



November 9, 2012

Notice of Public Hearing

Riverdale Planning Commission

Tuesday, December 11, 2012

Which begins at 6:30 p.m.

Riverdale Civic Center
4600 South Weber River Drive
Riverdale, Utah

The Riverdale Planning Commission will hold a public hearing to receive and consider public comment on a proposed rezone request from CP-3 vacant to MFROZ townhomes located in the Hayward Business Park Subdivision on 1500 West in Riverdale. The proposed language is attached to this notice and can be viewed at below.

- The public is invited to attend all public meetings.
- In compliance with the Americans with Disabilities Act, persons who have need of special accommodations should contact the Riverdale City Recorder at 801-394-5541.



Riverdale City

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

RIVERDALE CITY REZONE REQUEST APPLICATION

DATE SUBMITTED

11/8/12

FEE SCHEDULE: \$250

PD SW 11-8-12

APPLICANT NAME

DESTINATION HOMES

PHONE NUMBER: _____

APPLICANT ADDRESS

67 SOUTH MAIN ST # 100
LAYTON UTAH 84041

ADDRESS OF SITE

PROPERTY OWNER

1ST NATIONAL BANK

PRESENT ZONING

CP-3

PRESENT USE:

VACANT

PROPOSED ZONING

MFRO2

PROPOSED USE:

TOWN HOMES - SEE ATTACHED PACKET

PROPERTY ACREAGE:

4.86

Answer the following questions with specifics on a separate sheet. This information will be forwarded to the Planning Commission members for review.

- A. Why should the present zoning be changed?
- B. How is the proposed change in harmony with the City General Plan for this area?
- C. If the proposed change is not in harmony, what conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?
- D. How is the change in the public interest as well as the applicant's desire?

Signature of Applicant

Signature of Property Owner

I authorize _____ to act as my representative in all matters relating to this application.



APPLICATION REQUIREMENTS AND PROCEDURE FOR REZONE REQUEST

1. The applicant shall submit to the City Recorder the following:
 - a. Completed REZONE REQUEST APPLICATION formally requesting a rezone and stating the reasons for the request.
 - b. PROPERTY PLAT MAP of the area of the requested rezone. Plats are available at the Weber County Recorder's Office.
 - c. LEGAL DESCRIPTION of the subject property.
 - d. REZONE REQUEST FEE of \$250 as established by resolution of the Riverdale City Council.

2. The Planning Commission, following the public hearing, will consider action to approve or deny the rezone request. The Planning Commission may take up to thirty (30) days following the public hearing to act on the rezone request. The decision of the Planning Commission will be forwarded to the City Council with the Planning Commission recommendation. The City Council will then make the final decision. If the request is approved, an ordinance will be signed and filed. The application / property owner may obtain a copy of the ordinance if desired.

3. If approved, the rezone will become effective upon posting of the ordinance.

Planning Commission scheduled public hearing:

Date: _____ Decision: _____

City Council consideration of application:

Date: _____ Decision: _____

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.444962

Nov 8, 2012

DESTINATION HOMES

Previous Balance:		.00
MISCELLANEOUS - REZONE REQUEST APPLICATION		250.00
<hr/>		
Total:		250.00
<hr/>		
CHECK	Check No: 16202	250.00
Total Applied:		250.00
<hr/>		
Change Tendered:		.00
<hr/>		

11/08/2012 12:56PM



8 November 2012

Dear Riverdale City,

Thank you for the opportunity to submit this test plan for review and comment. At Destination Homes, it is our mission to not only construct high quality homes for people to live in, but create great places between the buildings. These are spaces where people can build community with their neighbors, develop new friendships, and raise their children amongst friends. These spaces are what distinguishes Destination Homes from all other builders. This plan for Riverdale provides the opportunity to construct high-quality townhomes in a neighborhood configuration at a vacant and blighted intersection.

Why should the present zoning be changed?

The location of this site is between existing commercial and residential properties. We are proposing changing the commercial zoning of this site to a residential use that supports the construction of townhomes. This use of a residential neighborhood will serve as a high-quality buffer/transition between the existing commercial uses and single-family residential homes.

How is the proposed change in harmony with the City General Plan for this area?

The General Plan for this area prescribes a mix of uses, including commercial and residential. As a residential use, this is one of the prescribed uses for the area.

How is the change in the public interest as well as the applicant's desire?

Destination Homes and the residents of Riverdale have the same desires. We strive for great neighborhoods with a high-quality sense of place. This can be illustrated in the quality of place in the two park spaces in this project. These spaces, and the streets between the buildings, will be animated with attractive fronts of buildings, with windows, porches and front doors to help contribute to that unique feel of a welcoming and safe neighborhood. This new neighborhood is intended to create an attractive address to buy property, invest in Riverdale, and contribute to the neighborhood within and around it.

Destination Homes proposed a similar community approximately one year ago. We listened to the City Staff, Planning Commission, and City Council and have made the following changes in order to address the concerns we heard:

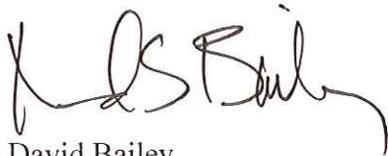
- Density – We have reduced the number of homes from 60 to 41
- 2 Car garages – All units have a two car garage

- Snow removal – with the density reduction, we now have ample snow removal locations
- Proximity to neighbors – we removed units and pulled the nearest homes significantly away from our neighbors on the East.
- Additional parking – we currently have 1 stall per home additional “off street” parking.
- Garbage collection – All garages are large enough to include garbage cans within the garage, we will require that garbage cans be kept within the garage in the CC&Rs
- Homes turning to rental properties – DH will not sell any homes to investors and we are willing to work with the Riverdale City attorney to create legal, enforceable rental restrictions.
- Sewer capacity – We are willing to conduct the needed study to ensure the sewer system is adequate for the proposed community.

Since our last proposal, we have partially completed a community of similar buildings in nearby Kaysville City (420 North Main St.). The photographs you see in our packet are of those buildings. The model home is open Monday through Saturday. We welcome city officials, staff, and the public to visit the community in order to better understand how this type of product will fit on the proposed site.

Thank you for considering our rezone request.

Sincerely,

A handwritten signature in black ink, appearing to read "David Bailey". The signature is fluid and cursive, with a large initial "D" and "B".

David Bailey
Destination Homes

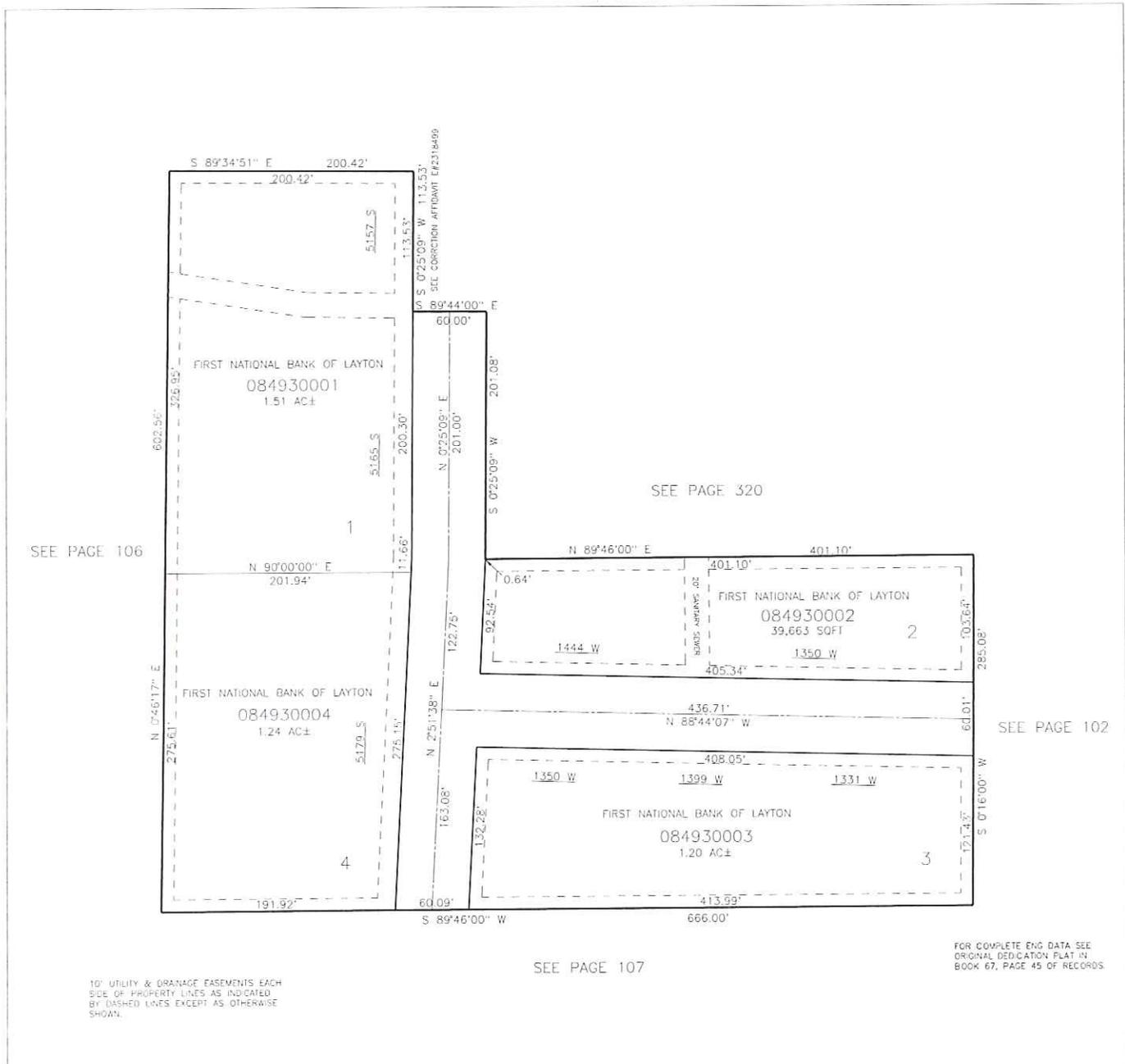
PART OF THE NE.1/4, OF SECTION 13, T.5N., R.2W., S.L.B. & M.
HAYWARD BUSINESS PARK SUBDIVISION

49.3

TAXING UNIT: 419

IN RIVERDALE CITY

SCALE 1" = 60'





Weber County Parcel Search

2380 Washington Blvd Ogden, Utah

[Weber County Home](#) - [Parcel Search](#) - [Interactive Maps](#)

Current Taxes	Ownership Info	Tax History	Property Characteristics	Delinquent Taxes
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Today's Date: 11/09/2012

[<--Back to Search](#)
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Parcel # 08-493-0002

Ownership Info

Owner	FIRST NATIONAL BANK OF LAYTON	View in Geo-Gizmo
Property Address	1350 W 5175 S RIVERDALE 84405	Plat Map
Mailing Address	1601 N HILLFIELD RD LAYTON UT 84041	Plat Map Last Uploaded: 15 Oct 2012
Tax Unit	419	08-493 View PDF
		Viewing Plat Maps requires Adobe Reader
		Dedication Plat
		Hayward Business Park Subdivision 67-045(TIF)

Property Value Info

Total Market Value: \$ 178,380.00

Current References

Entry #	Book	Page	Recorded Date
2531625			23-JUN-11
		Kind of Instrument TRUSTEES DEED	

Prior Parcel Numbers

083500003 (Dead)

Legal Description

** For Tax Purposes Only **
 ALL OF LOT 2, HAYWARD BUSINESS PARK SUBDIVISION, RIVERDALE CITY, WEBER COUNTY, UTAH.



Weber County Parcel Search

2380 Washington Blvd Ogden, Utah

[Weber County Home](#) - [Parcel Search](#) - [Interactive Maps](#)

Current Taxes	Ownership Info	Tax History	Property Characteristics	Delinquent Taxes
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Today's Date: 11/09/2012

[<--Back to Search](#)
[<--Back to Search Results](#)

Parcel # 08-493-0003

Ownership Info

Owner	FIRST NATIONAL BANK OF LAYTON	View in Geo-Gizmo
Property Address	5175 S 1331 W RIVERDALE 84405	Plat Map
Mailing Address	1601 N HILLFIELD RD LAYTON UT 84041	Plat Map Last Uploaded: 15 Oct 2012
Tax Unit	419	08-493 View PDF
		Viewing Plat Maps requires Adobe Reader
		Dedication Plat
		Hayward Business Park Subdivision 67-045(TIF)

Property Value Info

Total Market Value:	\$ 235,224.00
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Current References

Entry #	Book	Page	Recorded Date
2531625		Kind of Instrument TRUSTEES DEED	23-JUN-11

Prior Parcel Numbers

083500003 (Dead)

Legal Description

** For Tax Purposes Only **
 ALL OF LOT 3, HAYWARD BUSINESS PARK SUBDIVISION, RIVERDALE CITY, WEBER COUNTY, UTAH.



Weber County Parcel Search

2380 Washington Blvd Ogden, Utah

[Weber County Home](#) - [Parcel Search](#) - [Interactive Maps](#)

Current Taxes	Ownership Info	Tax History	Property Characteristics	Delinquent Taxes
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Today's Date: 11/09/2012

[<--Back to Search](#)
[<--Back to Search Results](#)

Parcel # 08-493-0001

Ownership Info

Owner	FIRST NATIONAL BANK OF LAYTON	View in Geo-Gizmo
Property Address	5165 S 1500 W RIVERDALE 84405	Plat Map
Mailing Address	1601 N HILLFIELD RD LAYTON UT 84041	Plat Map Last Uploaded: 15 Oct 2012
Tax Unit	419	08-493 View PDF
		Viewing Plat Maps requires Adobe Reader
		Dedication Plat
		Hayward Business Park Subdivision 67-045(TIF)

Property Value Info

Total Market Value: \$ 295,992.00

Current References

Entry #	Book	Page	Recorded Date
2531625			23-JUN-11
		Kind of Instrument TRUSTEES DEED	

Prior Parcel Numbers

083500002 (Dead)
083500003 (Dead)

Legal Description

** For Tax Purposes Only **
 ALL OF LOT 1, HAYWARD BUSINESS PARK SUBDIVISION ,RIVERDALE CITY, WEBER COUNTY, UTAH.



Weber County Parcel Search

2380 Washington Blvd Ogden, Utah

[Weber County Home](#) - [Parcel Search](#) - [Interactive Maps](#)

Current Taxes	Ownership Info	Tax History	Property Characteristics	Delinquent Taxes
-------------------------------	--------------------------------	-----------------------------	--	----------------------------------

Today's Date: 11/09/2012

[<--Back to Search](#)
[<--Back to Search Results](#)

Parcel # 08-493-0004

Ownership Info

<p>Owner</p> <p>Property Address</p> <p>Mailing Address</p> <p>Tax Unit</p>	<p>FIRST NATIONAL BANK OF LAYTON</p> <p>5179 S 1500 W RIVERDALE 84405</p> <p>1601 N HILLFIELD RD LAYTON UT 84041</p> <p>419</p>	<p>View in Geo-Gizmo</p> <hr/> <p>Plat Map</p> <hr/> <p>Plat Map Last Uploaded: 15 Oct 2012</p> <p>08-493 View PDF</p> <p>Viewing Plat Maps requires Adobe Reader </p> <hr/> <p>Dedication Plat</p> <hr/> <p>Hayward Business Park Subdivision 67-045(TIF)</p>
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Property Value Info

Total Market Value:	\$ 243,063.00
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Current References

Entry #	Book	Page	Recorded Date
2531625		Kind of Instrument TRUSTEES DEED	23-JUN-11

Prior Parcel Numbers

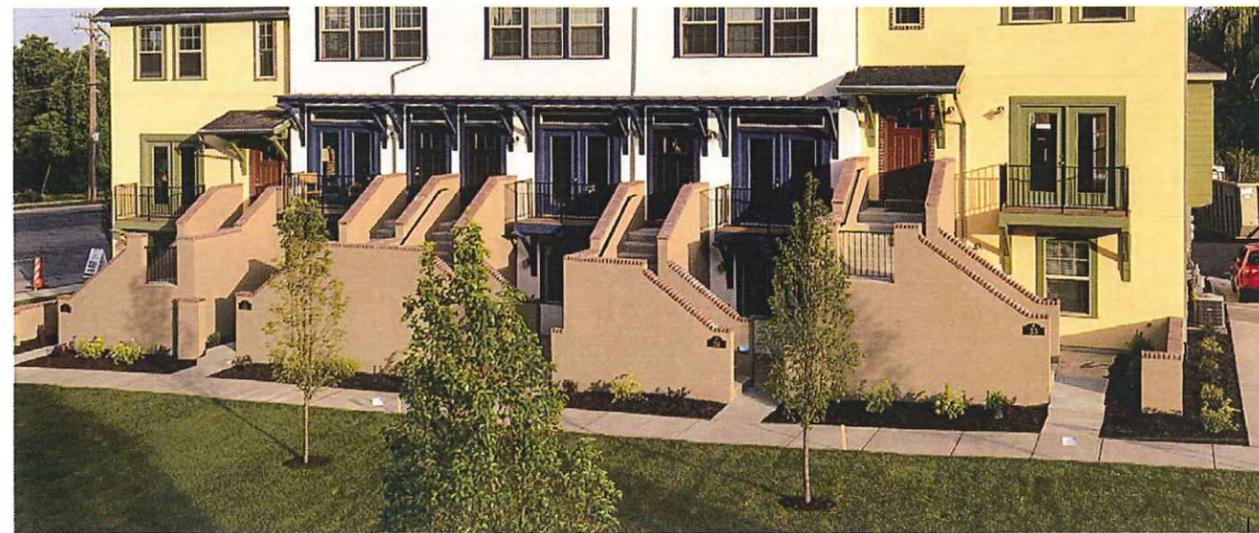
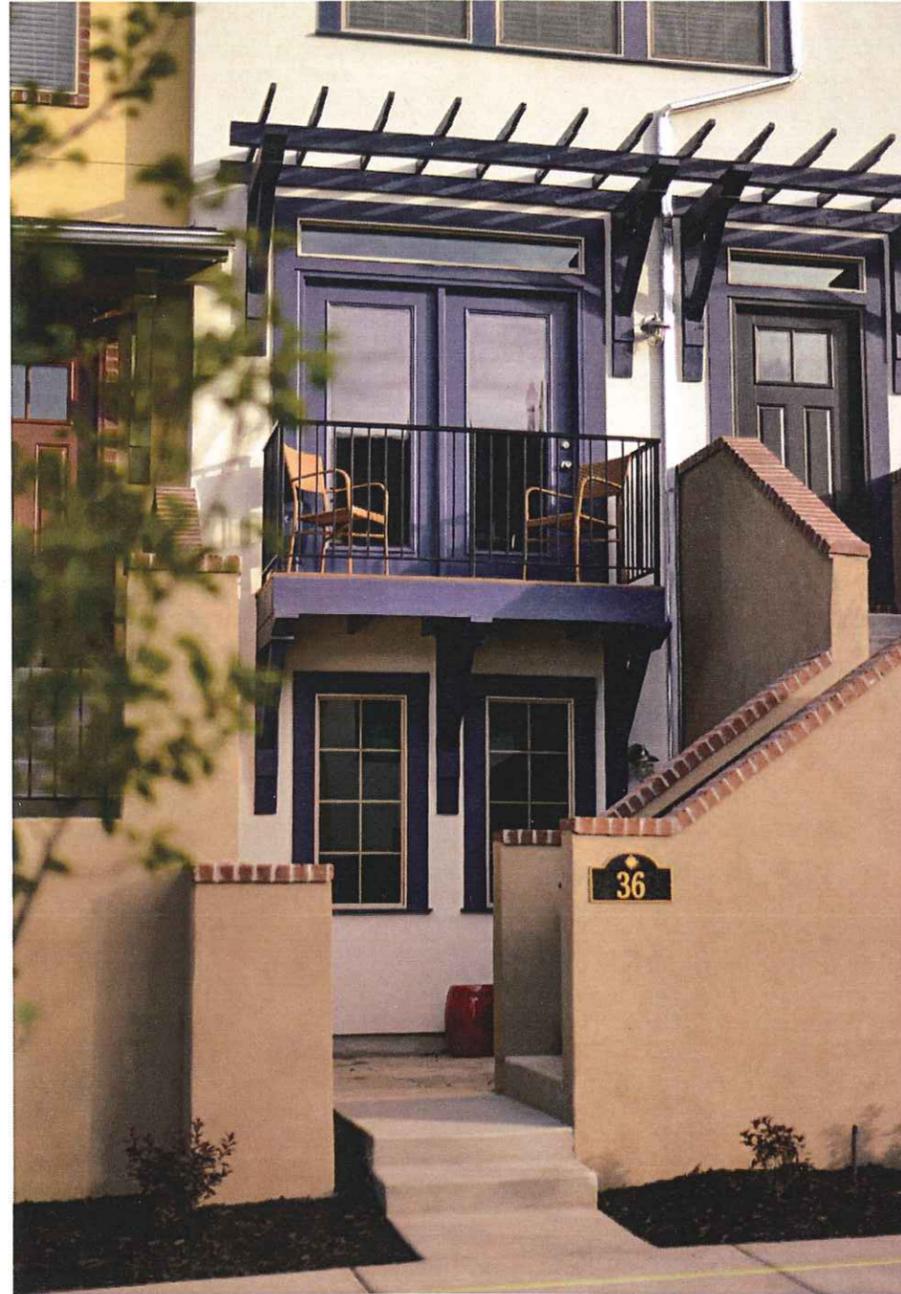
083500003 (Dead)

Legal Description

* For Tax Purposes Only *

ALL OF LOT 4, HAYWARD BUSINESS PARK SUBDIVISION, RIVERDALE CITY, WEBER COUNTY, UTAH.

Copyright © Weber County - 2380 Washington Blvd Ogden, UT 84401



PRECEDENT PHOTOGRAPHS
RIVERDALE TOWNHOUSES | DESTINATION HOMES

CONCEPTUAL ARCHITECTURE
8 NOVEMBER 2012

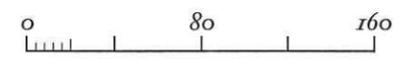
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SITE SUMMARY

PARCEL	UNITS	PARKING
A	11	12
B	9	9
C	10	5
D	11	16
TOTAL	41	42





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KEY PLAN

EYE-LEVEL STREET VIEW
RIVERDALE TOWNHOUSES | DESTINATION HOMES

CONCEPTUAL ARCHITECTURE
8 NOVEMBER 2012



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KEY PLAN

AERIAL PARK VIEW
RIVERDALE TOWNHOUSES | DESTINATION HOMES

CONCEPTUAL ARCHITECTURE
8 NOVEMBER 2012