



CITY OF DUPONT
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MEMORANDUM

TO: Planning Commission
FROM: Barb Kincaid, Director of Public Services
DATE: September 9, 2024
RE: Proposed Amendment to DMC 25.20.060, *Complete Community Overlay (CCO)*

During recent meetings on the Old Fort Lake Subarea Plan (OFLSP) update, staff and Planning Commissioners reached consensus that apartment buildings would be limited to 4-stories with 200-units per building. The intent is to incorporate many of the standards and policies developed for the OFLSP update into our Comprehensive Plan and the DMC for citywide consistency.

City staff is reviewing a development proposal in the approved Patriot's Landing Master Plan for an active senior living apartment building. The Master Plan employs standards from DMC 25.20.060, the "Complete community Overlay (CCO) district". This code section specifically limits the number of units in a multifamily project to 150-units per single building. In doing research, staff could find no justification for the 150-unit cap.

With this new development in the pipeline, staff is recommending an amendment to DMC 25.20.060 to allow up to 200-units in a single building consistent with our prior discussion. The attached is a copy of DMC 25.20.060 with the proposed amendment shown on page 2.

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25.20.060 Complete community overlay (CCO) district restrictions.

(1) Land Uses.

(a) Complete community overlay (CCO) projects may include all uses listed as permitted and/or conditional uses within the underlying zoning district; uses listed as prohibited are not allowed in a CCO.

(b) The following neighborhood-oriented uses may be approved in addition to subsection (1)(a) of this section as part of a CCO:

(i) Multifamily.

(ii) Medical clinics/offices.

(iii) General offices.

(iv) Neighborhood market/food market.

(v) Community center.

(vi) Chapel/place of worship.

(vii) Restaurant/delicatessen.

(viii) Athletic club/physical therapy.

(ix) General sales and service.

(x) Plaza.

(c) The following uses and development types are not permitted in a CCO district:

(i) Drive-through facilities.

(ii) Gas stations/car washes.

(iii) Cemeteries.

(d) All CCOs shall provide neighborhood-oriented uses for the purposes of promoting a walkable village environment while protecting the district scale.

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(i) CCOs shall provide building area (square-footage) for neighborhood-oriented uses of at least one-half percent of the gross CCO area.

(ii) Neighborhood-oriented uses shall not occupy more than 15 percent of the gross CCO area.

(iii) The minimum neighborhood-oriented use shall commence construction prior to any certificate of occupancy is issued for the density bonus units.

(iv) For the purposes of this standard, nursing homes and residential care facilities are not applicable/subject to these requirements.

(2) Location and Size Limit.

(a) A CCO may be established for sites that are generally 10 acres or more.

(b) Multifamily projects in the CCO district shall not exceed ~~200~~150 units per single building.

(c) Nonresidential and mixed use structures in the CCO shall be subject to the following standards:

(i) Buildings shall be clustered together to form an identifiable neighborhood node.

(ii) Generally, these buildings should be located along higher classified streets at a prominent project entrance.

(iii) Neighborhood retail/service tenant spaces shall be limited to 10,000 square feet for the purposes of ensuring a neighborhood scale. This limitation shall not apply to offices and medical uses.