

Project/Application Name: Regency at River Valley Phase 3 - MDA

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Hearing date:

Planner: Sonya Allen

Description of Work:

Request: Modification to the Development Agreement (H-2019-0121, Bach Storage - Inst. #2020-062947) for 2480 & 3280 E. River Valley St. change the development plan for the site from self-service storage to multi-family apartments and include an additional 0.65-acre of land at 3270 E. River Valley St. that's currently governed by Development Agreement (SGI AZ-12-010, Inst. #113005608), by Bach Homes. Location: 2480, 3270, 3280 E. River Valley St., in the NW 1/4 of Section 4, T.3N., R.1E.

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**Type of Review Requested**

Hearing

File number: H-2022-0057  
Assigned Planner: Sonya Allen  
Related Files: \_\_\_\_\_

**Applicant Information**

Applicant name: BRIAN CARLISLE, BACH HOMES Phone: \_\_\_\_\_

Applicant address: 11650 STATE ST #300, DRAPER, UT 84020 Email: brian.c@bachhomes.com

Owner name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Owner address: \_\_\_\_\_ Email: \_\_\_\_\_

Agent name (e.g. architect, engineer, developer, representative): BRIAN CARLISLE

Firm name: BACH HOMES Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: 11650 STATE ST #300 Email: brian.c@bachhomes.com

Contact name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Contact address: \_\_\_\_\_ Email: \_\_\_\_\_

**Subject Property Information**

Location/street address: 3280 E RIVER VALLEY ST

Assessor's parcel number(s): S1104233975

Township, range, section: 3N1E4

**Project Description**

**Application Information**

<b>APPLICATION TYPES</b>	
Development Agreement Modification - MDA:	CHECKED
<b>ADDRESS VERIFICATION</b>	
Address Verification Permit Number:	LDAV-2021-0582
<b>PROPERTY INFORMATION</b>	
General Location:	Near intersection of River Valley street and Eagle Rd
Current Land Use:	Vacant Land
Total Acreage:	2.57
Prior Approvals (File Numbers):	H-2019-0121; AZ 12-010
Traffic Study Required per ACHD:	No
<b>ZONING DISTRICT(S)</b>	
C-C:	CHECKED
C-G:	CHECKED
<b>FLUM DESIGNATION(S)</b>	
Mixed Use Regional:	CHECKED
Acreage - Mixed Use Regional:	2.57
<b>PROJECT INFORMATION</b>	
Number of Standard Parking Spaces Provided:	230
Gross Density:	49.8
Net Density:	49.8
What was the date of your pre-application meeting?:	05/10/2022
What was the date of your neighborhood meeting?:	06/21/2022
In Reclaimed Water Buffer:	No
<b>PROPERTY POSTING</b>	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
<b>MULTI-FAMILY</b>	
Total Number of Units:	128
Number of 1 Bedroom Units:	76
Number of 2-3 Bedroom Units:	52
Number of 4+ Bedroom Units:	0
Number of Units Containing 500 sq. ft. or Less:	12
Number of Units Containing 500-1,200 sq. ft.:	116
Number of Units Containing 1,200+ sq. ft.:	0
<b>TIME EXTENSION INFORMATION</b>	
Number of months extension:	24

<b>PLAN REVIEW</b>	
<b>Verified submittal standards and checklist items:</b>	CHECKED
<b>Verify that all drawings/documents will be uploaded in Project Dox as Individual PDF's:</b>	CHECKED
<b>APPLICATION DISCLAIMER</b>	
<b>I have read and accept the above terms:</b>	CHECKED
<b>Your signature:</b>	Brian Carlisle
<b>MISC</b>	
<b>Is new record:</b>	No