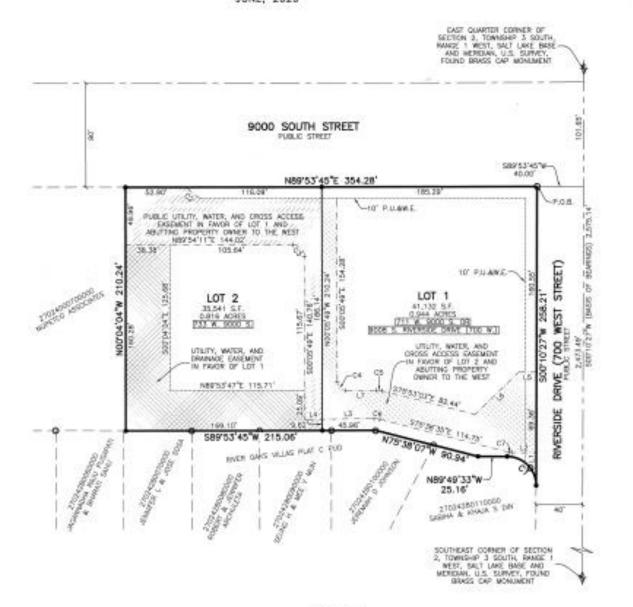




# RIVERSIDE COMMONS SUBDIVISION

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



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### RIVERSIDE COMMONS SUBDIVISION

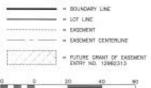
PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY SANDY CITY, SALT LAKE COUNTY, UTAH
JUNE, 2020

#### OTICE TO PURCHASERS

WE EASIMENT IN TAKEN OF THE STATE OF ITAH, ACTING THEOLOGY THE BOAND OF MATCH RESOURCES (EMMPY 44/SEECE, SOOK 87%, PAGE 1791) TO USE THE EMETING MATCH CONTRIBUTION SYSTEM OF DAMAS, ITCHES, PREJUKES AND APPLICATIONALS, ITCHES, PREJUKES AND APPLICATIONALS.

THE EXACT LOCKTION OF THIS EASEMENT IS NOT DISCLOSED.

#### LEGEND



Skele: 1" = 30"

