



Colvin Street Garage

3120 Colvin Street

DSUP #2021-10022

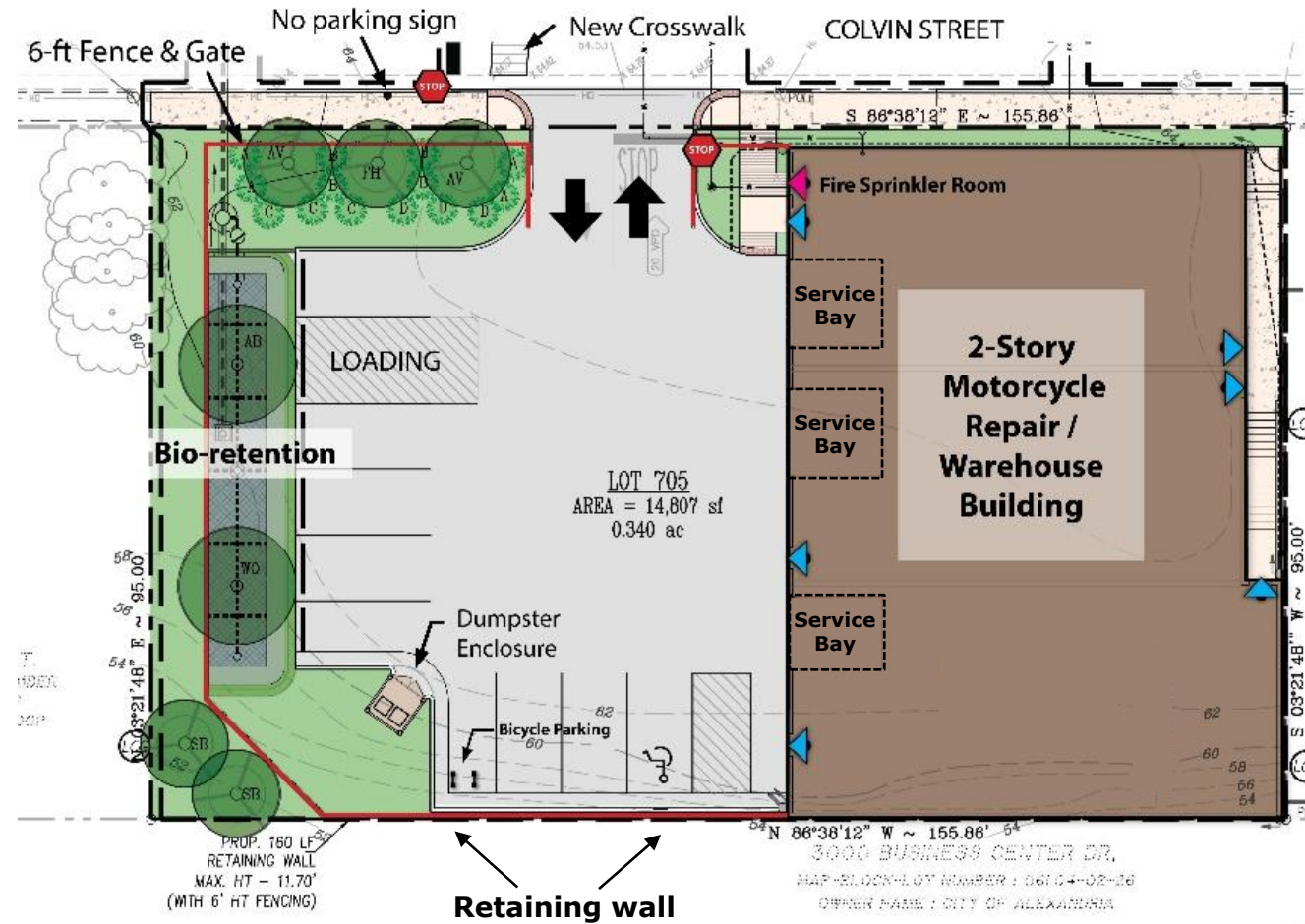
City Council
June 18, 2022

Project Location



Project Description

- DSUP for a Motorcycle repair shop and warehouse.
- 2-story building (with basement) for total of 14,262 GSF.
- 6-foot privacy fence and gate around perimeter of parking lot
- 10-foot retaining wall due to grade change.
- Bioretention and new trees at west end of property.



Building Architecture

- Building composed of brick veneer on portions of façade visible from the public realm.



View of north and west building façade from Colvin Street.



View of north and east building façade from Colvin Street.

Zoning Requests

- **Special Use Permit to Increase FAR**

- Request to increase the maximum permitted floor area ratio (FAR) from 0.85 to 0.96 as permitted by the I/Industrial zone, which allows an increase of up to 1.25 FAR with a SUP.

- **Modification of Minimum Street Tree Requirement**

- Request for a modification from the 1 street tree/30 linear feet of ROW requirement due to inadequate ROW width.
- Applicant will pay a fee in lieu of \$2,500 per street tree deficient from meeting the required number of street trees.

Consistency with Small Area Plan

- The property is located within the **Taylor Run / Duke Street Small Area Plan**.
- The Plan does not provide specific recommendations for the subject property.
- The Plan encourages the development of industrial and heavy commercial uses along Colvin Street.
- Staff finds the Applicant's proposal consistent with the objectives of the Taylor Run / Duke Street Small Area Plan.

Project Benefits

- Development of an underutilized property.
- Improved stormwater management with 55% phosphorous reduction and decreased stormwater runoff.
- Improvement of the adjacent pedestrian realm with ADA accessible ramps, a new crosswalk across Colvin Street, and re-stripping of a faded stop bar.
- A \$22,000 contribution to the Affordable Housing Trust Fund.
- A \$4,279 public art contribution.
- Compliance with the Green Building Policy.

Community

Date	Community Meeting
September 24, 2020	Clover Park Citizens Association Virtual Meeting
October 8, 2020	Seminary Hill Civic Association Virtual Meeting
June 7, 2022	Planning Commission Meeting

Recommendation

- Planning Commission and Staff recommend **approval** of the requests subject to the conditions in the staff report.

