

SUGARHOUSE VILLAGE, LLC

November 2, 2020

Sugarhouse Village, LLC
1165 Wilmington Ave., Ste #275
Salt Lake City, UT 84106

RE: Master Plan Amendment, Sugar House Expansion of CHSBD2
850 East 2100 South, Salt Lake City, UT 84106

Salt Lake City Planning Department:

Sugarhouse Village, LLC, the owner of the vacant Snelgrove Ice Cream plant in Sugar House, respectfully requests that the Salt Lake City Planning Department accepts this application for consideration of a Master Plan Amendment. Our Master Plan Amendment request proposes to expand the CSHBD2 boundary westerly along 2100 S to 800 East. The area encompasses a 4.37 acre block that fronts 2100 South and is situated between 8th and 9th East in the heart of Sugar House. The proposed Master Plan change would accommodate a zone change in the associated block, which is currently zoned CC Corridor Commercial Zone. The area is flanked by the FB-SE Form Based Special Purpose Corridor Edge to the west and to the east is the CSHBD2 zone. We request that the City entertains the Master Plan change to accommodate the re-zoning of the associated block to the CSHBD2 Zone. The current Master Plan calls to focus, “programs that support neighborhoods with infrastructure, parks, trails, convenient commercial services, and housing improvements to sustain the quality of life in the neighborhoods.” In our humble opinion, the removal of a manufacturing facility to accommodate a residential living experience, adjacent to all components demonstrated in the general goals of the Master Plan is an exercise that warrants the expansion of a successful land use policy.

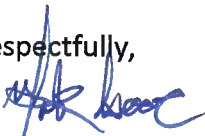
The CSHBD2 Zone allows for 60’ of height and increased density over that afforded in the CC zone. The opportunity for larger parcel assemblages of land is finite in our community. We believe that we should collectively work to densify areas that warrant the height and scale to accommodate larger residential housing opportunities. If we can build an extra floor of height, we can build better amenities within the facility for the residents and we can provide for a mix of unit types and price points that can better accommodate residents within the City of Salt Lake and more specifically in Sugar House. The natural expansion of and growth within our Sugar House community warrants a revisit of land use and planning designations from time to time. With the CC zone currently in place, the land use of the parcel was a grand-fathered Industrial manufacturing facility. The plant and subsequent use were deemed obsolete by the previous owners and ownership we represent doesn’t believe that an industrial re-use is appropriate. We feel the CC zone was a hold-out to accommodate the prior land use and now doesn’t represent or foster the type of use this parcel warrants in the community.

Salt Lake City elected representatives and senior staff are currently looking at a number of ways to increase the availability and diversity of new housing opportunities within the City of Salt Lake. Our requested Master Plan Amendment would provide for the support of a rezone of the 4 acres in the heart of Sugar House. This change in intensity of use will provide residents with a living experience that has immediate adjacency of goods & services, access to both vehicular and mass transit circulation opportunities and is well positioned with nominal negative impacts to adjacent uses and neighbors.

Our request for consideration of the Master Plan change will create and expand upon the architectural continuity of the CBD and will create the potential for the development team to provide some diversity in unit types for additional housing. This is another way for the development community and City officials to help provide essential housing in the desirable Sugar House area. This opportunity affords us the ability to follow similar City Council initiatives to work with neighborhoods to create new zoning that better fits the potential for the area. The City's Planning Division is currently developing zoning amendments and code to encourage the construction of additional essential housing throughout our community. Their study suggests that affordable housing overlay zoning would be encouraged. Our request is an opportunity to follow the same premise but use existing land-use patterns, adjacent zones and a well-positioned, community supported parcel for an increase in different economic levels of residential housing.

We are appreciative of the cities willingness to accommodate creative ways to advance the diversification of our housing types. Thank you for taking the time and your continued thoughtful approach to land use policies. We look forward to receiving the results of your early review and for creating the path and potential for a "Master Plan Amendment" application.

Respectfully,



Mark Isaac, Owners Representative
Sugarhouse Village, LLC

CC: John Thackeray, Boo Purcell

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