

**ITEM NO. 2 SPECIAL USE PERMIT FOR RESEARCH SERVICES; 645-647 MASSACHUSETTS ST (SLD)**

**SUP-12-11-09:** Consider a Special Use Permit to expand Research Services in portions of existing buildings located at 645-647 Massachusetts Street. The proposed use is located on portion of Lot 15 and all of Lots 17 and 19 Massachusetts Street. Submitted by Barber Emerson, LC, for GCB Holdings, LC, property owner of record.

**STAFF PRESENTATION**

Ms. Sandra Day presented the item.

Commissioner Hird asked if any communications were received.

Ms. Day said no.

**APPLICANT PRESENTATION**

Mr. Mark Anderson, Barber Emerson, was present for questioning.

Commissioner Hird asked if the applicant was okay with the conditions of approval.

Mr. Anderson said yes but would like to work on the wording of condition 4 a little bit more.

**PUBLIC HEARING**

No public comment.

**ACTION TAKEN**

Motioned by Commissioner Hird, seconded by Commissioner Harris, to approve SUP-12-11-09, a Special Use Permit for Research Service uses located at 645-647 Massachusetts Street [located on a portion of Lot 15 and all of Lots 17 and 19 Massachusetts Street], based upon the findings presented in the body of the staff report and subject to the following conditions:

1. Execution of a Site Plan Performance Agreement.
2. Publication of an ordinance per Section 20-1306(j) to include the following use restrictions as noted on the face of the site plan:
  - a. No manufacturing or production activities shall be conducted on-site;
  - b. No radioisotopes or other radioactive materials shall be used on-site;
  - c. No known type 1 mutagens or carcinogens shall be used on-site;
  - d. No known toxins or pathogens shall be used on-site; and
  - e. No animal research shall be conducted on-site.
3. Publication of an ordinance per Section 20-1306 (j) to include a statement that this Special Use shall be permitted for a period of 10 years from date of publication of the ordinance.
4. Provision of a note on the face of the site plan that states: "Construction of the 4,840 SF 2<sup>nd</sup> floor addition shall occur within 24 months after the date of publication of the ordinance and shall be subject to Historic Resources Commission review and approval and issuance of building permits. Construction after 24 months from date of publication of the ordinance shall require a request for extension per Section 20-1306 of the Development Code or review and approval of a revised Special Use Permit per Section 20-1306 of the Development Code and approval of the project by the Historic Resources Commission if an extension is not granted."

Unanimously approved 7-0. Student Commissioner Shelton voted in favor.