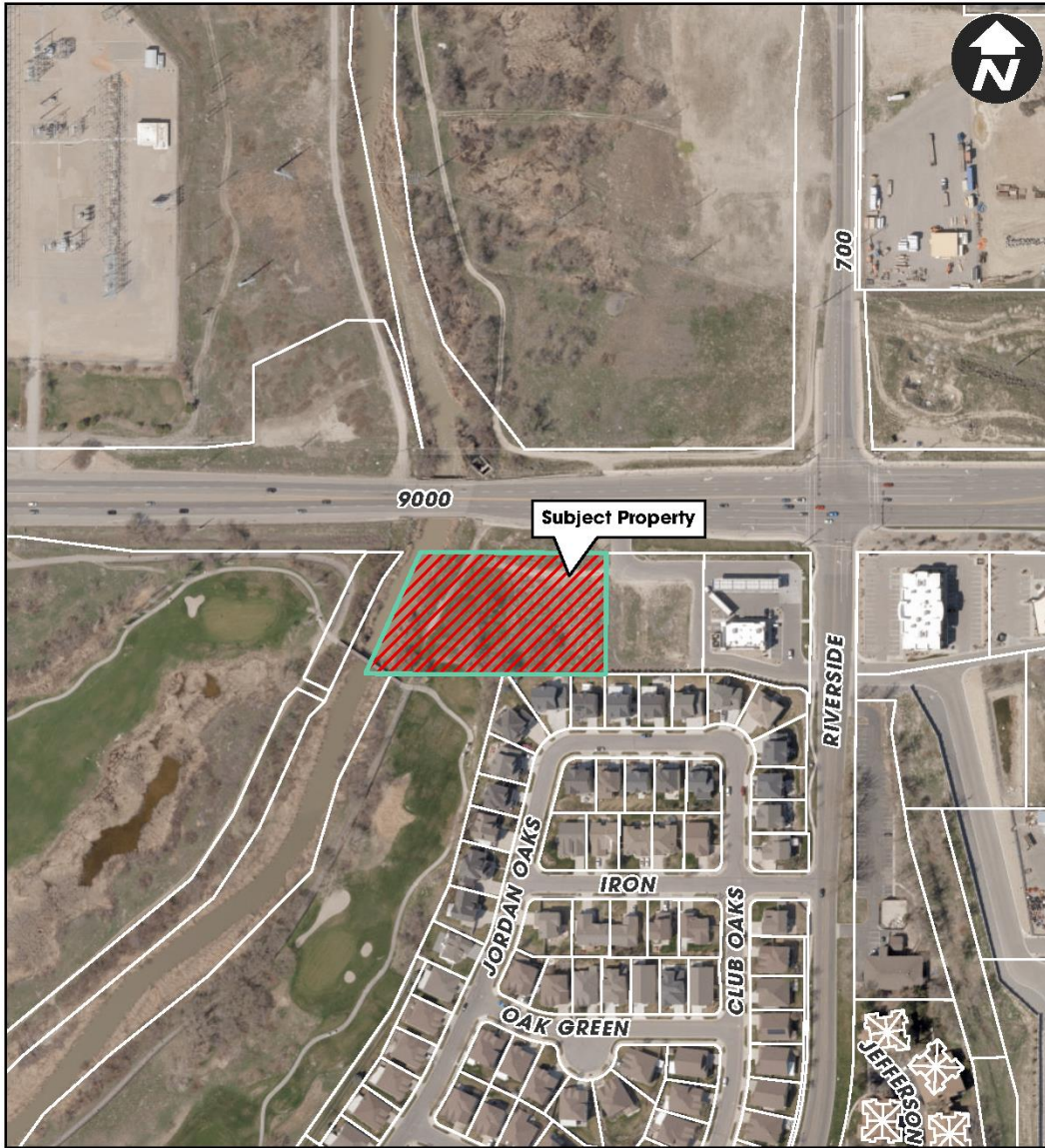


# Riverside Park Rezone

## Application

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

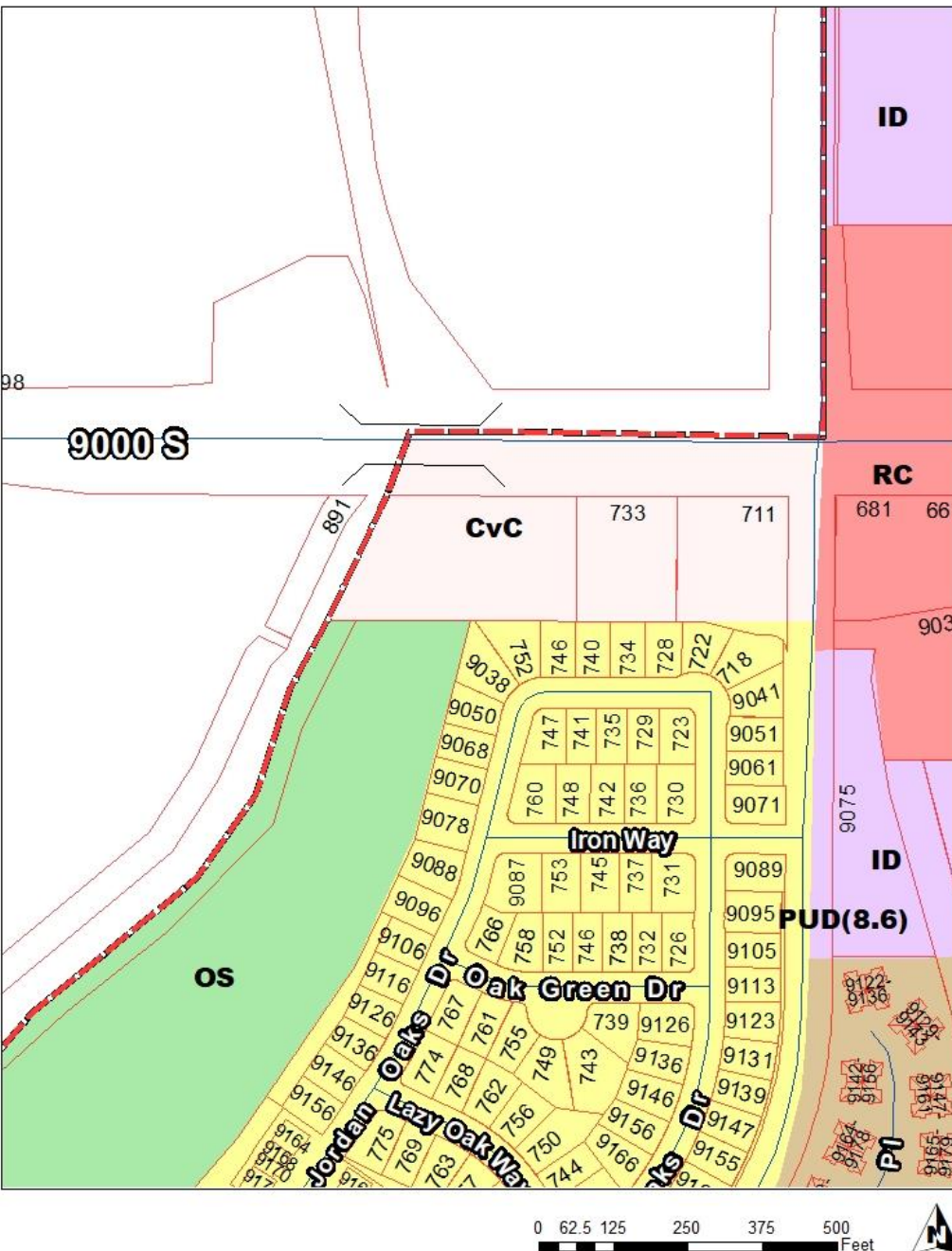




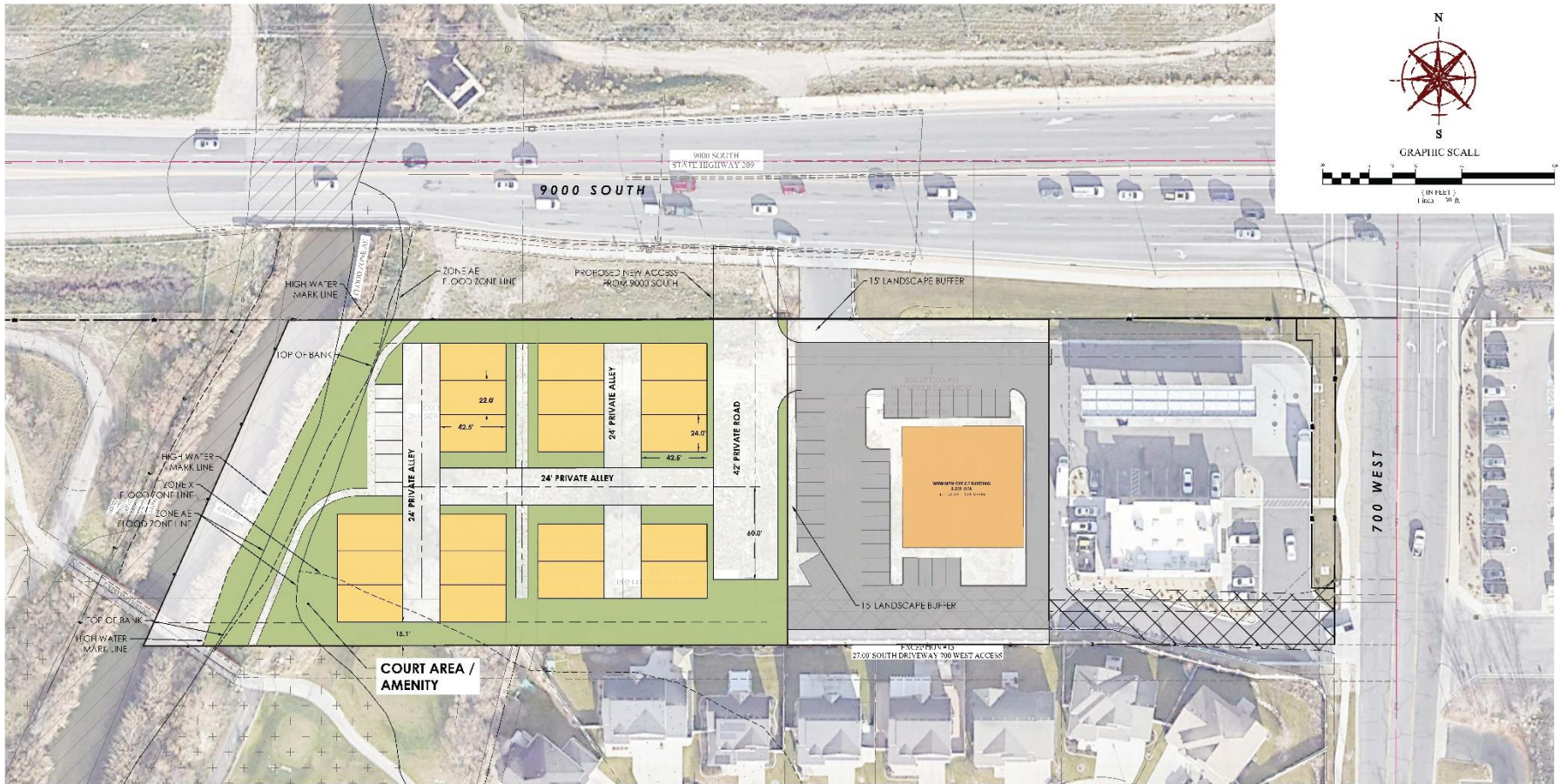
# Zoning

## 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	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

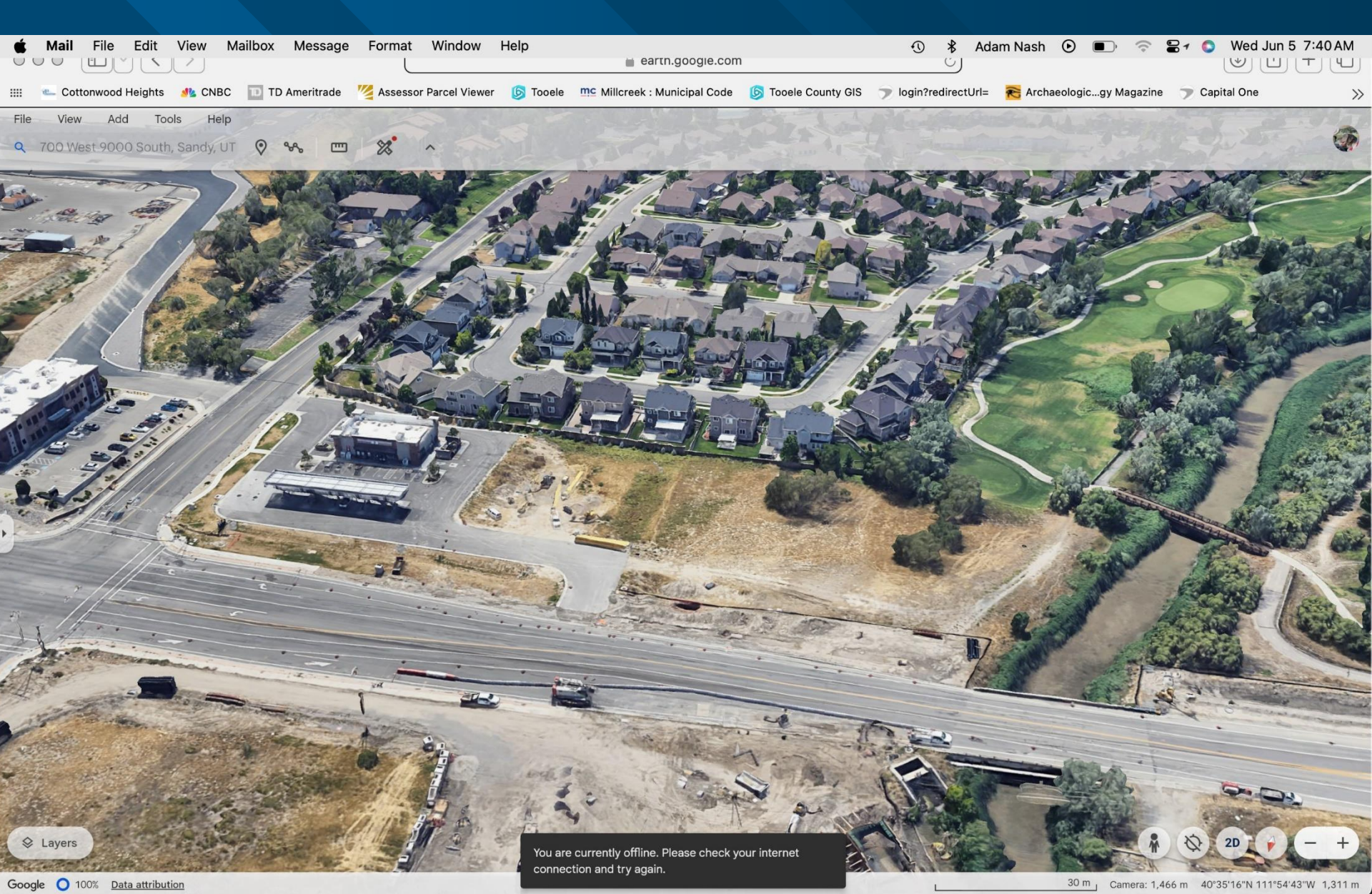
SANDY CITY, SALT LAKE COUNTY  
9/23/2024  
22-0187



# City Council Presentation







## 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

