

MASTER PLAN AMENDMENT
APPLICATION ATTACHMENT

1583 East Stratford Ave

1. Describe the proposed master plan amendment.

We are the owners of the property located at 1583 East Stratford Ave, SLC, UT 84106 (the “Property”). We intend to convert the building on the Property from a residential condominium six-plex building into a commercial office building. We are therefore applying to change the Land Use Map in the Sugar House Master Plan to identify the Property as Neighborhood Business. This is a much better use of the Property given its location and the use of the neighboring properties, and fits well with recent development in Sugarhouse to create a livable walking community.

2. A statement declaring the purpose for the amendment.

Our plan is to maintain the structure currently on the Property but upgrade and convert the building to be used as an office space. We would take the old, run-down building that has collected a junkyard behind it and make it into something the community and city could be proud of. This would include exterior improvements to the aesthetics of the building (paint, landscaping, and structural repair) as well as reconfiguring and upgrading the interior of the existing structure to meet building codes and exceed environmental and efficiency standards. This requires the Land Use Map to change the use of the Property to Neighborhood Business.

3. Declare why the present master plan requires amending.

This Property is an ideal location for commercial use, as currently outlined in the master plan. The properties to the east, west, and south of the Property are currently identified as Neighborhood Business. The Property is located on the corner of a prominent 4-way intersection. It is a better and higher use of the Property to identify it as Neighborhood Business.

The Sugar House Master Plan specifically calls out this intersection as an ideal location for Neighborhood Commercial use:

“Neighborhood Commercial areas may consist of four corner sites or isolated parcels. The businesses range from grocery stores to restaurants. Some neighborhood business centers identified in the land use plan are at 2100 South and 2100 East, **Stratford Avenue and Glenmare Street**, 2700 South and 2000 East, and portions of 2300 East and Parley's Way. The community supports a Citywide effort to revise and strengthen the Neighborhood Commercial zoning district.” *Sugar House Master Plan, Pg. 6.*

Changing this Property to Neighborhood Business on the Land Use Map unifies the use of the intersection and is supported in the area’s master plan. Recent development in Sugarhouse has established a unified neighborhood that includes offices, shopping, restaurants, and an upgraded

trail system within a residential area to encourage social gatherings and reduce transportation impact. Many of the employees at the existing adjacent businesses walk or ride bikes to work, reducing vehicular traffic and environmental impact. Offering additional walkable office space reduces after-hours neighborhood noise and impact and adds an attractive, efficient, and environmentally friendly building to a revitalized and thriving area.

The added commercial space, while a small addition to a growing area, would offer patronage of the adjacent shops, restaurants, and salons, ensuring the intersection's small business success for years to come.

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

16213320010000, 16213320020000, 16213320030000, 16213320040000, 16213320050000,
16213320060000, and 16213320070000