

CITY OF DUPONT LONG RANGE PLANNING PROJECTS

2017 COMPREHENSIVE PLAN CYCLE

PLANNING COMMISSION PUBLIC HEARING

- Community Commercial (COMP 16-05 & TEXT 16-07)

July 24, 2017





Community Commercial Opportunity Area

(COMP-16-05 & TEXT-16-07)





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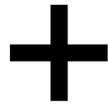


A. COMPREHENSIVE PLAN

CREATE
LAND USE DESIGNATION

1

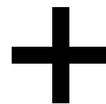
Community Commercial
Opportunity Area
(CCOA)
Overlay



AMEND
VILLAGE TEXT

2

Manufacturing/
Research Park and
Industrial Area



Implement
Land Use
Strategy

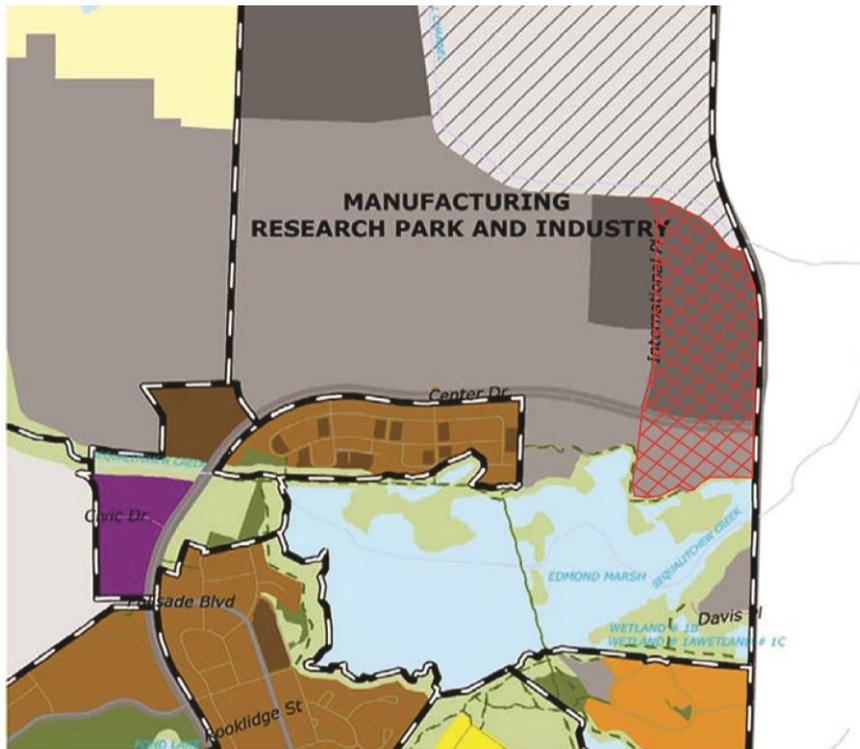


A. COMPREHENSIVE PLAN

AMEND FUTURE LAND USE MAP

3

Community Commercial Opportunity Area (CCOA) Overlay



MANUFACTURING RESEARCH PARK AND INDUSTRY



Implement
Land Use
Strategy

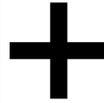


B. LAND USE REGULATIONS

CREATE
ZONING DISTRICT

1

Community
Business (CB)
District



AMEND
DESIGN GUIDELINES

2

Commercial
Development



Implement
Land Use
Strategy

FUTURE – REZONE TO CB

3



QUESTIONS



CITY OF DUPONT LONG RANGE PLANNING PROJECTS

2017 COMPREHENSIVE PLAN CYCLE

PLANNING COMMISSION WORK SESSION

- Patriots Landing (COMP 16-02 & Text 16-03)
- Old Fort Lake Subarea Plan (COMP 16-04 & 16-06)

July 24, 2017





Google Earth
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Patriots Landing

(COMP-16-02 & TEXT-16-03)



APPLICANT'S LONG-TERM DEVELOPMENT GOALS

Memory
Care
Facility

5-Story
Apartment
Building

Small Scale
Neighborhood
Commercial /
Medical



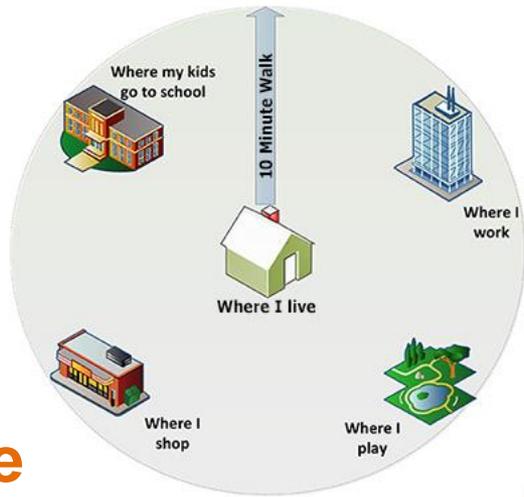
Google Earth

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Patriots Landing

(COMP-16-02 & TEXT-16-03)





The 10-Minute NEIGHBORHOOD



SENIOR HOUSING TYPES



Independent Living

- Private Living Unit
- Full Kitchens
- Management Office
- Houses / Apartments
- Regulated by density



Assisted Living

- Shared Living Environment
- Common Meal Areas (NO full kitchen)
- Medical Assistance
- Apartments / Nursing Homes
- NOT regulated by density



Bob's Hollow
Minor Collector

McNeil Street
Minor Arterial

Residential
Neighborhoods

Residential
Neighborhoods

PARK

Residential
Neighborhoods

Future
Development
Area

Bradley St

Marshall Alley





YEHLE VILLAGE



CURRENT ZONING ALLOWANCES

Memory
Care
Facility

REQUIRES CONDITIONAL USE
APPROVAL

5-Story
Apartment
Building

REQUIRES CONDITIONAL USE
APPROVAL

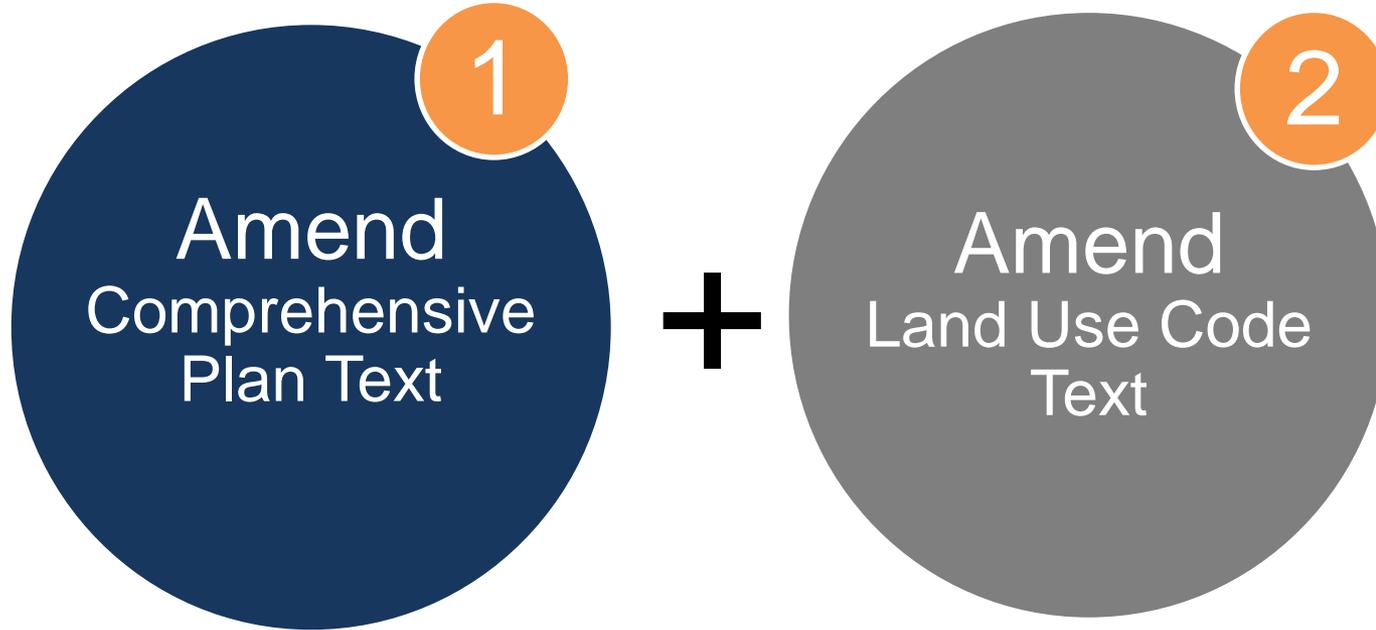
Plus
HEIGHT LIMITED 35 – 55 FEET

Small Scale
Neighborhood
Commercial /
Medical

NOT PERMITTED



APPLICANT REQUESTS



** NO development approvals with these requests*



2

Amend
Land Use Code
Text

- A. RESIDENTIAL DISTRICTS
- B. MASTER PLAN PROCESS
- C. DEFINITIONS





COMPLETE COMMUNITY OVERLAY (CCO)

- Incentive-based Development Option
- Conditional Use Review (type III)
- Master Plan Required
- Eligible in all Residential Districts



A

COMPLETE COMMUNITY OVERLAY



A

COMPLETE COMMUNITY OVERLAY (CCO)



A

COMPLETE COMMUNITY OVERLAY (CCO)



A

COMPLETE COMMUNITY OVERLAY (CCO)

Land Use Process

1.) Master Plan Approval

Type III Conditional Use

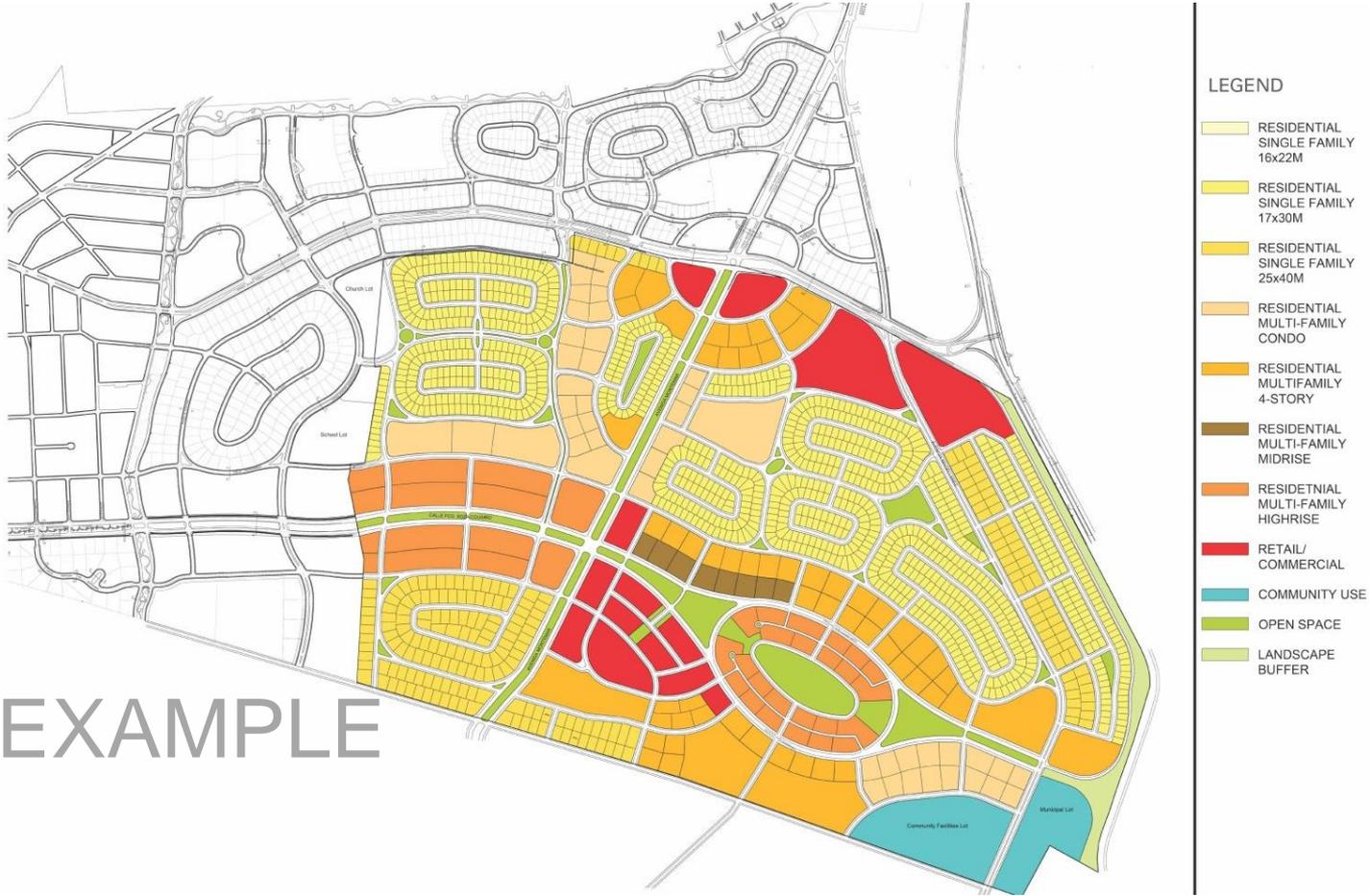
2.a) Site Plan Approval

2.b) Building Design
Review



B

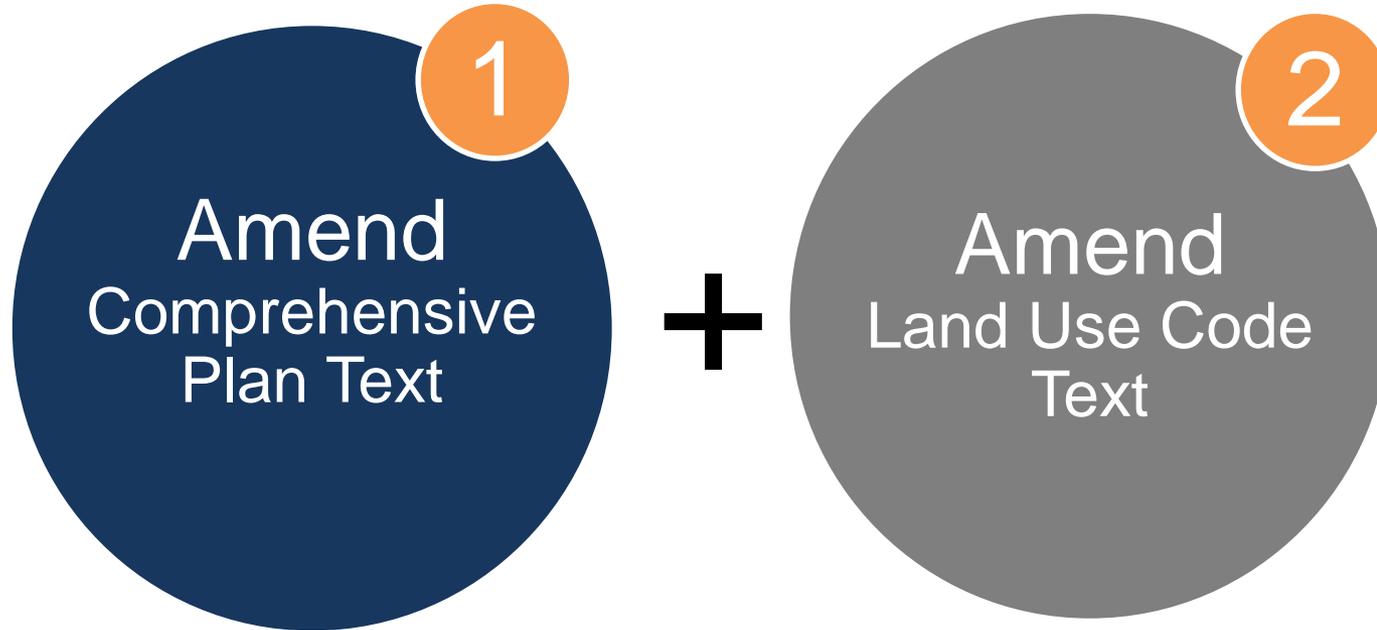
MASTER PLANS - EXAMPLES



EXAMPLE



PROPOSED TEXT AMENDMENTS



** NO development approvals with these requests*



QUESTIONS



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Old Fort Lake Business & Technology Park

(COMP-16-04 & TEXT-16-06)



SUBAREA PLAN COMPONENTS

- Part 1 – Intro and Objective
- Part 2 – Area Analysis (existing conditions)
- Part 3 – Project Vision & Alternatives
- Part 4 - Master Plan / Framework Plans
- Part 5 – Implementation
- Appendix – Development Standards

Old Fort Lake Business & Technology Park
(COMP-16-04 & TEXT-16-06)



COMMUNITY MEETING



PRESENTATION



INFO STATIONS
LAND USE



BUILDING DESIGN/
BUFFERING



TRANSPORTATION



LANDSCAPING /
AMENITIES



PUBLIC
COMMENT /
SUGGESTIONS

Old Fort Lake Business & Technology Park
(COMP-16-04 & TEXT-16-06)



A

B

C

D

E

F

City of DuPont

Copper Leaf

Nisqually Tribe

The Home Course

Sequalitchew Creek

Center Rd

DuP

Google



QUESTIONS



Old Fort Lake Business & Technology Park (COMP-16-04 & TEXT-16-06)

