

***Supplemental Information for Project Description
Applicant: Chiao-ih Hui
Zoning Amendment Application***

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

This Zoning 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. A statement declaring the purpose for the amendment.

The Parcels are currently located in the City’s R-2 Single- and Two-Family Residential Zoning District (“R-2 District”). The current zoning for the Parcels is shown on Exhibit A. The purpose of this Application is to amend the Zoning Map to include the Parcels in the RMF-35 Moderate Density Multi-Family Residential District (“RMF-35 District”). This amendment is necessary to allow Applicant’s proposed use of the Parcels, which is described below.

b. A description of the proposed use of the property being rezoned.

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. List the reasons why the present zoning may not be appropriate for the area.

The Parcels are currently located in the R-2 District. They are adjacent to properties in the RMF-35 District. The immediately surrounding area has a wide variety of zoning districts, including the RMF-35 District; R-2 District; RMF-30 Low Density Multi-Family Residential District; RMF-45 Moderate/High Density Multi-Family Residential District; SR-3 Special Development Pattern Residential District; and UI Urban Institutional District. These zoning districts are shown on Exhibit B.

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 Central Community Master Plan encourages 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 zoning does not allow Applicant to develop its proposed multi-family project on the Parcels. As a result, Applicant requests an amendment to the zoning map to include the Parcels in the RMF-35 District. This proposed amendment is consistent with surrounding zoning. Properties adjacent to and northeast of the Parcels are located in the RMF-35 District. Numerous other properties in the immediately surrounding neighborhood are in the RMF-35 District, or other multi-family zoning districts, like RMF-45 and RMF-30. 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 Parcels be rezoned to the RMF-35 District.

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

This Application proposes amending the Zoning 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 Zoning Ordinance? If so, please include language and the reference to the Zoning Ordinance to be changed.

This Application does not request amendments to the text of the Zoning Ordinance.

Exhibit A - Site Plan
 Applicant: Chiao-fh Hui
 Zoning Amendment Application



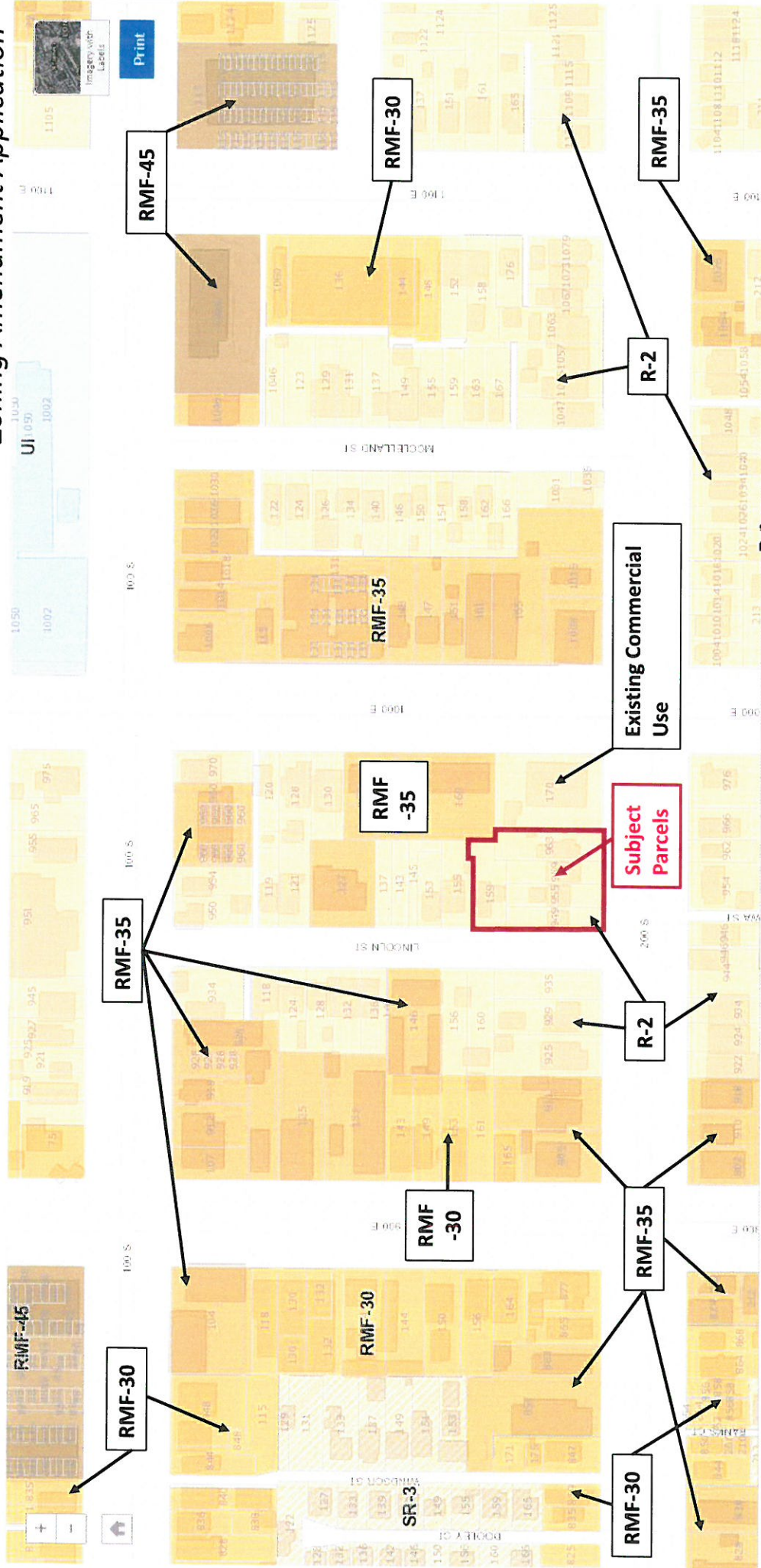
Fuller and Associates, Inc.
 ARCHITECTS
 100 SOUTH LINCOLN STREET
 SALT LAKE CITY, UT 84111
 PHONE: 801.487.8888
 FAX: 801.487.8889

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

SITE PLAN
 May 13, 2019

AS-100

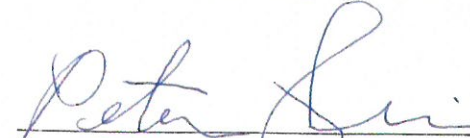
Exhibit B – Map of Surrounding Zones
Applicant: Chiao-ih Hui
Zoning Amendment Application



Owner Signatures
Applicant: Chiao-ih Hui

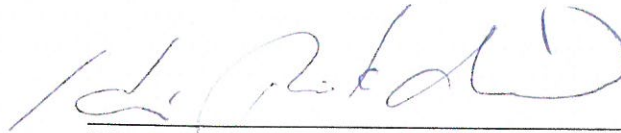
Zoning Amendment Application & Master Plan Amendment Application

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.



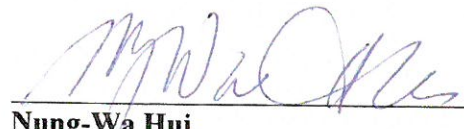
Peter Hui (a.k.a. Pih-Ehai Hui, Pih-Phai Peter Hui)

7/7/2019
Date



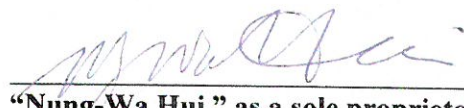
Pik Chi Hui

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