



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY, AUGUST 25, 2026**

5:30 p.m. – Planning Commission Work Session (Conference Room)

The purpose of the work session is to review maps, plans, paperwork, conduct training, etc. No motions or decisions will be considered during this session, which is open to the public.

6:00 p.m. – Planning Commission Meeting (Council Chambers)

A. Welcome & Roll Call

B. Public Comment

This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes. No action will be taken during public comment.

C. Presentations and Reports

1. Community Development Update

D. Consent Items

1. Consideration of Meeting Minutes from:
[May 26, 2026 Regular Meeting & Work Session](#)

E. Action Items

1. [Consideration to set a public hearing for recommendation on a legislative decision to amend Riverdale City Code Title 10 Chapter 9B, Section 2: Permitted Use for Residential Zones R-1-10, R-1-8, R-1-6, and R-1-4.5.](#)
2. [Consideration to approve a Conditional Use Permit for CarMax Auto Superstores located at 671 West 4400 South.](#)
3. [Consideration to forward a recommendation to City Council regarding a Final Site Plan Application for CarMax Auto Superstores, located at 671 West 4400 South.](#)

F. Comments

1. Planning Commission
2. City Staff

G. Adjournment

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted on this 21st day of August 2026 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdaleutah.gov/> and 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>.

Michelle Marigoni
Riverdale City Recorder

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, May 26, 2026, at 5:30 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

Present:

Commissioners:	Rikard Hermann, Chair Colleen Henstra, Vice Chair Alan Bowthorpe, Commissioner Laura Hilton, Commissioner Cody Hansen, Commissioner Melissa Carey, Commissioner
City Employees:	Brandon Cooper, Community Development Director Michelle Marigoni, City Recorder
Excused:	Jason Francis, Commissioner
Visitors:	Mike Hansen, Hansen Planning Group Jed Naisbitt

A. Welcome & Roll Call

The Planning Commission Meeting began at 5:30 p.m. Commissioner Hermann welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present. Members of the city staff were also present.

B. Public Comment

Commissioner Hermann opened the floor for public comments. There was no public comment.

C. Presentations and Reports

1. Community Development Update
 - Development Review Meeting 5/27 for CarMax
 - Groundbreaking ceremony RiverPark Retail 5/27
 - The townhome project on 4400 South was in Development Review Committee 5/13 and had enough feedback that they needed to make changes and bring it back for a second review.

D. Consent Items

1. Consideration of Meeting Minutes from:
May 12, 2026 Regular Meeting

Commissioner Henstra moved to approve the consent items. Commissioner Bowthorpe seconded and all voted in favor.

E. Action Items

1. Public hearing for a text amendment to Title 10 of the Riverdale City Code for the classification of new and unlisted business uses.

MOTION: Commissioner Bowthorpe moved to open the public hearing

SECOND: Commissioner Hansen

Commissioner Hermann:	Yes
Commissioner Henstra:	Yes
Commissioner Bowthorpe:	Yes
Commissioner Hilton:	Yes
Commissioner Francis:	Absent
Commissioner Carey:	Yes
Commissioner Hansen:	Yes

Motion passed unanimously, public hearing open at 5:43 p.m.

Mr. Cooper presented the proposed text amendment to Title 10, Chapter 3, which is currently a reserved chapter. He explained that this amendment is in response to a state statute passed a couple of years ago, requiring cities to establish a transparent and objective administrative process to classify new or unlisted business uses that are not currently identified as permitted or conditional in any zone.

Commissioner Hermann invited the public to speak on the item, reminding attendees that the hearing is to discuss the administrative process rather than a specific business proposal.

Public comment:

Jed Naisbitt, the owner of the Ruby River building, addressed the Commission to explain his business vision and understand how to navigate the city's process correctly. He stated that he is a retired doctor and investor, not a professional restaurateur, and that he wants to do things the "right way" to preserve the beautiful, iconic 11,700-square-foot log cabin building. He noted that he has had lucrative offers to bulldoze the structure but wants to keep it as a positive gift to the Riverdale community.

MOTION: Commissioner Hansen moved to close the public hearing

SECOND: Commissioner Bowthorpe

Commissioner Henstra: Yes
Commissioner Bowthorpe: Yes
Commissioner Hilton: Yes
Commissioner Francis: Yes
Commissioner Carey: Yes
Commissioner Hansen: Yes
Commissioner Hermann: Yes

Motion passed unanimously.

2. Consideration to forward a recommendation to City Council for a text amendment to Title 10 of the Riverdale City Code for the classification of new and unlisted business uses.

Commissioner Hansen asked about the land use authority, confirming that designating the Community Development Director as the administrative authority was intended to streamline the process and avoid agenda delays (allowing decisions in days rather than weeks). He also asked why a 60-day timeline was specified to transmit unaligned proposals to the City Council. Mr. Cooper clarified that 60 days is the maximum statutory period required by state code to ensure a prompt legislative decision.

Commissioner Hilton asked for clarification regarding the specific Utah Code section referenced in the packet. Mr. Cooper identified it as Section 10-9a-507, noting that the state code uses the term "legislative body" to refer to the City Council.

Commissioners Hilton, Hansen, and Bowthorpe expressed agreement that the Community Development Director is the appropriate land use authority to perform the initial, objective screening for efficiency.

Mr. Cooper reminded the Commission that their decision is a recommendation, and the City Council retains final authority to approve, deny, or modify the text amendment.

MOTION: Commissioner Hansen moved to forward a favorable recommendation to City Council for a text amendment to Title 10 of the Riverdale City Code for the classification of new and unlisted business uses.

SECOND: Commissioner Hilton

Commissioner Bowthorpe: Yes
Commissioner Hilton: Yes
Commissioner Francis: Absent
Commissioner Carey: Yes
Commissioner Hansen: Yes
Commissioner Hermann: Yes
Commissioner Henstra: Yes

Motion passed unanimously (6 in favor, 1 absent)

Comments

1. Planning Commission
2. City Staff

F. Adjournment

As there was no further business to discuss, Commissioner Hansen moved to adjourn. Commissioner Bowthorpe seconded the motion. All were in favor and the Planning Commission meeting adjourned at 6:02 p.m.

Approximately 6:00 p.m. (immediately following regular meeting) – Planning Commission Work Session

The purpose of the work session is to review maps, plans, paperwork, etc. No motions or decisions will be considered during this session, which is open to the public. This work session will be focused on the process of updating Riverdale City Code Title 10 with Hansen Planning Group.

The Work Session began at 6:03 p.m. Commissioners continued work on Title 10 updates, which included:

- General Plan Structure
- Placement of neighborhood chapters
- Roadmap and schedule for public engagement
- Neighborhood structure

The Work Session adjourned at 7:55 p.m.

Date Approved:



Body: Planning Commission
Topic: **PUBLIC HEARING**
Text Amendment-Riverdale City Code 10-9B-2
Removal of Cluster Subdivisions

Department: **Community Development**
Director: Brandon Cooper
Staff/Presenter: Brandon Cooper
Contact: bcooper@riverdaleutah.gov

ITEM TYPE

- ☒ Action Item
- ☒ Public Hearing
- ☐ Discussion Item
- ☐ Information Item
- ☐ Other _____

EXECUTIVE SUMMARY

The proposed text amendment would amend **Riverdale City Code 10-9B-2, Permitted Uses**, by removing **cluster subdivisions** as a permitted use within the residential zoning districts governed by this section, which are **R-1-10, R-1-8, R-1-6, R-1-4.5**

Riverdale City Code 10-9B-2 currently identifies a "Cluster subdivision, in accordance with chapter 23 of this title" as a permitted use. The proposed amendment removes this provision from the list of permitted uses. All other permitted uses contained in Section 10-9B-2 would remain unchanged as part of this amendment.

The proposed amendment follows the City Council's previous initiation of proceedings to review the permitted uses and development standards applicable to the R-1-6 Single-Family Residential zoning district. As part of that action, the Council adopted Ordinance No. 1002, which identified the potential removal of cluster subdivisions as a permitted use and directed staff and the Planning Commission to review and evaluate appropriate text amendments.

The proposed amendment is intended to complete that review process by permanently removing cluster subdivisions from the permitted uses listed in Section 10-9B-2.

BACKGROUND

At its January 20, 2026, regular meeting, the City Council considered and denied a proposed amendment to the Riverdale City General Plan Future Land Use Map affecting property along Ritter Drive. The Council's decision included findings concerning compatibility with the surrounding neighborhood, impacts to adjacent property owners, traffic, and neighborhood safety.

Following that action, staff began evaluating the existing development framework within the R-1-6 Single-Family Residential zoning district, including whether the permitted uses and



development standards remained consistent with the City's General Plan, neighborhood character objectives, and public health and safety considerations.

On February 3, 2026, the City Council adopted Ordinance No. 1002, formally initiating proceedings to amend the R-1-6 zoning regulations. Ordinance No. 1002 specifically identified the potential removal of cluster subdivisions as a permitted use as one of the matters to be evaluated through the City's land use amendment process. The ordinance also established a temporary land use regulation while the proposed amendments were reviewed.

As part of the permanent text amendment process, staff reviewed Section 10-9B-2. The section currently includes the following permitted use:

"Cluster subdivision, in accordance with chapter 23 of this title."

The proposed amendment removes this language from Section 10-9B-2. The amendment does not modify the remaining permitted uses contained within the section. Removal of cluster subdivisions from Section 10-9B-2 will eliminate cluster subdivision development as a permitted use under this zoning provision and implement the zoning policy considered by the City Council when it initiated the text amendment proceedings.

APPLICABLE ORDINANCES

The proposed amendment to Riverdale City Code 10-9B-2: Permitted Uses consists of deleting the following provision:

~~Cluster subdivision, in accordance with chapter 23 of this title.~~

No other permitted uses within Section 10-9B-2 are proposed to be modified by this amendment.

https://library.municode.com/ut/riverdale_city/codes/city_code?nodeId=TIT10ZOSURE_CH9REZO_ARTB_SIMIREZO10864.5

REQUESTED TIMELINE

Planning Commission Meeting: September 8, 2026

City Council Meeting: September 15, 2026



POTENTIAL ACTIONS

Following presentation and discussion of the proposed text amendment, the Planning Commission may:

1. make a motion to recommend **APPROVAL** to the City Council of amendments to RCC 10-9B-2
2. make a motion to recommend **APPROVAL WITH MODIFICATIONS** to the City Council of amendments to RCC 10-9B-2
3. make a motion to recommend **DENIAL** to the City Council of amendments to RCC 10-9B-2
4. make a motion to **TABLE** the matter to a later date

RECOMMENDATION

Staff recommends **approval of the proposed text amendment to Riverdale City Code 10-9B-2,** removing cluster subdivisions as a permitted use. The amendment implements the review initiated by the City Council through Ordinance No. 1002 and provides a permanent resolution of the specific cluster subdivision issue identified during that process.

Attachments:

Strikethrough Code Section 10-9B-2

10-9B-1: PURPOSE AND INTENT:

The purpose of the R-1-10, R-1-8 and R-1-6 zone classifications is to provide regulated areas for single-family residential use at three (3) different low density levels. The purpose of the R-1-4.5 zone classification is to provide regulated areas for single-family residential use at a moderate density and to encourage a wider choice of single-family residential housing styles and prices than is now available, as well as opportunities for significant savings in both site development and space heating, while maintaining the advantages of individual home ownership.

(1985 Code § 19-17-1)

10-9B-2: PERMITTED USES:

Accessory building and use that is incidental to a dwelling on the same lot or property and in compliance with all Riverdale City ordinances that regulate the use of accessory buildings.

Agriculture, nurseries and greenhouses, provided the sale of goods is limited to material produced on the premises.

Church, synagogue or similar permanent building used for regular religious worship.

~~Cluster subdivision, in accordance with chapter 23 of this title.~~

Educational institution, public schools, private with similar curriculum, daycare/preschool centers.

Golf course, except miniature golf.

Household pets.

Parking lot accessory to uses permitted in this zone.

Planned ~~residential unit~~ development, in accordance with chapter 22 of this title.

Public building, public park, public recreation grounds and associated buildings.

Single-family dwellings.

Temporary building for use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work.

(1985 Code § 19-17-2; amd. Ord. 784, 4-19-2011; Ord. 802, 4-3-2012)



Body: Planning Commission
Topic: **CarMax Auto Superstores**
CONDITIONAL USE PERMIT

Department: **Community Development**
Director: Brandon Cooper
Staff/Presenter: Brandon Cooper
Contact: bcooper@riverdaleutah.gov

ITEM TYPE

- ☒ Action Item
- ☐ Public Hearing
- ☐ Discussion Item
- ☐ Information Item
- ☐ Other _____

EXECUTIVE SUMMARY

CarMax Auto Superstores, Inc. is requesting approval of a Conditional Use Permit to operate a used automobile sales and service facility at **671 W. 4400 S.** The approximately 5.5-acre property is zoned C-3, Regional Commercial.

The proposed development includes a CarMax retail automobile dealership with vehicle sales, display and staging areas, customer and employee parking, presentation lanes, and an enclosed service area used for vehicle inspections and routine maintenance. The associated site plan includes approximately 7,737 square feet of building area, 63 customer/employee parking spaces, 160 sales display spaces, and 155 sales staging spaces.

The property was previously considered by the Planning Commission and City Council in connection with a General Plan amendment and rezoning to accommodate the proposed commercial development. The applicant notes that the site is located along the Riverdale Road commercial corridor and is adjacent to other commercial and automobile-oriented uses.

CONDITIONAL USE REVIEW

Riverdale City Code Section 10-19-5 provides that a conditional use shall be approved when reasonably anticipated detrimental effects can be substantially mitigated through reasonable conditions.

The applicant has submitted a narrative addressing the applicable conditional use criteria and states that the use will comply with applicable City standards, will be compatible with surrounding commercial development, and will not create detrimental impacts to surrounding properties. The applicant further states that the use will be conducted within enclosed buildings and is not anticipated to generate objectionable odor, dust, smoke, or noise.



Staff finds that the proposed use is consistent with the commercial character of the Riverdale Road corridor and that reasonably anticipated impacts associated with traffic, parking, site circulation, building design, landscaping, stormwater, utilities, and construction can be addressed through the approved site plan, applicable City standards, and appropriate conditions of approval.

REQUESTED TIMELINE:

Planning Commission Meeting – August 25, 2026

STAFF CONCLUSION

Staff recommends that the Planning Commission **APPROVE the Conditional Use Permit** for CarMax Auto Superstores, Inc. at 671 W. 4400 S., subject to the following conditions:

1. The project shall be developed and operated substantially in accordance with the approved site plan, building plans, and associated development approvals.
2. The applicant shall comply with all applicable requirements of Riverdale City Code, the approved Development Agreement, and all applicable City engineering, building, fire, stormwater, and public improvement standards.
3. Any significant modification to the approved use or site configuration that materially affects the conditional use approval shall require additional review by Riverdale City.

POTENTIAL ACTIONS:

Pursuant To Riverdale City Code 10-19-3, the Planning Commission is the final approval authority for conditional use permits in new construction buildings.

Following discussion and review, the Planning Commission shall make:

- A motion to **APPROVE** the proposed CarMax Conditional Use Permit;
- A motion to **APPROVE WITH MODIFICATIONS** the proposed CarMax Conditional Use Permit; or
- A motion to **DENY**, supported by findings fact.

Attachments

CUP Application
Project Narrative
Final Site Plan

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.000573105

Jun 16, 2026

Previous Balance:	.00
MISCELLANEOUS - CONDITIONAL USE PERMIT 671	75.00
W 4400 S	
10-36-9000 SUNDRY REVENUE	
Total:	75.00
CHECK	75.00
Check No: 9000756579	
Total Applied:	75.00
Change Tendered:	.00

06/16/2026 2:46 PM



1626 Cole Blvd, Suite 125
Lakewood, CO 80401
T 303.670.4111
CenterPoint-IS.com

Memorandum

To: Cheri Hancock, CarMax
From: Vanessa Cantu, CenterPoint
Cc: Steve Hudak, CarMax
Greg Toler, CenterPoint

Date: June 10, 2026

Re: **CarMax #6175 – Salt Lake (Riverdale), UT- CUP Application Fee**

I would like to request the following check as they relate to the Riverdale City Conditional Use Permit Application fee:

1. A check in the amount of **\$75.00** made payable to **Riverdale City** for the application fee associated with the CarMax rezone application for 671 W. 4400 S Riverdale, UT 8440.

Address: Riverdale City
4600 South Weber River Drive
Riverdale City, Utah 84405

Attn: Brandon Cooper

The check should be delivered to Riverdale City at the address below for submittal. Please advise CenterPoint when the check is sent so we can verify receipt.

Riverdale City
Attn: Brandon Cooper
4600 South Weber River Drive
Riverdale City, Utah 84405



Fee \$75.00 Date Paid: _____ Receipt No. _____



To: Brandon Cooper, Community Development Director, Riverdale City, UT

From: Kristen Cowan, Development Manager, CenterPoint Integrated Solutions (Applicant on behalf of CarMax Auto Superstores, Inc. which is under contract on subject property)

CC: Bradley Escobar, Manager, Real Estate Development, CarMax
Brad Lauth, Director, CenterPoint Integrated Solutions
Vanessa Cantu, Development Associate, CenterPoint Integrated Solutions

Date: June 16, 2026

Re: **671 W 4400 S – Proposed CarMax Auto Superstore – Used Automobile Sales and Service Basis of Review of Conditional Use Permit**

Mr. Cooper:

Per Section 10-19-5, the Planning Commission shall review a conditional use permit with evidence presented to establish the following criteria. Please accept this narrative addressing the evidence for each criteria:

A. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

Reasonable conditions have been proposed to mitigate any reasonably anticipated detrimental effects of the proposed use under the executed Development Agreement between CarMax Auto Superstores, Inc. and the City of Riverdale.

B. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

The proposed use will comply with all applicable standards.

C. The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community; and

The proposed use was found at the City Council hearing on April 7, 2026 to be compatible with the General Plan's objective of cluster commercial development along the main corridor and provides a public benefit of additional economic development in the City. The development will provide a service that will contribute to the general well-being of the community.

D. Such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs; and

The proposed use will not be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community. The City Council at the April 7th hearing found that the proposed use would be compatible with and complementary to the existing surrounding uses. The site and buildings were designed to be compatible with and complementary when considering traffic generation, parking, building design and location, landscaping, and signs.

E. The proposed use conforms to the goals, policies and conditions specified in this chapter for such use; and

The proposed use conforms to the goals and policies specified in Chapter 10 – Commercial Zones to provide suitable areas for the location of various types of commercial activity on the basis of which are compatible and complementary, including intensity of land utilization. This location off of Riverdale Road is adjacent to other commercial and automobile-oriented commercial uses and along the railroad line is a suitable location for the use.

The proposed use also conforms to all the conditions placed on conditional uses in the C-3 district outlined in 10-10A-3. The proposed use will be within completely enclosed buildings, and the use will not generate odor, dust, smoke, or noise.

F. That the proposed use conforms to the goals, policies and governing principles and land use of the master plan for the city; and

The proposed use conforms to the goals, policies, and governing principles and land use of the master plan for the city by being compatible with and clustering commercial development along the main Riverdale Road corridor and providing the public benefit of additional economic development to the city.

G. The proposed use will not lead to the deterioration of the environment, or ecology of the general area, nor will it produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally affect, to any appreciable degree, public or private property, including the operation of existing uses thereon, in the immediate vicinity or the community or area as a whole.

The proposed use will not lead to the deterioration of the environment, ecology, or emit pollutants to detrimentally affect public or private property, including the operation of existing uses. The proposed use will meet all code criteria for site and building improvement.

Please reach out to Brad Lauth at 757-897-5169 or blauth@centerpoint-is.com with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kristen Cowan', written in a cursive style.

Kristen Cowan
Development Manager



Body: Planning Commission
Topic: CarMax Auto Superstores – Final Site Plan Application
Department: Community Development
Director: Brandon Cooper
Staff/Presenter: Brandon Cooper
Contact: bcooper@riverdaleutah.gov

ITEM TYPE

- ☒ Action Item
- ☐ Public Hearing
- ☐ Discussion Item
- ☐ Information Item
- ☐ Other _____

EXECUTIVE SUMMARY

On June 16, 2026, CarMax Auto Superstores, represented by Kristen Cowan from CenterPoint Integrated Solutions, submitted an application for a commercial Site Plan approval for the CarMax auto dealership located at 671 W 4400 S (parcel no. 06-356-0001) in the newly adopted Commercial (C-3) zone. The applicant seeks to construct a pre-owned auto dealership on approximately 5.5 acres, with the associated buildings, parking, landscaping, and infrastructure. FZD Riverside Flats, LLC is the current owner of the property and has provided owner authorization. A public hearing is not required to consider this site plan proposal.

The City Council is the designated land use authority for final commercial site plan applications. Accordingly, the Planning Commission shall forward a recommendation to the City Council regarding the site plan application.

Site plans are regulated under Riverdale City Code **10-25 "Development in All Zones", 10-10A-1 "Commercial Zones", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access"**, and is guided by UCA 10-20.

Riverdale City staff, along with the contracted City Engineer, have conducted a Site Plan Review to verify that the application complies with municipal ordinances and applicable standards and specifications. The site plan included in this transmittal has resolved all City comments and, subject to Planning Commission action, payment of financial guarantees, transfer of water, SWPPP, and the recording of a long-term storm water maintenance agreement, is ready for final plat approval.



REQUESTED TIMELINE:

Planning Commission Meeting – August 25, 2026

City Council Meeting – September 1, 2026

POTENTIAL ACTIONS:

Pursuant To Utah Code Title 10, Chapter 20, the Planning Commission's Role Is Advisory.

Following discussion and review, the Planning Commission shall make a **recommendation to the City Council** to:

- Recommend **APPROVAL** of the proposed Site Plan subject to the conditions found in the Staff Report ;
- Recommend **APPROVAL WITH MODIFICATIONS** of the proposed Site Plan; or
- Recommend **DENIAL**, supported by findings fact.

STAFF CONCLUSION

Based on the findings and conditions described in the attached Staff Report, staff concludes that the CarMax Site Plan complies with all applicable City and State codes and ordinances.

Attachments

Staff Report

Final Site Plan



Body: Planning Commission

Date: 25 August 2026

Requested Action: CarMax Auto Superstores
671 W 4400 S, Riverdale UT 84405
Final Site Plan

Petitioner/Applicant: CarMax Auto Superstores, Inc
12800 Tuckahoe Creek Parkway
Richmond, VA 23238
Engineer: Basin Engineering
Consultant: Centerpoint Integrated Solutions

Department: Community Development

Director: Brandon Cooper

Staff/Presenter: Brandon Cooper

Contact: bcooper@riverdaleutah.gov

DESCRIPTION OF REQUEST

On June 16, 2026, CarMax Auto Superstores, represented by Kristen Cowan from CenterPoint Integrated Solutions, submitted an application for a commercial Site Plan approval for the CarMax auto dealership located at 671 W 4400 S (parcel no. 06-356-0001) in the newly adopted Commercial (C-3) zone. The applicant seeks to construct a pre-owned auto dealership on approximately 5.5 acres, with the associated buildings, parking, landscaping, and infrastructure. FZD Riverside Flats, LLC is the current owner of the property and has provided owner authorization. A public hearing is not required to consider this site plan proposal.

The City Council is the designated land use authority for final commercial site plan applications. Accordingly, the Planning Commission shall forward a recommendation to the City Council regarding both the subdivision and site plan application

PROJECT INFORMATION

CarMax Auto Superstores, Inc. is proposing development of a new CarMax retail automobile dealership at 671 W. 4400 S. The property is located generally between 700 West, 4400 South, and Riverdale Road. The site was previously considered by the Planning Commission as part of CarMax's General Plan amendment and rezoning request. The applicant's earlier materials



identified the property as being surrounded by a mixture of commercial and residential zoning, with established C-3 commercial uses located to the west, east, and across Riverdale Road. The applicant previously requested that the property be rezoned from R-4 to C-3 to accommodate the proposed commercial use. The current site plan has been reviewed under the C-3 Commercial zone, consistent with that prior land use action.

The original application was filed on June 16, 2026. The final civil plans submitted for review are dated August 3, 2026, prepared by Basin Engineering & Surveying.

The architectural elements of the site and buildings were reviewed and approved by the Design Review Committee on May 27, 2026.

Existing Conditions Aerial





ANALYSIS AND FINDINGS

The proposed development consists of a CarMax retail automobile dealership and related site improvements. The building program includes approximately 7,737 square feet divided among sales, presentation, and retail service functions. The plans provide separate areas for customer/employee parking, vehicle sales display, and sales staging. The site plan specifically identifies 160 sales display spaces, 63 customer/employee spaces, and 155 sales staging spaces. It also identifies approximately 0.55 acre devoted to detention and approximately 0.44 acre reserved for potential future impervious expansion.

The development plans include new water, sanitary sewer, storm drain, electrical, gas, and telecommunications infrastructure necessary to serve the site.

The plans specifically note that all construction and materials are required to meet the latest Riverdale City standards. Because the project includes public improvements and work affecting the public right-of-way, the Owner will be required to execute a Financial Guarantee Escrow Agreement prior to final approval and construction, to guarantee satisfactory installation and completion of required public improvements.

Commercial Zones – C-3 (RCC 10-10A)

The purposes of the C-1 neighborhood commercial zone, C-2 community commercial zone and C-3 regional commercial zone is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of the city. It is also to separate into three (3) zones, uses based upon type of activity which are compatible and complementary, as well as intensity of land utilization and accessory use needs.

Analysis: Review of Site Development Standards, Uses, building setbacks, screening, parking, landscaping, signs, and lighting, traffic movement, harmonious and beneficial relations among buildings, height and bulk of buildings, and the harmonious relations between adjacent neighborhoods.

Finding: Staff conducted an initial review of the proposed site plan and provided a corrections report to the applicant on July 9th, 2026. The applicant made final corrections and submitted final revisions on August 21st, 2026. **The proposal satisfies the standards identified above and is compliant with City Code.** Staff determination: **Complies**



Development in All Zones (RCC 10-25)

1. *The underlying purpose and intent of this chapter is to promote the health, safety, convenience and general welfare of the inhabitants of the city in the matter of all proposed land developments, to encourage the healthful growth of the city and related matters affected by such developments.*

Analysis: Review of subdivision and site plan, proper submission and compliance to plan standards checklist, review and action by Planning Commission.

Finding: This application was received on June 16, 2026 . All City comments have been satisfied by the applicant and are reflected in the attached final site plan presented for consideration. Staff determination: **Complies**

Regulations Applicable to All Zones (RCC 10-14)

1. *The requirements of this title as to minimum site development standards shall not be construed to prevent a use as permitted in a respective zone of any parcel of land in the event such parcel was held in separate ownership prior to the effective date hereof. Each such parcel to be developed must have not less than sixteen feet (16') of frontage on a street, or as approved by the board of adjustment, and the density of development may not exceed that permitted by area requirements in the respective zone. (1985 Code § 19-3-2). The regulations hereinafter set forth in this chapter qualify or supplement, as the case may be, the zone regulations contained elsewhere in this title. (1985 Code § 19-3-1)*

Analysis: Review of Main Building Regulations, Yard Regulations, Height Regulations, and Residential Landscape Requirements.

Finding: Riverdale City staff, along with the contracted City Engineer, reviewed the petitioner's site plan land use application to verify that the application complies with municipal ordinances and applicable standards and specifications. Comments were provided to the applicant's design team and revisions were made to the petition. All City comments have been satisfied by the applicant and are reflected in the attached final subdivision plat and site plan presented for consideration. Staff determination: **Complies**



Parking, Loading Space; Vehicle Traffic and Access (RCC 10-15)

The purpose of this chapter is to regulate parking and loading spaces, vehicle traffic and access in order to provide orderly and adequate development of these needed amenities, and in so doing, promote the safety and well-being of the citizens of the city. Consequently, there shall be provided at the time of the erection of any main building or at the time any main building is enlarged or increased, minimum off street parking space with adequate provisions for ingress and egress by standard sized automobiles. (1985 Code § 19-4-1)

Analysis: Review of Parking Space for Non-dwelling Buildings, Computation of Parking Requirements, Parking Lot Design & Maintenance, Off-Street Truck Loading Space, and Vehicular Traffic to Commercial or Manufacturing Zones.

Finding: Riverdale City staff, along with the contracted City Engineer, reviewed the petitioner's site plan land use application to verify that the application complies with municipal ordinances and applicable standards and specifications. Comments were provided to the applicant's design team and revisions were made to the application. All City comments have been satisfied by the applicant and are reflected in the attached final site plan presented for consideration. Staff determination: **Complies**

CONCLUSION

The proposed CarMax use is consistent with the site's C-3 zoning and with the surrounding commercial character along the Riverdale Road corridor.

The proposed site layout accommodates the operational needs of the dealership while providing defined customer parking, vehicle display and staging areas, internal circulation, appropriate landscaping, utilities, stormwater facilities, and access to the surrounding roadway system.

Staff finds that any remaining issues are principally technical and administrative in nature and can be satisfactorily addressed through the conditions recommended below. Subject to completion of those conditions and continued compliance with applicable Riverdale City ordinances, engineering standards, and other regulatory requirements, staff finds the CarMax site plan appropriate for approval.

Staff recommends that the Planning Commission forward a **RECOMMENDATION OF APPROVAL** to the City Council for the CarMax site plan, subject to the following conditions:

1. The approval and recording of a long-term storm water management plan
2. The execution of a Financial Guarantee Escrow Agreement to guarantee satisfactory installation and completion of public improvements
3. The execution and recording of a Public Water Supply Agreement purchasing the appropriate amount of water to meet the requirements of the City
4. The attendance of a pre-construction meeting prior to any site work and conformity with future code compliant requirements (SWPPP, permits, site coordination, testing, etc)

Attachments

Application
Final Plat
Proposed Site Plan
Correction Report(s)
Design Review Committee Packet

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.000573104

Jun 16, 2026

CARMAX

Previous Balance:	.00
MISCELLANEOUS - SITE PLAN REVIEW 671 S 4400 S 10-34-1500 ZONING & SUB. FEES	2,400.00
Total:	2,400.00
CHECK Check No: 9000756578	2,400.00
Total Applied:	2,400.00
Change Tendered:	.00

06/16/2026 2:44 PM



1626 Cole Blvd, Suite 125
Lakewood, CO 80401
T 303.670.4111
CenterPoint-IS.com

Memorandum

To: Cheri Hancock, CarMax
From: Vanessa Cantu, CenterPoint
Cc: Steve Hudak, CarMax
Greg Toler, CenterPoint

Date: June 10, 2026

Re: CarMax #6175 – Salt Lake (Riverdale), UT- Site Plan Application Fee

I would like to request the following check as they relate to the Riverdale City Site Plan Application fee:

1. A check in the amount of **\$2,400** made payable to **Riverdale City** for the application fee associated with the CarMax rezone application for 671 W. 4400 S Riverdale, UT 8440.

Address: Riverdale City
4600 South Weber River Drive
Riverdale City, Utah 84405

Attn: Brandon Cooper

The check should be delivered to Riverdale City at the address below for submittal. Please advise CenterPoint when the check is sent so we can verify receipt.

Riverdale City
Attn: Brandon Cooper
4600 South Weber River Drive
Riverdale City, Utah 84405



Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405
Acct #10-34-1500

APPLICATION FOR COMMERCIAL OR MANUFACTURING SITE PLAN REVIEW

CASE NO: _____ DATE SUBMITTED: _____

PROJECT NAME: CarMax- Riverdale, UT

PROPERTY OWNER'S NAME: FZD Riverside Flats LLC

PROPERTY OWNER'S ADDRESS: 3515 W 2200 N St Plain City, UT 84404

PROPERTY OWNER'S PHONE: (801)455-8005 EMAIL ADDRESS: chriswhatch@gmail.com

PROJECT CONTACT: Kristen Cowan on behalf of Carmax Auto Superstores, Inc.

PHONE: (316)841-8550 EMAIL ADDRESS: kcowan@centerpoint-is.com

ADDRESS OF SITE: 671 W. 4400 S Riverdale, UT 84405

PARCEL #(S): 063560001

PROPOSED LAND USE: Retail automobile dealership (used vehicles) with associated vehicle display, parking, and support functions

CURRENT ZONING: C-3 PROJECT SIZE (SQ. FT / ACRES): 5.5 Acres

ARCHITECT/ENGINEER NAME: POH+W Architects PHONE: (412)805-4865

Signature of Applicant

Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - \$400 per acre or portion of ***Project is 6 Acres**

Fee: \$ _____ Date paid: _____

Planning Commission set public hearing: Yes ☐ No ☐ Date of Public Hearing: _____

Planning Commission scheduled to hear this application for site plan approval on:

Date: _____ Decision of Commission: _____

City Council set public hearing: Yes ☐ No ☐ Date of Public Hearing: _____

City Council scheduled to hear this application for site plan approval on:

Date: _____ Decision of Council: _____



PLAN CORRECTIONS REPORT – SUBDIVISION/ SITE PLAN REVIEW #2

CASE NO: _____ DATE ISSUED: **AUGUST 14, 2026**

PROJECT NAME: **CARMAX AUTO SUPERSTORES**

PROJECT ADDRESS: **671 WEST 4400 SOUTH, RIVERDALE, UTAH**

PARCEL(S): **06-334-0001**

APPLICATION DATE: **JUNE 16, 2026**

DESCRIPTION: **SITE PLAN – AUTOMOTIVE DEALERSHIP**

ARCHITECT: **PEIPER, OBRIEN, HERR** Phone: **770.569.1706**

ENGINEER: **BASIN ENGINEERING** Phone: **504.766.0526**

OWNER: **FZD RIVERSIDE FLATS, LLC** Phone: **801.918.5128**

REVIEW PROCESS	STATUS	REVIEWER
Public Works	Requires Resubmittal	Shawn Douglas – sdouglas@riverdaleutah.gov
Engineering	Requires Resubmittal	Todd Freeman – toddf@cec-engineers.com
Community Development	Requires Resubmittal	Brandon Cooper – bcooper@riverdaleutah.gov
Fire	Approved	Paul Flaig – pflaig@riverdaleutah.gov

PUBLIC WORKS

DATE	COMMENTS	CORRECTIVE ACTION	STATUS
08/14/2026	Storm Water	Provide a drainage system operation and maintenance plan with BMPS. Plan must be approved and recorded with plat.	Not Resolved
		Orifice size, location and plan detail, free board on detention/retention structure, free board on structure, and emergency overflow. The details need to be per Riverdale City Standards and Specifications.	Not Resolved
		Add hydraulic separator or BMP's to treat storm water before water enters underground retention/detention system.	Resolved
		Provide proposed flows (gpm/gpd)	Resolved
		Storm water prevention plan for construction site including BMP's. Verify that there will be no runoff to the North or East that will require silt fence. All storm water inspections will need to be completed on Compliance Go.	Not Resolved
		Notice of intent filed with State for SWPPP.	Not Resolved
		Note to survey and certify retention structure size and design after construction.	Resolved

DATE	COMMENTS	CORRECTIVE ACTION	STATUS
08/14/2026	Water	Retention pond landscape materials need to be shown. Preference is for large stone in the bottom and contrasting materials on the slope. Needs to be landscaped to be aesthetically pleasing.	Resolved
		The location of the storm water connection needs to be shown and detail included.	Resolved
		Water meter and water line need to be the same size.	Resolved
		Irrigation controller needs to be and EPA WaterSense smart clock.	Resolved
		Provide water usage peak demands.	Resolved
		Provide what water shares will be used to meet water requirements.	Resolved
		How is car wash water recycled?	Resolved
08/14/2026	Streets	Provide water valve on the tee at the 6" and 8" water connections	Not Resolved
		Concerns about using bluegrass on the slope of the pond.	Comment
		A design for the pork chop at the entrance on 700 W needs to be provided. What is shown has proven not to work in the past. The sidewalk needs to continue though the pork chop.	Resolved
08/14/2026	Sewer	Provide proposed sewer flows daily and peak. Including peak demand time.	Resolved
		A will serve letter from Central Weber Sewer Improvement District needs to be provided	Resolved
08/14/2026	General Notes	Note requiring all construction and materials shall meet Riverdale City standards.	Resolved
		Note requiring all missing, nonfunctioning, and or damaged surface improvements shall be replaced. (sidewalk, curb and gutter, fencing, etc.). Include detail in plans based on current Riverdale City Standards and Specifications	Resolved

ENGINEERING

DATE	COMMENTS	CORRECTIVE ACTION	STATUS
08/14/2026	C3.0 Site Plan	See redlined notes on attached plan set	Not Resolved
		Show how the fuel tank will provide secondary containment for spills.	Not Resolved
		Provide a designated snow storage area that is sized between 10-15% of the paved area that will be plowed.	Not Resolved

C4.0 Utility	Provide the top-of-grate elevation for the basin outlet. The detail and the plans currently cross-reference each other without showing the actual elevation.	Not Resolved
	When the river flows at full capacity, the water level reaches the top of the outlet pipe into the river. Given your proposed inverts, there is a risk of backwater flooding into your basin. Please address this issue.	Not Resolved
	It appears the 36" storm water pipe will bore through the concrete bench in the manhole. Please address this.	Not Resolved
C2.01 Grading	The Water Quality Management section on page 7 of the Drainage Calculations report states that the 80th-percentile water quality volume will percolate in 47.33 hrs. Please provide calculations showing how this was determined.	Not Resolved
	Provide calculations for the orifice size design. My calculation show an orifice with a 6" diameter and 1.74 feet of head would provide a flow of 1.29 cfs which is too much over the 1.1 cfs allowed for the site. Please reduce the orifice size.	Not Resolved
C5.1 Grading	Specify what erosion control measures or stabilization will be used on the basin slope at the curb cut locations.	Not Resolved
C10.5 Details	Detail 2 – Typically, an aluminum orifice plat is bolted to the upstream side of the concrete structure over the opening to ensure an accurate orifice diameter and flow rate. Please update the detail.	Not Resolved
	Detail C1 - Provide the top-of-grate elevation for the basin outlet. The detail and the plans currently cross-reference each other without showing the actual elevation.	Not Resolved

COMMUNITY DEVELOPMENT

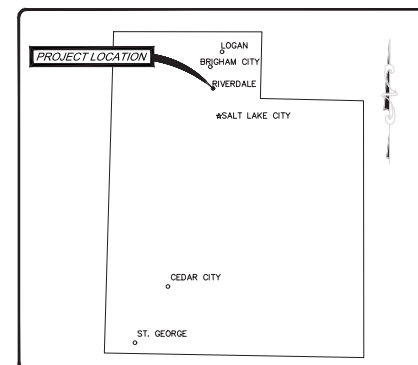
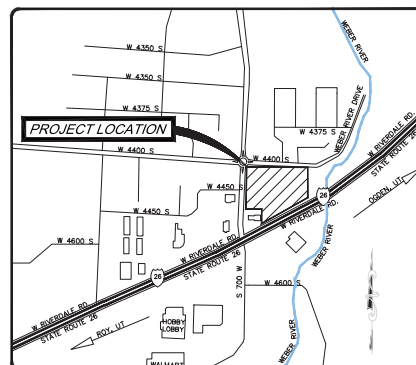
DATE	COMMENTS	CORRECTIVE ACTION	STATUS
07/07/2026	Site Plan		
	Change Detail 3 – C10.2 to show black vinyl coated fence with vision slats to match Detail 4.	Removal of vision slats is OK, black vinyl coated chain link is required.	Resolved
	Will there be a gate within the fence around the detention pond?		Comment
	Please show dumpster enclosure detail with site plan as well as architectural plan		Resolved
	A Development Agreement will need to accompany the site plan approval. Maintenance for landscaped areas within the ROW can be addressed in the DA.		Aknowledged
	Please provide the number of employees working at the store on any given day		Resolved

Is the existing pylon sign going to be used? I was under the impression that it was to be removed and replaced	Comment
Please add shrubs and grasses in park strip along 700 W and 4400 S. Obtain 65-75% coverage at maturity.	Resolved

FIRE

DATE	COMMENTS	CORRECTIVE ACTION	STATUS
08/14/2026	Access/Lane	The Hammer head turn around will be at the end of the dead-end fire lanes. If dead-end is 150 feet or greater road width and turnaround provisions will be provided. What is the surroundings of the proposed Fire Lane?	Resolved
	Fire Lane	The Fire lane will be 26 feet wide excluding shoulders.	Resolved
	Fire Access	The security gate access on the West side will also be 26 feet wide excluding shoulders, not 20 feet wide. Will need a bigger gate.	Resolved
		The parking lot on the south side will need to be 26 feet wide excluding shoulders, not 20 feet wide as shown between each set of parking spaces.	Resolved
		All areas for vehicle travel (Parking Lots) will need to support FD apparatus. FD needs emergency access around the entire complex.	Resolved
	Fire Hydrants	Add Fire hydrant inside the complex on the South side	Resolved

Development Plans
671 W 4400 S
Riverdale, Utah 84405
STORE 6175



C1.0

BASIN
Engineering & Surveying

PRELIMINARY
"NOT FOR
CONSTRUCTION"

DATE ISSUED: 08/03/26

FIRM: BASIN ENGINEERING & SURVEYING
ENGINEER: Wesley R. Everts, P.E., P.L.S.
LICENSE NO.: 13111402-2202

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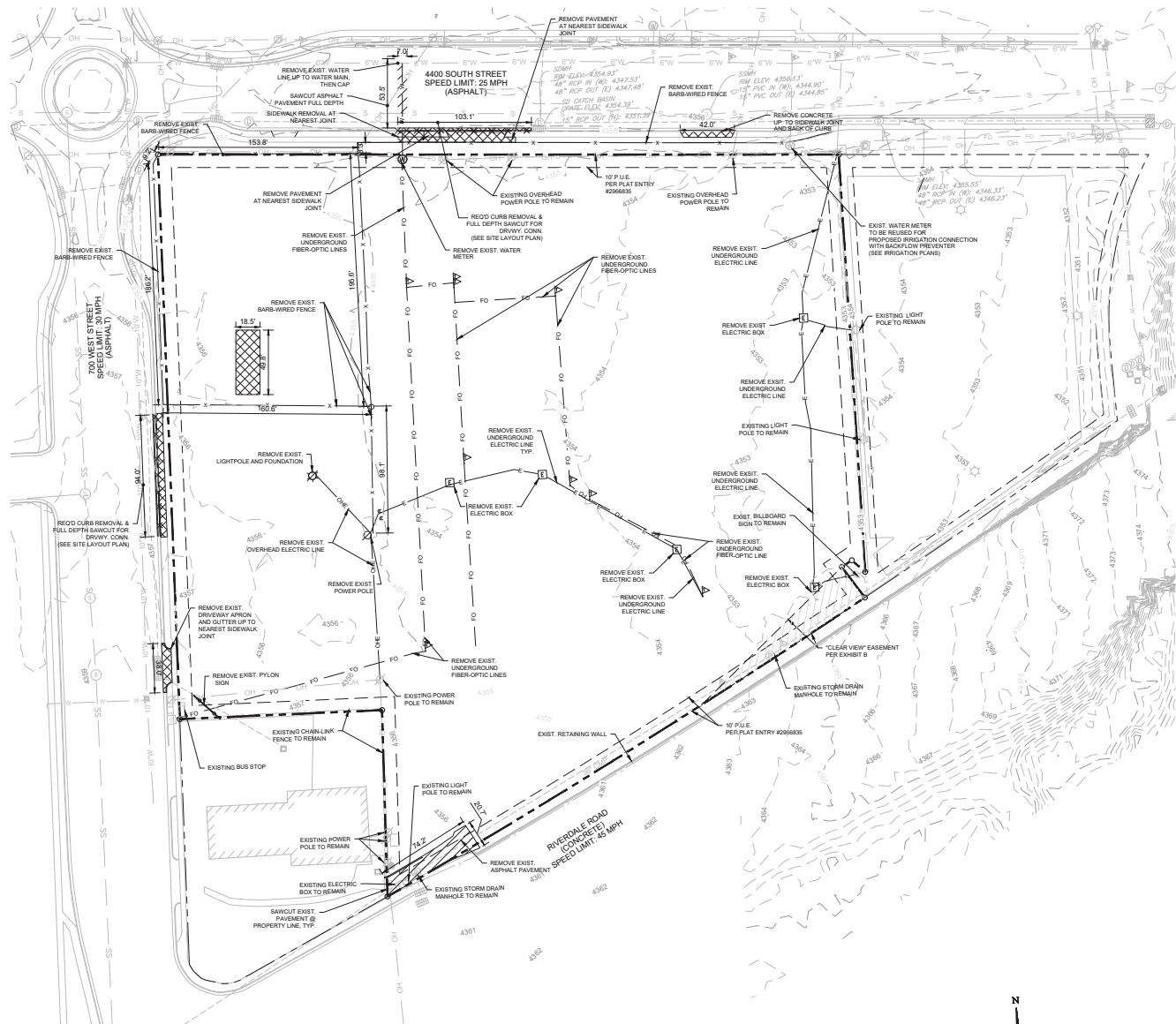
CARmax
THE AUTO SUPERSTORE
1000 W. 10TH AVENUE
DENVER, COLORADO 80202 • PHONE: 303.733.2226
EAS-1174-02

STORE NUMBER 6175
671 W 4400 S
RIVERDALE, UTAH

PROJECT NO.	25-078
DATE	03 AUG 2026
SHEET TITLE	ALTA SURVEY DRAWING

SHEET NO. C2.0.1





SITE INFORMATION		BUILDING INFORMATION	
TYPE	ACREAGE (AC)	TYPE	SQUARE FEET (SF)
CARMAZ DEVELOPED	4.07	SALES	4,312
DETENTION	0.54	REPRESENTATION	784
WETLANDS	0	RETAIL SERVICES	2,641
EASEMENTS	0.46	PRODUCTION	0
BUFFERS	0	CARWASH	0
EXPANSION	0.44	FOC/AUCTION:	0
SURPLUS	0	OTHER	0
TOTAL	5.51	TOTAL:	7,737



BASIN
Engineering & Surveying

PRELIMINARY
"NOT FOR
CONSTRUCTION"

DATE ISSUED: 08/03/26

FIRM: BASIN ENGINEERING & SURVEYING
ENGINEER: Wesley R. Eusta, P.E., P.L.S.
LICENSE NO.: 13111402-2202

LATEST DA/PC	
DRAWN BY:	BASIN, LLC
CHECKED BY:	BASIN, LLC

[illegible]

CARMAX

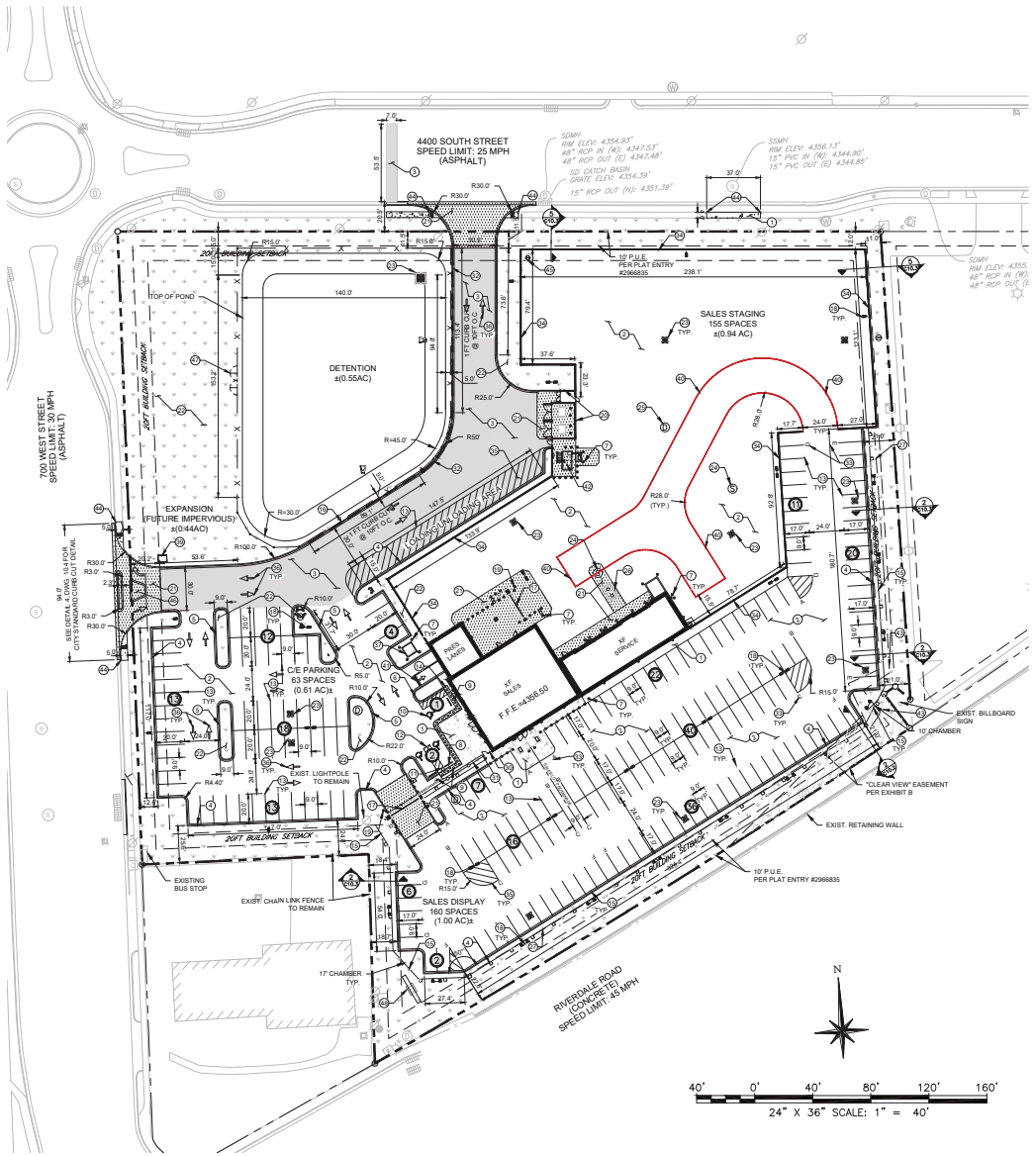
THE AUTO SUPERSTORE

OWN THE AUTO SUPERSTORES, INC.
13501 DORNACK CIRCLE, MINNAPOLIS, MN 55426
(612) 751-6622

STORE NUMBER 6175
671 W 4400 S
RIVERDALE, UTAH

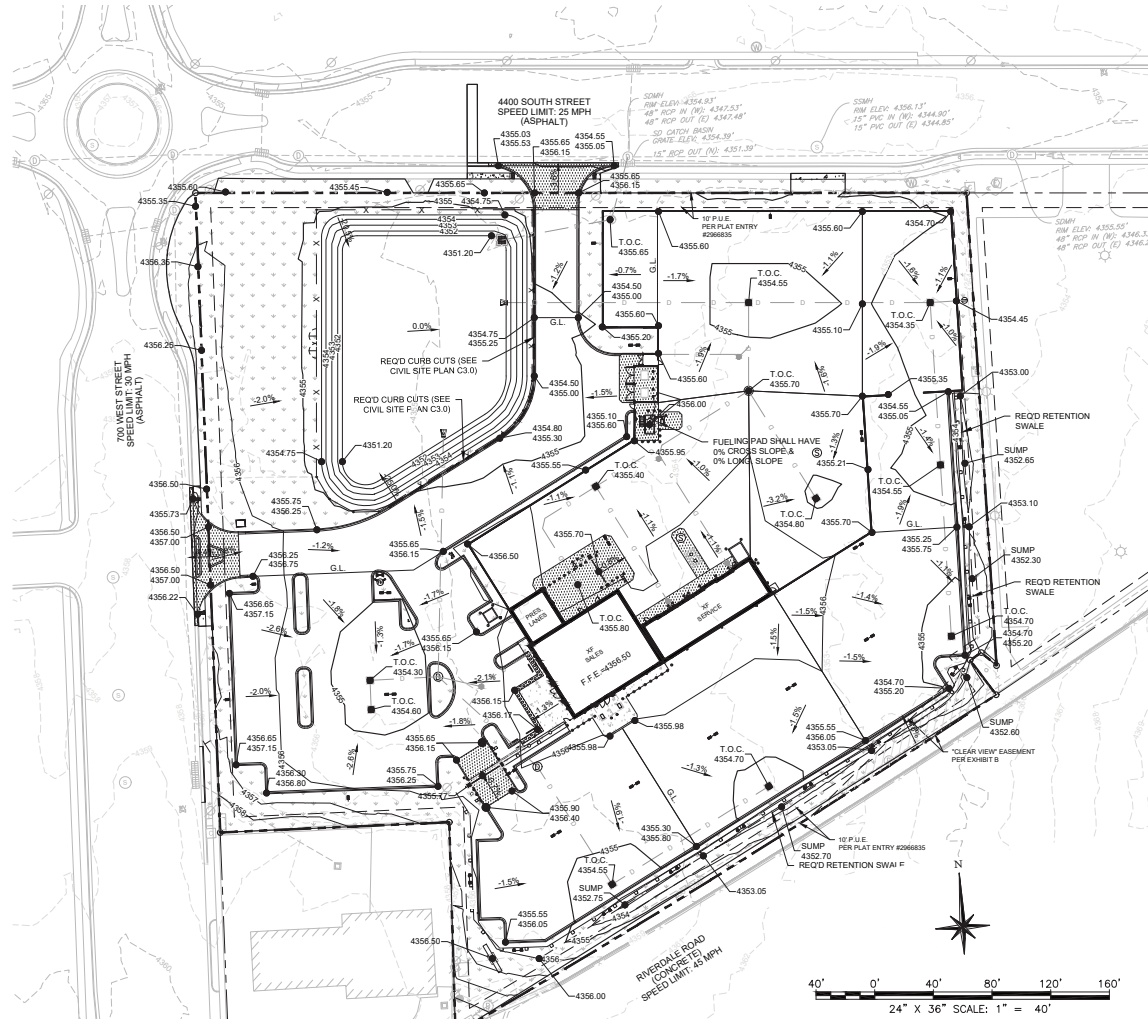
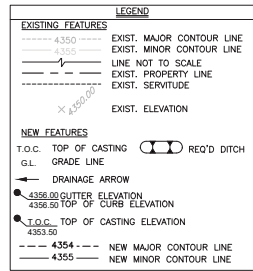
PROJECT NO.	25-078
DATE	03 AUG 2026
SHEET TITLE	SITE LAYOUT PLAN

SHEET NO. **C3.0**



1. SEE CIVIL SITE PLAN FOR GEOMETRY ASSOCIATED WITH NEW CONSTRUCTION.
2. ELEVATIONS SHOWN ARE NAVD88.
3. CONTRACTOR SHALL LAY OUT THE WORK AND VERIFY ALL DIMENSIONS AND GRADES INDICATED ON THE DRAWINGS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.
4. THE GRADE IN THE GRASS AND LANDSCAPED AREAS SHALL COME TO THE TOP OF CURB UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
5. CONTRACTOR MUST MAINTAIN ADEQUATE SURFACE DRAINAGE AWAY FROM ALL FOUNDATION AND PAVEMENT AREAS DURING AND AFTER CONSTRUCTION.
6. CONTRACTOR SHALL CONFIRM THAT PAVEMENT AND CURB/GUTTER ARE SLOPED TO DRAIN TO INLETS PRIOR TO PLACEMENT.
7. CONTRACTOR SHALL VERIFY THAT ALL FORM WORK AND SLOPES ON ALL ACCESSIBLE PATHS, ADA AREAS AND SIDEWALKS MEET ADA STANDARDS PRIOR TO POURING CONCRETE. CROSS-SLOPES SHALL NOT EXCEED 2% ON ALL SIDEWALKS, ADA PATHS AND HANDICAP RAMPS. LONGITUDINAL SLOPES SHALL NOT EXCEED 5% ON ALL SIDEWALKS AND ADA PATHS. LONGITUDINAL SLOPES ON ALL ADA RAMPS SHALL NOT EXCEED 8%. ALL ADA RAMPS SHALL HAVE A LANDING AT THE TOP WITH SLOPES NOT TO EXCEED 2%.
8. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
9. SEE UTILITY PLAN FOR STRUCTURE CASTING TYPES.
10. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (HS-20) LOADING AND BE INSTALLED ACCORDINGLY.
11. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
12. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED & INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
13. EARTHEN SLOPES SHALL NOT BE GREATER THAN 3H:1V.
14. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
15. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY.
16. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
17. ALL ROOF DRAINS TO BUILDING SHALL END 8' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END.
18. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES FOR ALL GRASSED AND PAVED AREAS.
19. TOPO INFORMATION TAKEN FROM: "ALTAINPANS LAND TITLE SURVEY LOCATED IN THE SE 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SLB&M CITY OF RIVERDALE, WEBER COUNTY, UTAH" BY ATWELL, LLC."
20. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
21. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ACCESS ROADS. MAINTAIN POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION AND AVOID PONDING OR RUTTING.
22. SECURITY GATE CONCRETE AREA SHALL HAVE NO CROSS SLOPE AND A MAXIMUM LONGITUDINAL SLOPE OF 2%
23. RETENTION STRUCTURE SHALL BE SURVEYED CONFIRMING SIZE, LOCATION AND DESIGN FOLLOWING CONSTRUCTION.

NOTE: CONTRACTOR SHALL REFER TO ARCHITECTURAL AND PLUMBING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL VESTIBULES, SIDEWALKS, EXIST PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.



REVISION #1

PRELIMINARY
"NOT FOR
CONSTRUCTION"

DATE ISSUED: 08/03/26

[illegible]

CARMAX
THE AUTO SUPERSTORE

CARMAX, THE AUTO SUPERSTORE, INC.
1380 TOSHAWADE CIRCLE PARKWAY RICHMOND, VA 23226
800-N1-4C2L

**STORE NUMBER 6175
671 W 4400 S
RIVERDALE, UTAH**

PROJECT NO.	25-078
DATE	03 AUG 2026
SHEET TITLE	SITE GRADING PLAN

SHEET NO. C5.0



LANDSCAPE REQUIREMENTS

TOTAL AREA: 261,360 SQ. FT.

TYPE	QUANTITIES	REQUIRED	PROPOSED
TURF	NO MORE THAN 15% OF OVERALL PLAN	0 SQ. FT.	7,731 SQ. FT. (2.9%)
XERISCAPE	NO LESS THAN 85% OF LOT AREA	52,272 X .85 = 44,431.2 SQ. FT.	57,837 SQ. FT. (90.3%)
LOT AREA	20% OF LOT NEEDS LANDSCAPED	261,360 X .20 = 52,272 SQ. FT.	96,027 SQ. FT. (37.5%)
TREES	MINIMUM OF 1 TREE PER 5,000 SQ. FT.	261,360 / 5,000 = 52.272	53 TREES
PLANT MATURITY COVERAGE	65-75% COVERAGE AT MATURITY	32,992 PLANT COVERAGE 50,713 DRIP IRRIGATED AREA	65%



ENTITLEMENT
(100%)

THIS DOCUMENT IS RELEASED
FOR REVIEW ONLY. IT IS NOT
INTENDED FOR CONSTRUCTION
UNLESS SIGNED AND SEALED.
CARL N. BERG PLA
SERIAL NO. 2162290
DATE: 3 JUN 2026

PLANT SCHEDULE

SYMBOL QTY BOTANICAL NAME COMMON NAME CONT CAL SIZE

DECIDUOUS TREES

14	ACER TATARICUM 'GARAN'	15H X 15W 23	HOT WINGS TATARIAN MAPLE	888	2"
9	GLEDTSIA TRICANTHOS INERMIS 'SKYCOLE'	50H X 30W 23	SKYLINE HONEY LOCUST	888	2"
11	ZELKOVA SERRATA	50H X 30W 23	JAPANESE ZELKOVA	888	2"

EVERGREEN TREES

9	JUNIPERUS SCOPULORUM	30H X 15W 24	ROCKY MOUNTAIN JUNIPER	888	10' MIN.
10	PINUS CEMBROIDES EDULIS	30H X 20W 23	PINYON PINE	888	8-10'

SYMBOL QTY BOTANICAL NAME COMMON NAME CONT

DECIDUOUS SHRUBS

28	AMELANCHIER ALNIFOLIA 'STANDING OVATION'™	15H X 15W 22 ORANGE-RED FALL COLOR	SERVICEBERRY	5 GAL
25	PHYSOCARPUS OPULOLIDUS 'DIABLO'	8H X 8W WHITE BLOOM MAY TO JUNE	DIABLO NINEBARK	5 GAL
37	PHYSOCARPUS OPULOLIDUS 'LITTLE DEVIL'	4H X 4W 23 DEEP BURGUNDY COLOR	LITTLE DEVIL™ DWARF NINEBARK	1 GAL
35	PRUNUS X CISTENA	15H X 8W 22 PINK BLOOM SPRING DARK FOLIAGE	PURPLE LEAF SAND CHERRY	5 GAL

EVERGREEN SHRUBS

24	JUNIPERUS HORIZONTALIS 'HUGHES'	1.5H X 6W 23	HUGHES JUNIPER	3 GAL
24	PICEA ABIES 'NIDIFORMIS'	8H X 12W 23	NEST SPRUCE	5 GAL

ORNAMENTAL GRASSES

79	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	5H X 2W 23	FEATHER REED GRASS	1 GAL
34	HELICTOTRICHON SEMPERVIRENS	3H X 2.5W 24	BLUE OAT GRASS	1 GAL

PERENNIALS

38	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	1.5H X 3W 24 PURPLE BLOOM SUMMER	HIDCOTE BLUE LAVENDER	1 GAL
58	PEROVSKIA ATROPURPUREA 'RUBRA'	4H X 3W 25 PURPLE BLOOM MAY TO JUNE	RUSSIAN SAGE	1 GAL

GROUND COVERS

27,889 SF	NATIVE GRASS MIX HARD FESCUE, BIG BLUEGRASS, BLUE WILDOYE, SLENDER WHEATGRASS, SHEEP FESCUE, MOUNTAIN BROME	NATIVE GRASS MIX	HYDROSEED
7,026 SF	POA PRATENSIS	KENTUCKY BLUEGRASS	800

MULCH

59,374 SF	CRUSHED GRANITE	CRUSHED GRANITE WIDEWITPRO WEED BARRIER	MULCH
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NOT RELEASED FOR CONSTRUCTION

LATEST DAPC

DRAWN BY: MM

CHECKED BY: CNB

REVISIONS

REV#	DATE	DESCRIPTION	BY
02-03-26	02-03-26	ENTITLEMENT (80%)	
02-23-26	02-23-26	ENTITLEMENT (90%)	
06-03-26	06-03-26	ENTITLEMENT (100%)	

CARMAX
THE AUTO SUPERSTORE
STORE NUMBER 6175
671 W 4400 S
RIVERDALE, UTAH

PROJECT NO. 25-078

DATE 3 JUN 2026

SHEET TITLE OVERALL

LANDSCAPE

PLAN

SHEET NO. L1

LEGEND

- CMU 1- SPLIT FACE - PAINT SHERWIN WILLIAMS, COLOR: MEADOWLARK, SW7522
- CMU 2- SMOOTH FACE - PAINT SHERWIN WILLIAMS COLOR: BEACH HOUSE, SW7518
- CMU 3- SMOOTH FACE - PAINT SHERWIN WILLIAMS COLOR: MEADOWLARK, SW7522
- ACM2 - COLOR TO MATCH ALPOLIC SHB BLUE
- EFS 2 - STO 36237 CLOUD STOUT 1.0 FINE TEXTURE
- CONCEALED FASTENER FLUSH METAL WALL PANELS- COLOR TO MATCH PETERSEN SIERRA TAN

