



City of Alexandria

Colvin Street Garage Extension

DSUP2025-10021

Planning Commission

January 6, 2026



Agenda



1. Summary
2. Project Location
3. Land Use Request & Outreach
4. Key Findings & Insights
5. Recommendation



Summary

Request

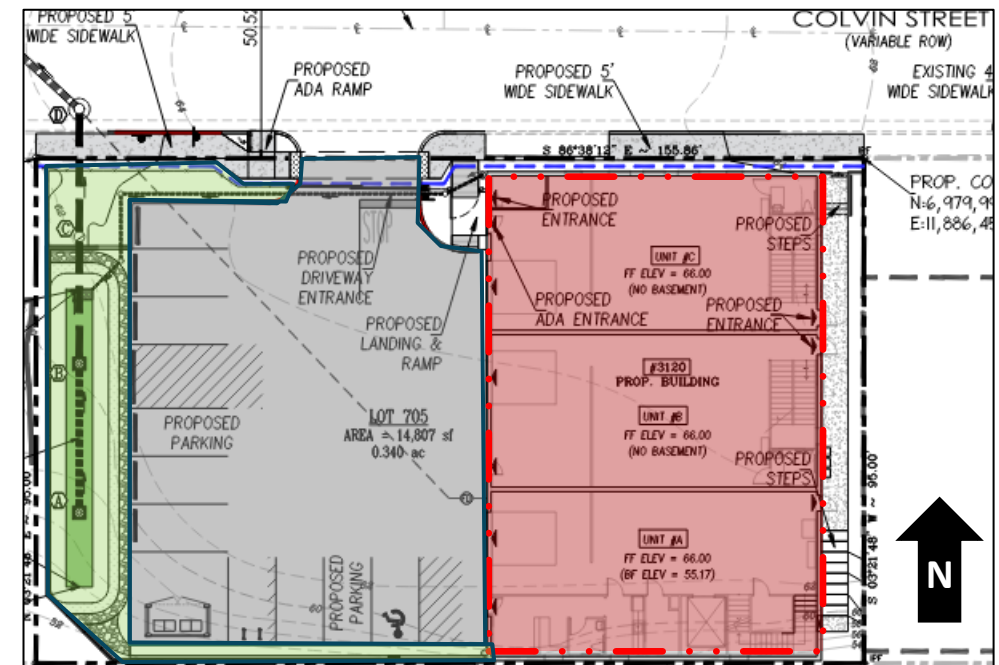
- Three-year DSUP extension to construct two story commercial building for motorcycle repair & parts business

Recommendation

- Extension of approved DSUP

Key Elements

- Applicant not seeking any changes
- Modification of street tree requirement
- Retention of existing small business





Project Location

Zoning:

- I / Industrial

Small Area Plan:

- Taylor Run / Duke Street

Surrounding Uses:

- Industrial, commercial and institutional





Land Use Request & Outreach

Land Use Request

- Three-year DSUP extension for new building with general automobile repair and warehouse uses
- Modification to reduce required number of street trees

Community Outreach

- P&Z Virtual Community Meetings
- Required notice to abutting property owners



Key Findings & Insights

Highlights

- **Schools:** No student enrollment associated with project
- **Transportation:** Minimal traffic expected, minor intersection improvements
- **Stormwater management:** New bioretention area to reduce runoff and achieve 55% phosphorous reduction

Benefits

- \$22K voluntary affordable housing contribution
- \$4K Public Art contribution (or on-site equivalent)
- \$10K landscape contribution in lieu of street trees
- Green Building Policy compliance



**Staff recommends approval
of Development Special
Use Permit #2025-10021.**

