

Supplemental Information for Submittal Requirements
Applicant: Chiao-ih Hui
Master Plan Amendment Application

1. Owner Names and Address of Subject Property (or Area):

This Master Plan Amendment Application applies to the parcels listed in the following table (collectively, the “Parcels”).

Parcel No.	Owner	Address	Acres
16051350100000	Peter & Pik Chi Hui	159 South Lincoln Street	0.15
16051350110000	Nung-Wa Hui; Pih-Fhai Hui; & Pik-Chi Hui	949 East 200 South	0.12
16051350120000	Pih Fhai & Pik Chi Hui	955 East 200 South	0.12
16051350130000	Hawk II; Pih-Phai Peter Hui; & Nung-Wa Hui	959 East 200 South	0.12
16051350140000	Pik Chi & Peter Hui	963 East 200 South	0.18

2. Project Description

a. Describe the proposed master plan amendment.

This Application requests an amendment to the Central Community Master Plan (“Master Plan”). The Parcels are currently located in the Low Density Residential land use designation on the Master Plan’s Land Use Map. The current land use designation for the Parcels is shown on Exhibit A. This Application requests an amendment to the Land Use Map to include the Parcels in the Medium Density Residential land use designation. This amendment is necessary to allow Applicant’s proposed use of the Parcels, which is described below.

b. A statement declaring the purpose for the amendment.

Applicant proposes to construct a multi-family project with 16 dwelling units on the Parcels. A site plan for the Parcels is attached as Exhibit A.

c. Declare why the present master plan requires amending.

The Parcels are currently located in the Low Density Residential designation. They are adjacent to properties in the Medium Density Residential designation. The immediately surrounding area has a wide variety of land use designations, including Medium Density Residential; Low Density Residential; Low Medium Density Residential; Medium High Density Residential; Neighborhood Commercial; and Institutional.

The area surrounding the parcels has a mix of different land uses, including single-family homes;

small, medium, and large apartments; commercial buildings; offices; and institutional buildings (e.g., Salt Lake Regional Hospital). This mix of land uses results from approved, conditional uses and changes to land use policies over time.

The Master Plan supports use of residential zoning to provide opportunities for medium-density housing. It also encourages infill development designed in a manner that is compatible with the appearance of existing neighborhoods. Similarly, the City's Housing Plan recommends increasing medium density housing types and options. It recommends directing new growth towards areas with existing infrastructure and services that have the potential to be people-oriented. The Housing Plan also encourages development of affordable housing.

The non-historic homes on the Parcels have been converted to apartments. Existing City approvals permit 9 apartment units on the 5 Parcels. The present land use designation does not allow Applicant to develop its proposed multi-family project on the Parcels. As a result, Applicant requests an amendment to the Land Use Map to include the Parcels in the Medium Density Residential designation. This proposed amendment is consistent with surrounding land use designations. Properties adjacent to and northeast of the Parcels are located in the Medium Density Residential designation. Numerous other properties in the immediately surrounding neighborhood are in the Medium Density Residential designation, or other multi-family land use designations, like Medium High Density Residential or Low Medium Density Residential. A medium-density housing development is compatible with the existing neighborhood. The surrounding neighborhood has a variety of land uses, including small, medium, and large apartment buildings. As recommended by the Housing Plan, the proposed development will increase medium density housing stock in an area with existing infrastructure and close proximity to mass transit and services (e.g. medical and commercial services). In addition, Applicant is willing to work with the City to provide one affordable housing unit in the project. For these reasons, Applicant requests that the Land Use Plan be amended to include the Parcels in the Medium Density Residential land use designation.

d. Is the request amending the Land Use Map? If so, please list the parcel numbers to be changed.

This Application proposes amending the Land Use Map for Salt Lake County Parcel Nos. 16051350100000; 16051350110000; 16051350120000; 16051350130000; and 16051350140000. Additional information regarding the Parcels may be found in the table, above.

e. Is the request amending the text of the master plan? If so, please include exact language to be changed.

This Application does not request amendments to the text of the Master Plan.



AS-100

DATE	NOV 13, 2019
SCALE	
PROJECT	
DRAWN BY	
CHECKED BY	
DATE	

SITE PLAN


200 South Towns
 200 South Lincoln Street
 Salt Lake City, UT

Tuttle and Associates, Inc.
ARCHITECTS
 4175 BOUL. 1300 S. SUITE 300
 SALT LAKE CITY, UT 84143
 PH: 801-485-1444

Owner Signatures
Applicant: Chiao-ih Hui

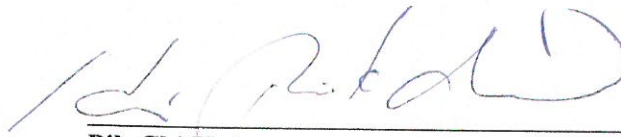
Zoning Amendment Application & Master Plan Amendment Application

The signatures below confirm that the Owners of the Parcels consent to filing of Zoning Amendment and Master Plan Amendment Applications for the Parcels by Applicant.



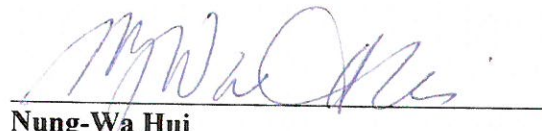
Peter Hui (a.k.a. Pih-Ehai Hui, Pih-Phai Peter Hui)

7/7/2019
Date



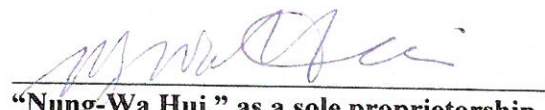
Pik Chi Hui

7/6/2019
Date



Nung-Wa Hui

7/6/2019
Date



**"Nung-Wa Hui," as a sole proprietorship
d/b/a "Hawk II"**
Name: Nung-Wa Hui
Title: Sole Proprietor

7/6/2019
Date