



Riverdale
City

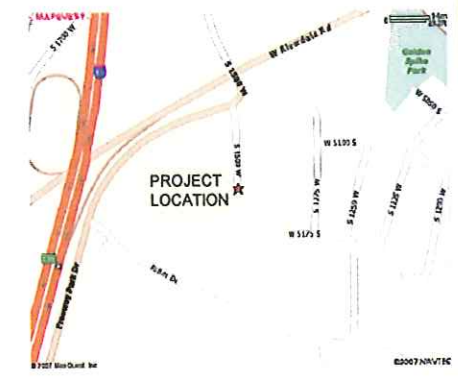
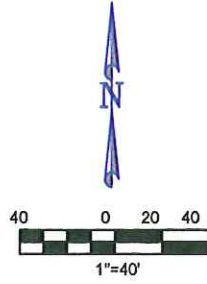
Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405

**Riverdale City Board of Adjustments – Notice & Agenda
4600 South Weber River Drive, Riverdale, Utah
Wednesday – September 26, 2006**

4:00 p.m. – Regular Board Meeting

- 1) Call to Order
- 2) Consideration of Appeal to Riverdale City ordinance 10-10B-3 **SITE DEVELOPMENT STANDARDS**, Front Setback Requirement in the CP-3 zone, Hayward Business Park, 5175 South 1500 West, Riverdale, UT. Petitioner Mr. Brant Hayward.
- 3) Adjournment

- The public is invited to attend all Planning meetings.
- In compliance with the Americans With Disabilities Act, persons who have need of special accommodation should contact the Planning Commission Secretary at 394.5541 ext 1240
- This agenda has been properly posted and a copy provided to local news media.



Available parking	Assume 2 offices	11 stalls per office
Typical Use	Employee Stalls	Client Stalls
Business Office	11.00	n/a
Finance Office	8.00	3.00
Insurance Office	7.00	4.00
Real Estate	7.00	4.00
Travel Office	7.00	4.00

Available parking	Assume office	12 stalls
Typical Use	Employee Stalls	Client Stalls
Business Office	12.00	n/a
Finance Office	9.00	3.00
Insurance Office	8.00	4.00
Real Estate	8.00	4.00
Travel Office	8.00	4.00
Warehouse	18 employees	n/a

Available parking	Assume 6 offices	7 stalls per office
Typical Use	Employee Stalls	Client Stalls
Business Office	7.00	n/a
Finance Office	4.00	3.00
Insurance Office	3.00	4.00
Real Estate	3.00	4.00
Travel Office	3.00	4.00

Available parking	Assume office	12 stalls
Typical Use	Employee Stalls	Client Stalls
Business Office	12.00	n/a
Finance Office	9.00	3.00
Insurance Office	8.00	4.00
Real Estate	8.00	4.00
Travel Office	8.00	4.00
Warehouse	18 employees	n/a

Available parking	Assume 6 offices	10 stalls per office
Typical Use	Employee Stalls	Client Stalls
Business Office	10.00	n/a
Finance Office	7.00	3.00
Insurance Office	6.00	4.00
Real Estate	6.00	4.00
Travel Office	6.00	4.00

Available parking	Assume 6 offices	11 stalls per office
Typical Use	Employee Stalls	Client Stalls
Business Office	11.00	n/a
Finance Office	8.00	3.00
Insurance Office	7.00	4.00
Real Estate	7.00	4.00
Travel Office	7.00	4.00
Warehouse	102 employees	n/a

LOT	LOT AREA	LANDSCAPE AREA	% LANDSCAPE
#1	65687.68	15242.65	23.00
#2	39662.54	14494.00	36.53
#3	52114.23	11065.94	21.23
#4	54187.20	15569.47	28.41

1500 West Street - 60' RW
Typical Section
3" asphalt / 8" roadbase
Chip & seal surface treatment

5175 South Street - 60' RW
Typical Section
3" asphalt / 8" roadbase
Chip & Seal surface treatment

- DECIDUOUS TREES
- MAL SON Malus "Snowdrift" / Flowering Crabapple 2" cal.
 - MAL FLO Malus floribunda / Flowering crabapple 2" cal.
 - PRU VIR Prunus virginiana "Canada red" / Canada Red Chokecherry 2" cal.
- EVERGREEN TREE
- PN SYL Pinus sylvestris / Scotch pine 48"

- NOTES:
- Dumpster enclosures shall be constructed of the same materials, (block, brick, etc.) as the associated buildings.
 - All wall-pak lighting shall be similar to STONCO LIGHTING - NIGHT SKY FRIENDLY WALL PACKS, (SL-NPM).

CP3 Zone
Front setback 50 feet
sidyard none
sidyard @ corner 20 feet
rearyard none except @ residential
Building area not to exceed 60%

request 35' setback in front. ordinance requires 50'

- Sept. 18, 2007 - Summary of changes
- Added 43 trees of differing variety.
 - Changed TRASH to read DUMPSTER.
 - Added note describing dumpster construction.
 - Added electric line locations to building.
 - Added gas line locations to buildings.
 - Added transformer (xfrm) site locations.
 - Added note describing wall-pak lighting.
 - Added monument sign locations.
 - Changed note to read "vinyl" fence at east boundary.
 - Updated Building "C" footprint.
 - Removed Retail Parking notes (10.10.4) as directed.

SITE PLAN CONSTRUCTION REVIEW

Scale 1"=40'

- Drawing Index
- C-1 Overall Site Plan
 - C-2 1500 West Plan & Profile
 - C-3 5175 South Plan & Profile
 - C-4 SWPPP
 - C-5 Details
 - C-5a Details
 - C-6 Storm Drain Master Plan

Bill Flinders, P.E.
131 North 800 West
West Bountiful, Utah 84087
(801) 295-4240 phone & fax

BRANT HAYWARD - MAJOR MORTGAGE
5137 South 1500 West
Riverdale, Utah 84405 (801) 612-1600

HAYWARD BUSINESS PARK
1500 WEST 5175 SOUTH

24 X 36
Job Number
2007-XX
Date
May 17, 2007
Sheet Number
C-1

JUNE 13, 2007 PRELIMINARY REVIEW SET
JULY 23, 2007 PRECONSTRUCTION REVIEW SET
AUGUST 21, 2007 Construction review set
AUGUST 24, 2007 Final Set submittal
SEPT. 18, 2007 Re-submittal (final)

B. The three (3) types of planned commercial zones provided for in this article are as follows:

1. CP-1, neighborhood: provides for the sale and supply of daily living needs for the people in the neighborhood.
2. CP-2, community: provides, in addition to the convenience goods, a wider range of facilities for the sale of retail goods and personal services for the neighborhood and major segments of the community.
3. CP-3, regional: provides for the sale and supply of the complete range of retail and wholesale goods and personal services for the metropolitan area and, also, a center for recreational entertainment and cultural activities for the entire region. (1985 Code § 19-24-1)

10-10B-2: **USE REGULATIONS:** Any permitted use or any conditional use allowed in the C-1, C-2 and C-3 zones shall be a conditional use in their respective CP-1, CP-2 or CP-3 zone; provided, that a conditional use permit is obtained as provided in chapter 19 of this title. Such uses shall be indicated on the final development plan. (1985 Code § 19-24-2)

10-10B-3: **SITE DEVELOPMENT STANDARDS:**

	<u>CP-1</u>	<u>CP-2</u>	<u>CP-3</u>
Minimum lot area	none	3 acres	none
Maximum lot area	5 acres	none	none
Minimum yard setbacks			
Front	50 ft.	50 ft.	50 ft.
Side	None, except 10 ft. adjoining a residential zone.		
Side facing street on corner lot	20 ft.	20 ft.	20 ft.
Rear	None, except 20 ft. adjoining a residential zone.		