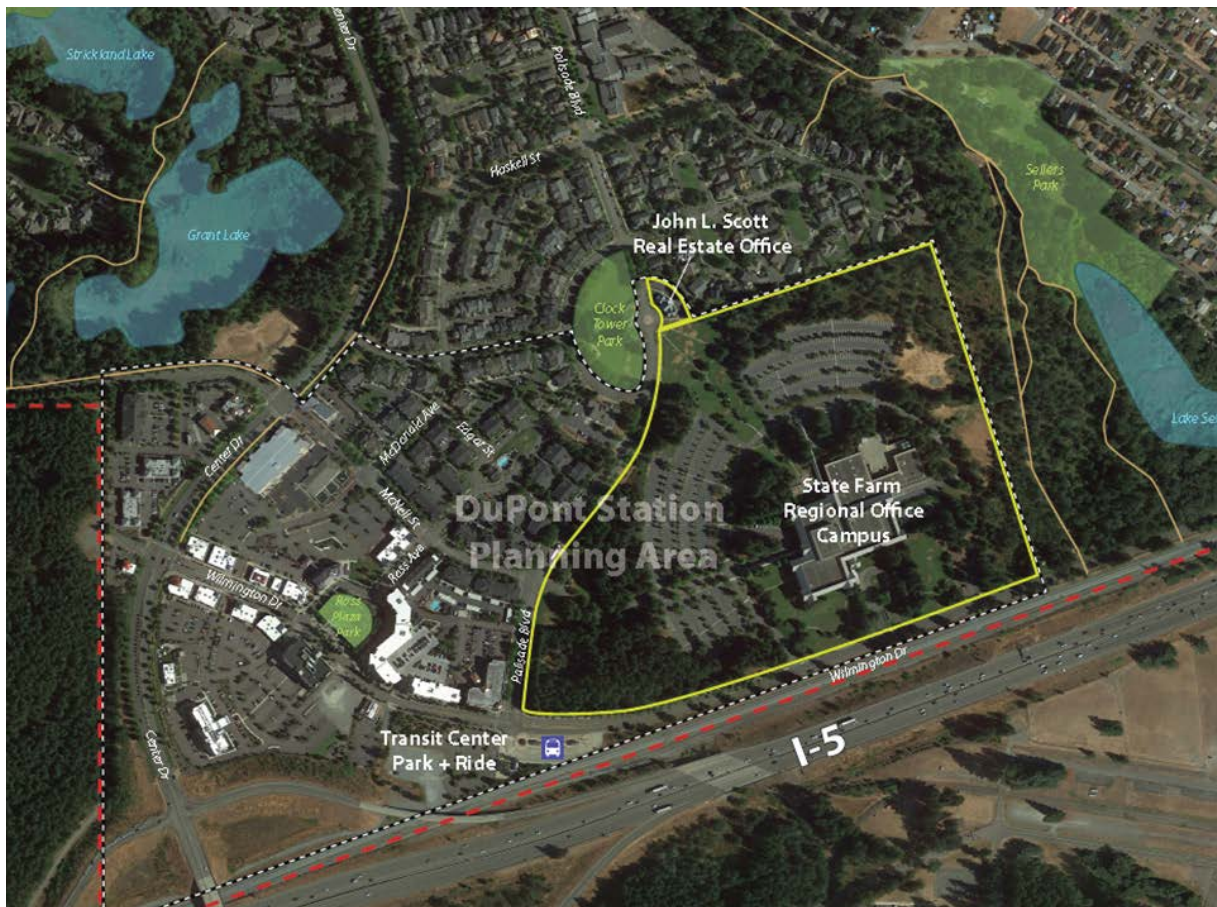




DuPont Station Properties Annual Comprehensive Plan Amendment and Rezone Workshop #2



October 10, 2022
City of DuPont Planning Commission

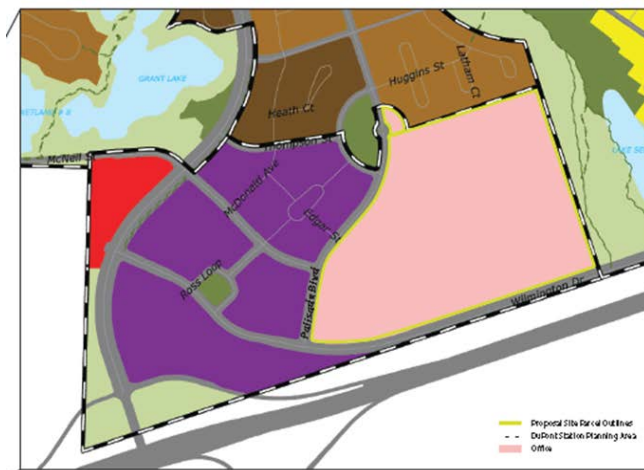


Initial Proposal*

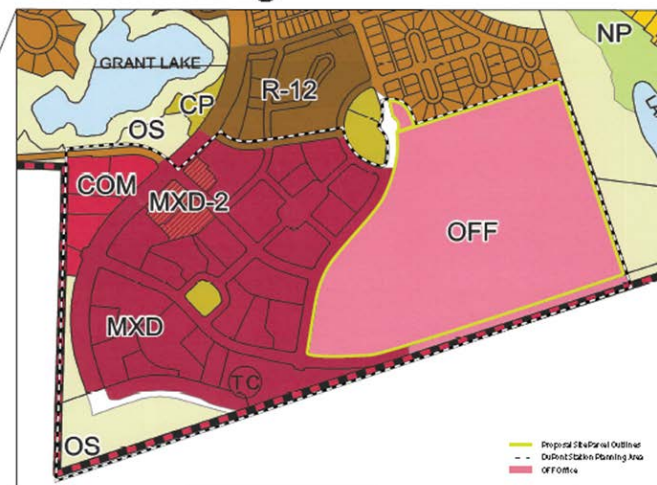
Comprehensive Plan Amendment

- Currently designated “Office”
- Proposed change to “Mixed Use”

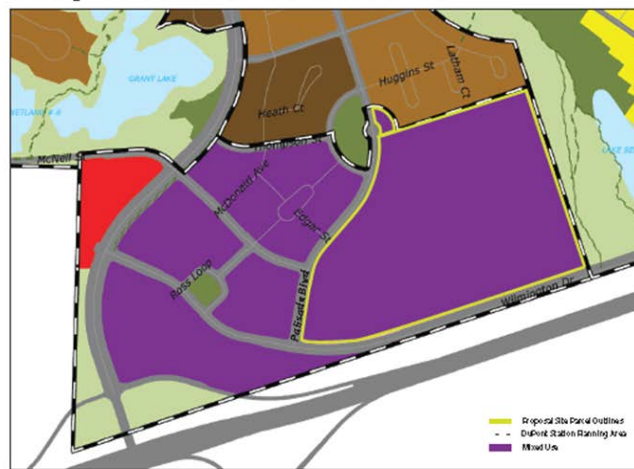
Current Future Land Use



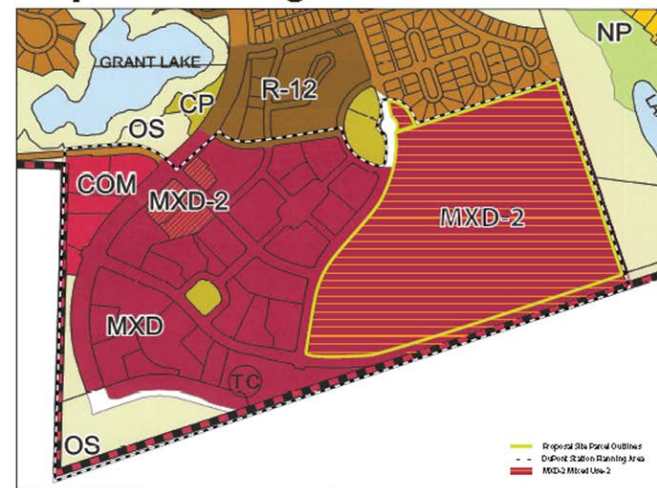
Current Zoning



Proposed Future Land Use



Proposed Zoning



Rezone

- Currently designated “Office”
- Proposed change to “Mixed Use-2”



Recap From Workshop #1

- Community Workshop held 9/26/22
 - Approximately 25 people attended
 - Notice of workshop mailed to every resident in DuPont (roughly 10,000 letters mailed)
 - Attendees not in favor of proposal presented
 - Hotels, drive through, gas stations, storage facilities, fast food, traffic impacts
 - In support of concept of “Complete Community Overlay”
 - Feeling rushed



Mixed Use Designation

- Definition of Mixed Use in Comprehensive Plan (Pg. 30)

“The purpose of this district is to permit uses that are allowed in the commercial district, the office district, and residential zone district. This area is intended to provide office space, goods and services to the entire community or larger market.”

<https://www.dupontwa.gov/DocumentCenter/View/5742/2015-Comprehensive-Plan-as-Amended-2021-Dec-07--PDF?bidId=>



DuPont Station

- Summary of DuPont Station as defined in the Comprehensive Plan (Pg. 41 see handout)
 - Named to elicit a sense of bustling activity that occurred around railroad stations.
 - Mixture of residential and commercial activities that recreate the best attributes of historic town center developments.
 - Variety of commercial uses, inclusion of multi-family residential development, integration of public spaces, and convenience of the nearby post office and I-5
 - Intended to be one of the more active neighborhoods in DuPont.
 - Access to traffic on I-5 creates a market draw beyond the population of the City.
 - A wider range of retail types and businesses, greater diversity of shopping, entertainment, and services for the City's residents.



Mixed Use Zones

- Switching from Comprehensive Plan to DMC
 - There are two Mixed-use zoning districts (not including the “Mixed Use Village” MUV zones for Old Fort Lake Subarea)
 - Mixed Use – DMC 25.35
 - Mixed Use 2 – DMC 25.36

The only difference between them is that Mixed Use 2 allows for indoor storage.

<https://www.codepublishing.com/WA/DuPont/#!/DuPont25/DuPont25.html>



Complete Community Overlay

- An “Overlay” is a tool that creates a special zoning district that is laid over an existing base zone.
- It changes or modifies the provision that apply to land within an existing zoning district without actually rezoning the area.
- It can be used to change the types of permitted uses or to implement additional regulations.

Complete Community Overlay



- DMC 25.20.060 implements the Complete Community Overlay (“CCO”)
 - CCO is placed over the underlying residential zoning districts (there is a process involved)
 - Ordinance adopted in 2018 specifically intended for the land around Patriot’s Landing (remains “untested”)
 - Uses include everything permitted in underlying residential zones plus multifamily, medical clinics, offices, food market, community center, churches, restaurants, athletic club, general sales and service, plaza (see DMC 25.20.060 handout)

Amending the Comprehensive Plan



Growth Management Act (GMA) provides two mechanisms for updating comprehensive plans and development regulations: (1) “periodic updates” process and (2) an annual amendment process.

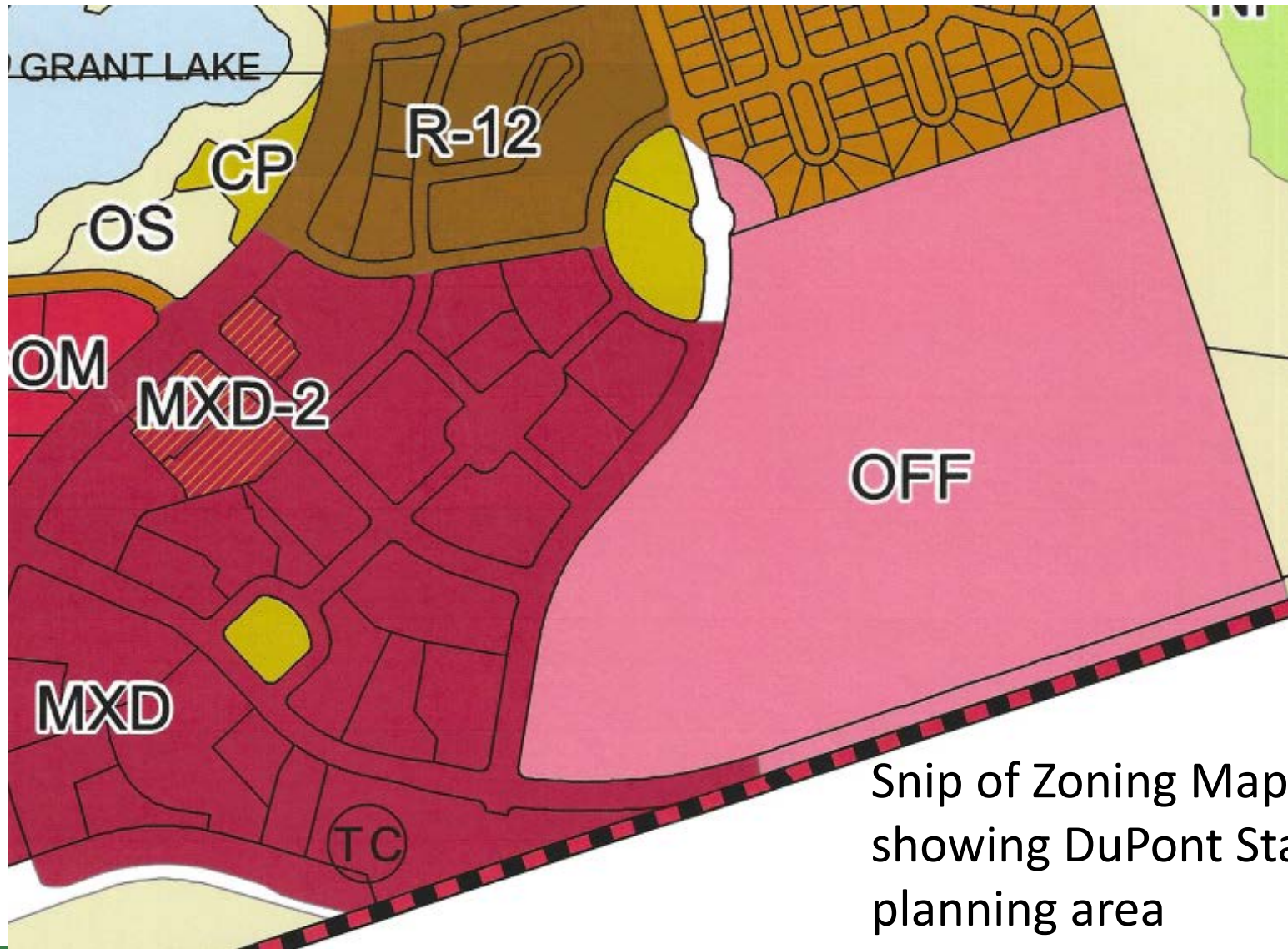
Annual amendments are optional, can only be done once per year and all changes must be considered cumulatively

- **The Old Fort Lake Subarea Plan Update is underway to adopt in 2023**

Periodic updates are required every 8 years

- **DuPont must adopt required update by 2024**

Zoning Map



Snip of Zoning Map showing DuPont Station planning area



Next Steps

- Planning Commission holds special meeting next week (October 17) to review revised staff proposal - **Is this doable?**
 - Work to include analysis of existing mix of land uses in the DuPont Station Planning area
 - Revised proposal anticipates amending the uses in the Mixed Use 2 zone rather than using the CCO tool



DISCUSSION

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