

STAFF RECOMMENDATION:

THAT A USE SUPPLEMENT BE ADOPTED BY A RESOLUTION OF THE COMMON COUNCIL IN ASSOCIATION WITH A FLEX DEVELOPMENT OVERLAY DISTRICT AT 520 TWENTY-FIRST STREET, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That because of the unique campus environment and varied yet unbroken history dating from 1853, for the properties associated with 520 Twenty-first Street past and current uses as a college, a gathering and worship place, a group instruction and self-reflection refuge, a place for short and long term dwelling ranging from college and retreat attendees to apartment dwellers, and a location for community gatherings, the “Gate House” and “East Building” lend themselves to use as short-term rental units in a limited nature, as defined by Section 114-273(17) with the exception that the units are not the primary residence of the operator.
- b) That all uses listed in the underlying O/I Office/Institutional District are permissible by right or by conditional use permit unless otherwise specified herein.
- c) That all applicable permits are obtained from the Building Inspection Department.
- d) That the following flex use(s) are permitted as permitted use(s) by right by Ordinance No. ZOrd.0001-19 in addition to those permitted by right in the R O/I Office/Institutional District, unless prohibited herein:
 1. Waiver of yard requirements in accordance with Sec. 114-430
 2. Uses permitted in the district:
 - a. Retreat/Event Center and Conference Space and subordinate accessory uses:
 1. Guest rooms for conference/event attendees.
 2. Offices.
 3. Cooking and commissary areas.
 - b. Educational facilities/activities.
 - c. Other uses determined to be similar by the Zoning Administrator.
 3. Studios or work space for artist, photographer, sculptor, wood working, furniture making or restoration, or other like artisanal professions.
 4. Telecommunications facilities that have all antennas and related infrastructure concealed from view. Subordinate equipment is to be completely contained within buildings. If screening is not possible then the City Plan Commission shall review the design for its appropriateness, upon consultation with the Landmarks Preservation Commission.
- e) That the following flex uses may be permitted as a conditional use permit by Ordinance No. ZOrd.0001.19 in addition to those conditional uses permitted in the O/I Office/Institutional District, unless prohibited herein:
 1. Short Term Rental Establishments, but where the unit is not the primary residence of the operator.
 2. Residential dwelling units

- f) That all aspects of the flex uses and all other uses shall be contained on site.
- g) That the Chief Building inspector or Director of City Development may impose additional conditions on a single or a group of flex uses to mitigate potential negative impacts on the subject or surrounding properties. Decisions in this regard may be appealed by the affected operator(s) to the Plan Commission who will forward a recommendation to the Common Council.
- h) That upon consultation between the Chief Building Inspector and Director of City Development, additional uses not listed in this resolution may be permitted if found to comply with the spirit and intent of this flex development and the Flex Development Overlay District
- i) That all applicable codes and ordinances be complied with and required permits acquired.
- j) That no minor changes be made from the conditions of this flex development without the approval of the Plan Commission and no major changes be made without the approval of the Common Council.
- k) That this flex development is subject to Plan Commission review for compliance with the listed conditions.

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