



CITY OF DUPONT

Department of Community Development
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TYPE I STAFF REPORT & DECISION

Affinity at DuPont Site Plan Amendment

Project: Affinity at DuPont

File Number: PLNG2024-012

Related File Numbers: PLNG2024-005 (Site Plan Review and Design Review); PLNG2022-014 (Patriot's Landing Village Master Plan); and SEPA 2022-019 (SEPA for Master Plan)

Date of Decision: December 10, 2024

From: Lisa Klein, AICP
AHBL, Inc., Planning Consultant to the City

Via: Barb Kincaid
City of DuPont, Public Services Director

SUMMARY OF REQUEST: The applicant is seeking Type 1 approval for a Major Site Plan Amendment for the proposed Affinity at DuPont 55+ multifamily development.

ORIGINAL PROJECT DESCRIPTION: The proposal is for the development of the Affinity at DuPont 55+ multifamily apartment building on 7.71 acres of the Patriots Landing Master Plan area. The proposal includes 150 age-restricted dwelling units, a club house, parking, landscaping, and other associated amenities. Total building size including the residential building (194,036 SF), pool house (5,266 SF) and eight garage structures (17,096 SF) is 216,398 SF. The proposed development is part of the approved Patriots Landing Village Master Plan file no. PLNG2022-014. The original Site Plan Review was approved on October 25, 2024, City File No. PLNG2024-005.

AMENDED PROJECT DESCRIPTION: The proposed amendment increases the unit count in the building from 150 to 170 units. No other aspects of the project will change.

LOCATION: The proposal site is located south of McNeil Street accessible from the intersection of Marshal Circle and Garry Oaks Avenue. The site is on Pierce County parcel number 0119341007 and is located in the Yehle Park Village.

APPLICANT: Josh Goudge, Development Manager - Inland Group

SUMMARY OF RECOMMENDATION

Staff recommends approval subject to the conditions provided in Section D of the original Site Plan Review approval (PLNG2024-005).

SUMMARY OF RECORD

Refer to the list of attachments provided in Section E.

A. FINDINGS OF FACT

- a. The proposed development received Site Plan Approval on October 25, 2024 for a 150-unit 55+ multifamily apartment building (PLNG2024-005). That approval included Findings of Fact that detailing the project history, consistency with the Site Plan Review code requirements, consistency with the approved Patriot's Landing Village Master Plan (PLNG2022-014) and provided nine Conditions of Approval. The Amendment seeks to increase the unit count in the building from 150 to 170 units and no other aspects of the proposal will change. Therefore, only the changed aspect of the proposal is evaluated in this Decision.
- b. On Nov. 12, 2024, DuPont City Council approved Ordinance 24-1148, which amended DMC 25.20.060(2), increasing the number of units allowed per building in the CCO district from 150 to 170 units.
- c. On Nov. 18, 2024 the applicant submitted a complete application for the Site Plan Amendment. A copy of the submittal documents is provided in Section E.
- d. DMC 25.150.050 Amendments to Site Plan provides that there are two types of site plan amendment processes, depending upon the extent of the proposed changes. They are defined in DMC 25.10 as follows:

*“Site plan amendment, major” means an amendment to an approved site plan that substantially changes the site design, **increases density by more than five percent** or increases building area by greater than 10 percent, reduces open space or landscape area by more than 10 percent, requires a modification to a condition of approval or other requirements and conditions of the approved and site plan, or includes new requests to deviate from the standards of the applicable district.*

*“Site plan amendment, minor” means an amendment to an approved site plan for modifications to the dimensions or footprint location of a building(s) but does not substantially modify the arrangement or increase the number of buildings approved in the plan. **Increases to density shall be less than five percent** and building size/area shall be less than 10 percent. The amount and quality of landscaping may be increased but may not be reduced by more than 10 percent, provided it complies with the minimum landscaping requirements of the zone in which the property is located. Proposed amendments shall not deviate from standards of the applicable district.*

The proposed unit count increase in the building would typically require the amendment follow the process required for a Major Site Plan Amendment, which is Type III. However, DMC 25.20.660(12) provides that “Site plans for any land use that is approved in a CCO as part of a master plan may be reviewed as a Type I procedure” and staff interprets this provision as being applicable to a site plan amendment. Therefore, a Type I procedure will be followed.

B. SITE PLAN REVIEW

The original Site Plan Review approval issued on October 25, 2024 (PLNG2024-005) remains applicable to the project. Only the changed aspects of the proposal are evaluated for this Amendment. The consistency analyses of the Site Plan Review evaluation that have changed from the original proposal are shown below in underline/strikeout mode.

2.b. 25.20.020 Maximum density.

Density of the complete community overlay (CCO) district is permitted at the base density of the underlying zone. CCOs may be approved with a density bonus when certain amenities are provided. All bonus units shall be designated so that at least one permanent occupant is a senior individual aged 55 years or more. Density bonuses may be allowed pursuant to the following:

- (a) Ten percent density bonus granted when the bonus housing is designated for seniors and five percent of the gross CCO area is devoted to plaza space, private open space, or usable open space such as parks, trails, and recreational uses.
- (b) Twenty-five percent density bonus granted when the bonus housing is designated for seniors and 10 percent of the gross CCO area is devoted to plaza space, private open space, or usable open space such as parks, trails, and recreational uses.
- (c) Thirty percent density bonus granted when the bonus housing is designated for seniors and 15 percent of the gross CCO area is devoted to plaza space, private open space, or usable open space such as parks, trails, and recreational uses.

Staff Analysis:

The CCO density bonus was analyzed through the Patriots Landing Master Plan approval process as follows:

- *The Patriots Landing Master Plan includes 11.7 acres of open space, which is approximately 26 percent of the gross CCO area, exceeding the minimum (15 percent) necessary to qualify for the 30 percent density bonus. The Patriots Landing Master Plan open space is described as follows:*
 - *The open space areas include open space, trails, and recreation.*
 - *A community walking path is designated along the west property boundary and around the playfield.*
 - *The school's playfield/outdoor learning area will be available for neighborhood use when school is not in session.*
 - *Private open space/recreation areas are located in the south and western portions of the senior housing portions of the master plan area.*
- *The 30 percent density bonus allows for a density of 7.15 dwelling units per acre, equating to a total of 313 allowable dwelling units within the Master Plan area.*
 - *The Patriots Landing Master Plan includes the addition of 283 new standard and senior multifamily dwelling units. There are 25 existing residential units within the developed portion of the CCO Master Plan area, bringing the total to 308 dwelling units, meeting the requirements of DMC 25.20.020 (7)(c).*
 - *With the 30 percent density bonus, 73 additional dwelling units are allowed above the standard density, all of which are required to be restricted to 55+. The Patriots Landing Master Plan includes 200 dwelling units restricted to 55+. The density bonus has been appropriately designated for senior housing meeting the requirements of DMC 25.20.020 (7)(c).*

The Affinity at DuPont proposal modifies the acreage slightly but maintains consistency with the Patriots Landing Master Plan density bonus analysis. The Affinity at DuPont proposal includes:

- 2.33 acres of open space, approximately 5 percent of the gross CCO area and proportionately consistent with the total minimum (15 percent) open space required for the 30 percent density bonus.
- ~~150-170~~ age-restricted dwelling units, exceeding the total minimum (73) required to be 55+ and within the allowable number of dwelling units (313) in the Patriots Landing Master Plan area.

A comparative analysis is shown below in Table 1. – Patriots Landing Master Plan/Affinity at DuPont Land Use and Density Analysis

Table 1. Patriots Landing Master Plan Land Use and Density Analysis

Parcel No.	Ex./Prop. Use	Area (acres)	% Gross CCO Area	Dwelling Units
119341007	Proposed 55+ MF	Master Plan: 9.7 Affinity: 7.71	Master Plan: 22% Affinity: 17.6%	150-170 55+
119341007	Proposed MF	Master Plan: 4.9 Adjusted:	Master Plan: 11% Adjusted: 15.5	133-113 (50 55+)
119341007	Approved Memory Care	Master Plan: 3.26 Adjusted: 3.36	Master Plan: 7% Adjusted: 7.6%	22 (do not count toward CCO total)
119341006	Proposed School	10	23%	N/A
119345002	Existing Assisted Living	6.23	14%	135 (do not count toward CCO total)
119345003	Existing SF Senior Housing	2.57	6%	20 55+
119345007	Existing SF Senior Housing	4	9%	5 55+
119345005	Existing middle ROW-private	1.73	4%	N/A
119345004	Existing southern ROW-private	1.27	3%	N/A
119341005	Existing sliver of land to west, vacant	0.14	6%	N/A
CCO Total		43.8 acres	100%	308 DUs 25 existing 283 proposed 225 age-restricted

B.2.f(2)(b) Location and Size Limit.

- (b) Per DMC 25.20.060(2)(b), Multifamily projects in the CCO district shall not exceed ~~450~~ 170 units per single building.

Staff Analysis: The proposed Affinity at DuPont building location and size meets the requirements of this section; the building does not exceed 1570 dwelling units and is clustered with the other proposed uses in the western portion of the CCO area.

B.3.e. 25.95 Off-Street Parking

25.95.030 Number of spaces.

Housing reserved for seniors requires a minimum of .5 parking spaces per dwelling unit. There is no code-required maximum number of spaces.

Staff Analysis: The 1570-unit building requires a minimum of ~~75~~85 parking spaces. The proposal includes a total of 254 off-street parking spaces, including 185 uncovered spaces including 13 accessible, 29 carport spaces including 2 accessible, and 40 garage spaces including 2 accessible, exceeding the minimum required.

B.3.g 25.115 Transportation Concurrency review

The original application included a request for a transportation concurrency certificate as required by DMC 25.115.

Staff Analysis: A certificate was issued on October 22, 2024. A revised transportation concurrency certificate will be required at the time of building permit approval demonstrating concurrency approval for 170 units.

C. CONCLUSION

The proposal was reviewed for consistency with the zoning district requirements, general development requirements, the Comprehensive Plan, and DMC 25.150.050 Amendments to site plan and is found to have met the review criteria for site plan amendment approval under DMC 25.150.030.

D. RECOMMENDATION

Based on the findings and conclusions in this report, **the conditions of the original Site Plan Review (PLNG2024-005) Decision remain in effect** but are modified as follows (changes from the original approval are shown in underlined/strikeout format):

2. There are conditions associated with the Master Plan Approval (PLNG2022-014) that apply to the subject property. They include:
 - (i) Compliance with the SEPA Mitigation Measures (Condition No. 1, above)
 - (ii) The proposal is providing 170~~450~~ units of age-restricted multifamily uses, which exceeds the minimum of 73 units required for the density bonus. Prior to issuance of building permits, a notice shall be recorded against the property restricting at least 73 units to the age of 55 or more.
 - (iii) This Decision represents the required Site Plan Review and Design Review approval for the ~~450~~170-unit multifamily building.

New Condition 10: A revised transportation concurrency certificate for 170 units will be required to be requested and issued prior to building permit approval.

E. SUMMARY OF RECORD

1. Application Form, signed on Nov. 18, 2024
2. Sewer Availability was approved for 170 units in July 2024
3. Water Availability for 170 units was submitted for the original Site Plan Approval on June 10, 2024
4. Landscape Plans, Grading Plans, Storm Drainage and Utility Plans, Storm Report, Building Elevations, Refuse Enclosure Approval are not required as there is no proposed change to the previously approved elements of the project.
5. Ownership Affidavit was not provided as Inland Group is now the owner of the property.
6. Owner Agent Affidavit was not provided as Inland Group representatives are acting as the agent.
7. Narrative Cover Letter dated November 18, 2024 prepared by Inland Group
8. Revised/Clouded Cover Sheet to Plan Set (1 page) dated Nov. 18, 2024
9. Title Report prepared by Chicago Title dated Oct. 30, 2024
10. Ordinance 24-1148, approved on Nov. 12, 2024
11. Statutory Warranty Deed dated Nov. 15, 2024
12. Type I Staff Report & Decision Affinity at DuPont dated Oct. 25, 2024 (PLNG2024-005)

DECISION

Based on the Findings and Analysis summarized above, the City finds that the proposal, as conditioned, is consistent with the Comprehensive Plan and DMC Title 25.41, 25.75 through 25.95, 25.105 through 25.125, and 25.130. The City has determined that the proposal meets the standards and criteria necessary to obtain approval by the City. All conditions included in the Recommendation are incorporated herein with this Approval.



Barb Kincaid
Director of Public Services, City of DuPont

January 2, 2025

Date

APPEALS

Consistent with DMC 25.175.060(4), this decision by the director may be appealed to the City hearing examiner. Only parties of record may file an administrative appeal. An appeal must be filed within 14 days after issuance of this decision. The instructions for filing an appeal are found in DMC 25.175.060(4). Appeals shall be in writing, be accompanied by the required appeal fee and contain the information detailed in DMC 25.175.060(4)(d).

Cc: File No. PLNG2024-012
Josh Goudge, Inland Group, josh.goudge@inlandconstruction.com
Mike Campeau, Patriot's Landing Village Master Plan Property Owner
Steilacoom Historic School District, Patriot's Landing Village Master Plan Property Owner
Lisa Klein, AHB, Inc. (representing the City of DuPont)