

**PLNPCM2025-00622 (General Plan Amendment)**

**PLNPCM2025-00624 (Zoning Map Amendment)**



# **GENERAL PLAN & ZONING MAP AMENDMENTS //**

## **2111 S 1300 E**

*Salt Lake City Council – February 17, 2026*

# REQUESTS

## DETAILS

- **Applicant:** John Potter with Magnus Commercial Properties (representing the property owner)
- **Property:** .83 acres (36,155 SF)
- **Current Zoning:** MU-3, which allows buildings up to 40' tall
- **General Plan:** Mixed-Use Low Intensity
- **Purpose:** Developer intends to build a hotel on the site, which is not a permitted use in the MU-3 zone



# REQUESTS

## GENERAL PLAN AMENDMENT

Request to amend the Sugar House Community Master Plan from Mixed-Use Low Intensity to the **Business District Mixed-Use – Town Center Scale**



## ZONING MAP AMENDMENT

Proposal to rezone the property from **MU-3** (Form Based Mixed-Use 3 Subdistrict) to **MU-8** (Form Based Mixed-Use 8 Subdistrict)

## RECOMMENDATION

The Planning Commission forwarded positive recommendations for both petitions.

# STANDARDS OF REVIEW



## GENERAL PLAN AMENDMENTS – SECTION 19.06.070

## ZONING AMENDMENTS – SECTION 21A.50.050

This process looks at consistency with adopted planning documents and policies, the purpose of the new land use designation and MU-8 zoning district, compatibility with adjacent properties, potential impacts of the request, and proposed community benefits that would result from the amendment.

# PROPERTY BACKGROUND



UTAH STATE PRISON: 1855 - 1951



SIZZLER: 1964 - 2020



GAS STATION: 1942



RESTAURANT: 1950s



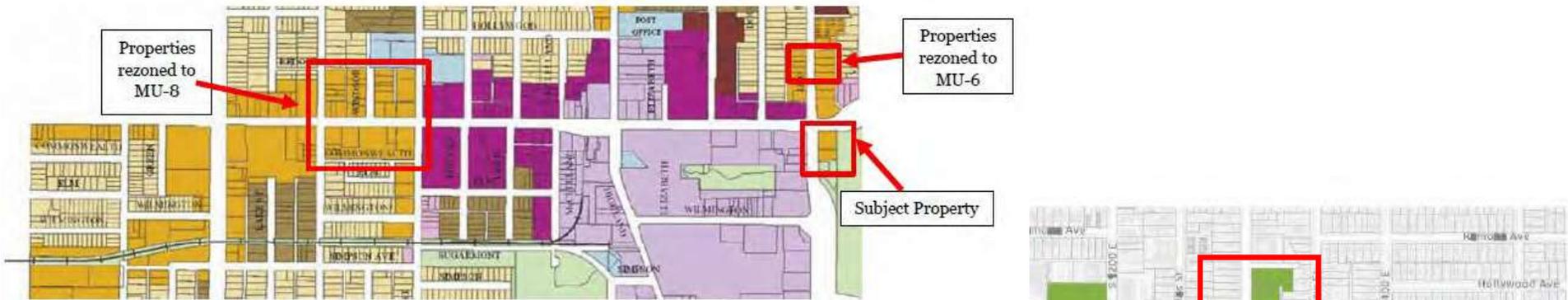
KUM & GO PROPOSAL: 2023





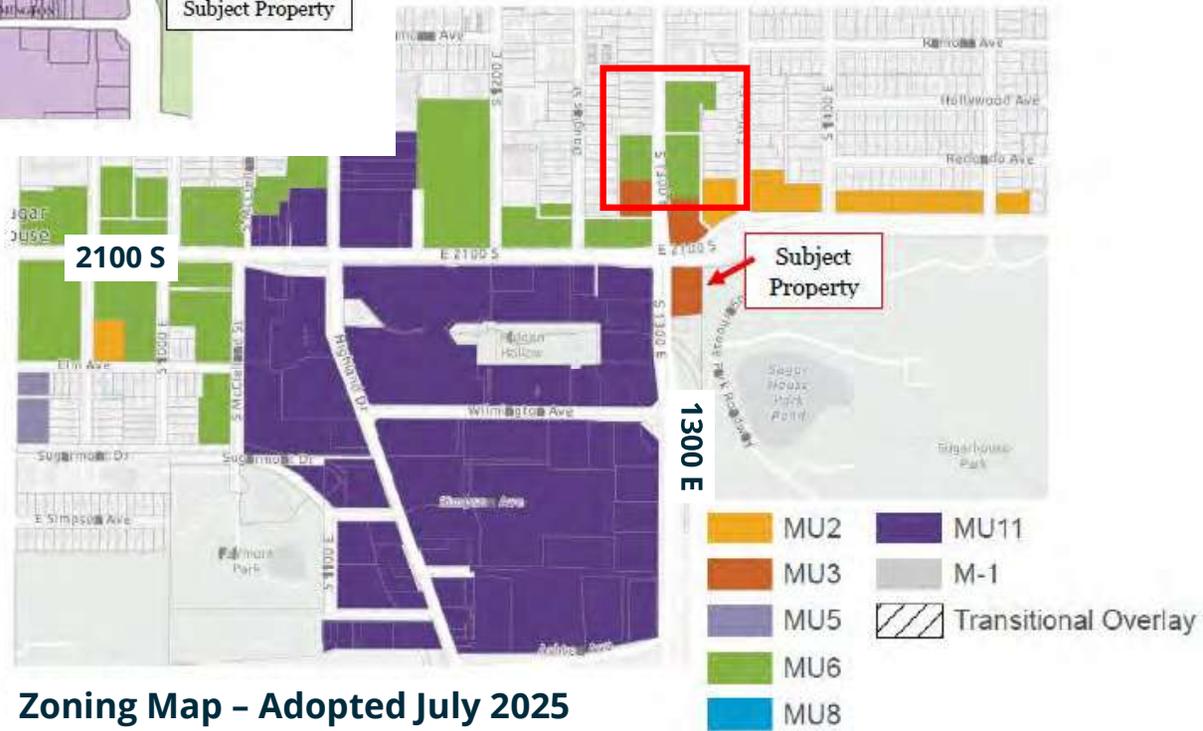


# SUGAR HOUSE GENERAL PLAN AMENDMENT



Future Land Use Map

Existing 'mixed-use low intensity' properties have been rezoned to higher intensity mixed-use zones



Zoning Map - Adopted July 2025

# MU-8 ZONING DISTRICT PROPOSAL

## SUMMARY OF THE REQUEST

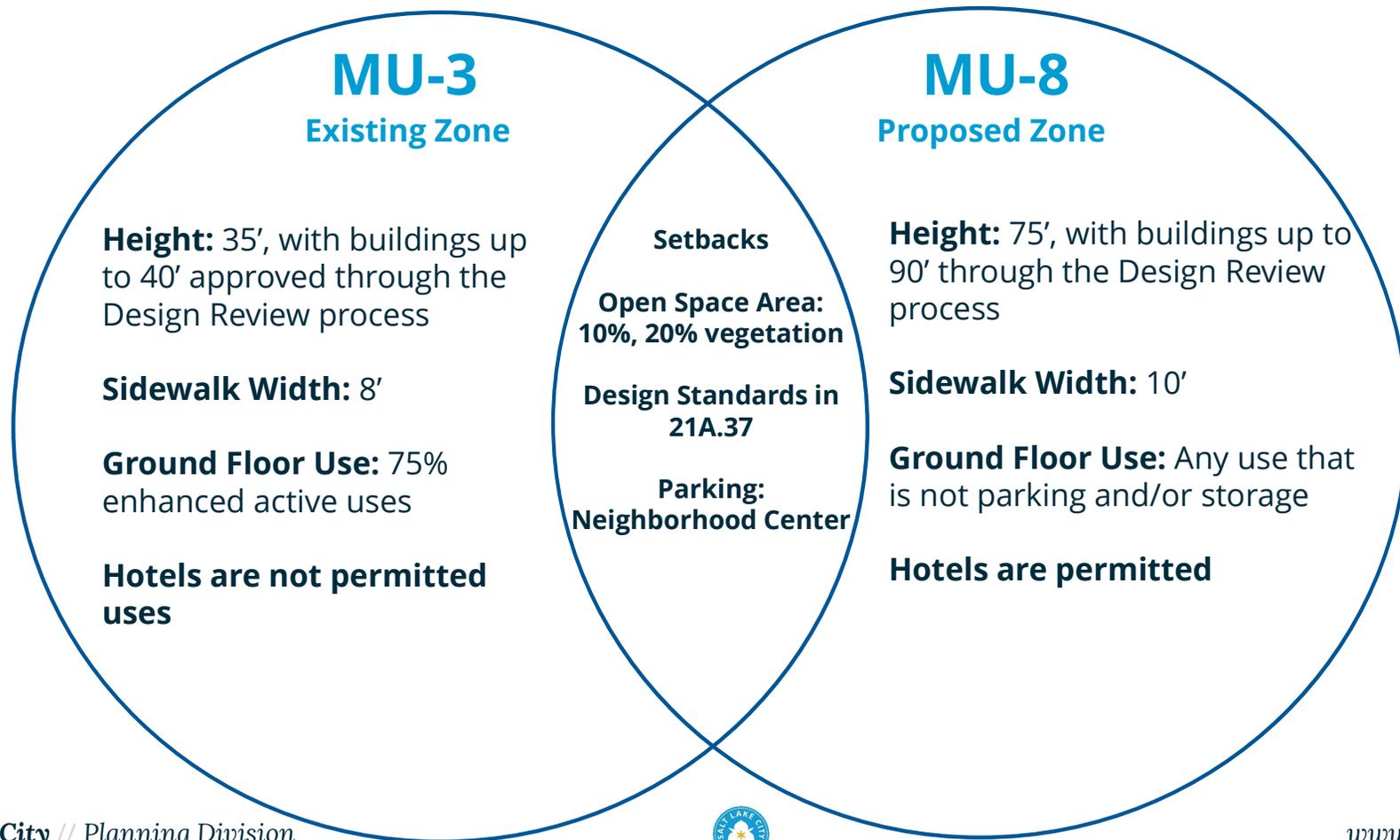
- The MU-8 zone would allow up to 75' of building height, with buildings up to a maximum of 90' with Design Review approval
- Rezone would permit the "hotel" land use



Preliminary Building Elevations



# ZONING COMPARISON



# KEY CONSIDERATIONS



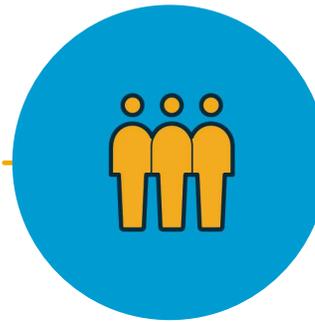
# KEY CONSIDERATIONS



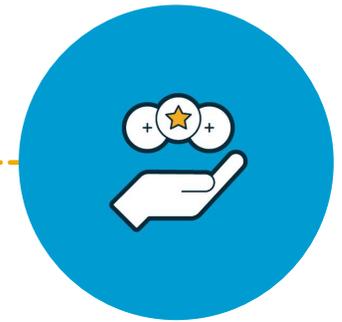
Implementation  
of City Goals &  
Policies



Compatibility



Community Input



Proposed  
Community  
Benefits

# CITY GOALS & POLICIES

## PLAN SALT LAKE

- **Growth**
- **Natural Environment**
- **Beautiful City**
- **Economy**

## SUGAR HOUSE PLAN

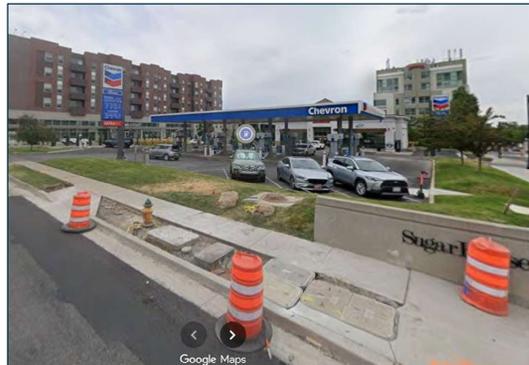
- **Town Center Scale** – The highest-density district, designed for mixed-use development near transit, parks, and the retail core
- The plan speaks to **expanding the business district if aligned with design standards** that ensure compatibility
- New development should be built close to the sidewalk, include ample landscaping, and achieve “**architectural merit through appropriate scale, massing, rhythm, and material...**”



# COMPATIBILITY & IMPACTS



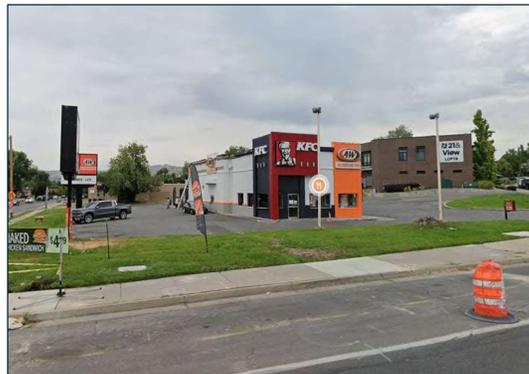
150' of building height permitted on the west side of 1300 E



- The subject property has had a commercial zoning designation for 80+ years
- The surrounding properties include MU-11 (up to 150' of height), MU-6, MU-3, MU-2, and Sugar House Park
- Outside of the business district, the Sugar House community is primarily composed of low-density residential neighborhoods
- Transportation has reviewed a traffic study and recommends directing vehicular traffic to 2100 South during peak commute times
- Public Utilities will require an analysis of water, sewer, and storm drain demands and capacities and determine any offsite improvement requirements



65' of height permitted (NW corner)



40' of height permitted (NE corner)

# COMMUNITY INPUT



Former Sizzler signage is approximately 20' tall



Photo from across the park, looking west, showing the site and Oquirrh Mountains

## BUILDING HEIGHT & VIEWS

- By-right development (up to 40' in height) would block Wasatch views from the intersection
- Future redevelopment of the shopping center (up to 150' in height) may impact Oquirrh views

## ENVIRONMENTAL IMPACTS

- Property is within the Groundwater Source Protection Overlay, which has additional regulations
- Public Utilities will require a Technical Drainage Study
- Approval from Salt Lake County Flood Control and the State Engineer required for construction near The Draw

## CONGESTION & PARKING

- Access to the site is not permitted from within Sugar House Park
- Right in/right out onto 1300 E and 2100 S

# PROPOSED COMMUNITY BENEFIT

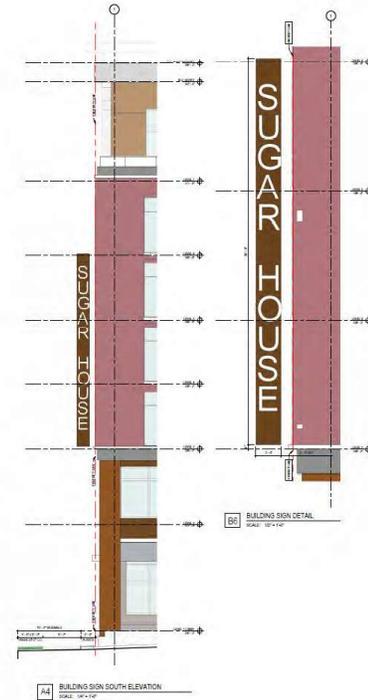
- **Proposal provides “commercial space for local businesses or charitable organizations” and “public infrastructure that expands capacity for future development”**
  - *25% below market rental rates for local businesses*
  - *Interest-free tenant improvement financing (up to \$430,000)*
  - *Free meeting space for community use*
  - *Public use of underground parking*
  - *New GREENbike station in Sugar House Park (if approved by the Sugar House Park Authority)*
- **The City Council has full discretion on whether the proposal meets adopted policy considerations**



Proposed GREENbike station within the park

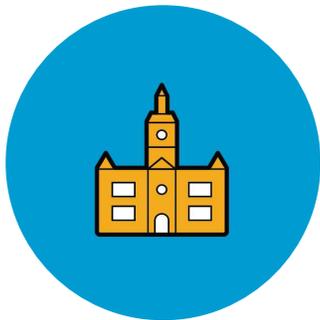
# DEVELOPMENT AGREEMENT

- Will include community benefits, as approved by the City Council
- If rezoned, staff recommends requiring 75% “enhanced active ground floor uses” on the property (which currently applies under the MU-3 zone). Design standards could be modified by the PC through the Design Review process
- The applicant is proposing additional building “gateway” signage that must be included in the DA
- The DA runs with the land and must be amended by the City Council if a change is requested



--- Proposed Sugar House “gateway” signage

# RECOMMENDATION



THE PLANNING COMMISSION FORWARDED POSITIVE  
RECOMMENDATIONS TO THE CITY COUNCIL



# QUESTIONS AND COMMENTS



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# SUGAR HOUSE GENERAL PLAN AMENDMENT

## ANALYSIS

- Substantial city-wide population growth since 2001
- Design standards call for a maximum building height of 4 stories within the Town Center Scale, which does not reflect existing development patterns or development potential
- Property has been commercially zoned for 80+ years
- MU zoning reflects change in city policies that support mixed-use, form-based development
- Proposal meets Plan Salt Lake policies



# MU-8 ZONING DISTRICT PROPOSAL

## ANALYSIS

- **Traffic study indicates that the level of service is “acceptable”**
- **The hotel use does not substantially increase projected traffic volumes**
- **Other corners of the intersection could redevelop with building heights of 40-150 feet**
- **Rezoning to a higher intensity use does not set a new precedent**



