



CITY OF DUPONT

DEPARTMENT of Community Development
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NOTICE OF DECISION

Patriots Landing Village Master Plan
Type III Master Plan Approval

Decision: Approved, subject to conditions

File Numbers: PLNG2022-014 (Master Plan Approval) and PLNG2022-019 (SEPA)

Date of Decision: September 6, 2023

PROJECT DESCRIPTION: The proposal is for additional development in Patriots Landing. The applicant seeks to Master Plan a 43.8-acre area comprising eight parcels, some of which are already developed or approved for development, and some of which are for new development. The new development includes the northeastern 10 acres that are currently vacant land proposed to be developed into a 78,000 SF elementary school for 500 students. The southwestern 14.60 acres are currently vacant land proposed to be developed with two buildings for multifamily (83 units) and senior living multifamily (200 units) uses. The new residential buildings will total approximately 240,000 SF. The proposal includes roadway improvements, landscaping improvements, open space/recreation areas, stormwater and utility infrastructure, and below- and above-ground parking spaces.

The already developed or previously permitted portions of the Master Plan area include 3.26 acres to be occupied by the previously approved Patriots Landing Memory Care facility and the eastern 15.94 acres occupied by the existing Patriots Landing Assisted living facility, consisting of an assisted living multifamily building and several single-family, independent living, cottage-style homes.

LOCATION: Section 34, Township 19 North, Range 1 East, W.M, in the City of DuPont, in Yehle Park Village, south of McNeil Street, on Pierce County Tax Parcel Nos. 0119341006 and 0119341007.

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SEPA DETERMINATION: The City issued a Revised Mitigated Determination of Nonsignificance (MDNS) on August 2, 2023, with a 14-day comment period. The threshold determination was not appealed.

Based on the Findings and analysis, the City Hearing Examiner finds that the proposal, as conditioned, is consistent with all development regulations and criteria specified in the district applicable to the property and is consistent with the general goals, vision and policies of the City's Comprehensive Plan. The conditions of approval adopted by the decision in conjunction with those adopted into the MDNS ensure neighborhood compatibility and are found to adequately mitigate traffic and environmental impacts. Future Design Review will assure conformance to the comprehensive plan.

A copy of the full decision may be viewed at City Hall or on the City website at:
<https://www.dupontwa.gov/675/Patriots-Landing-Village>

Pursuant to RCW 36.70B.130, a copy of this decision will be provided to the County Assessor's office. Per DMC 25.175.050(8)(c), any affected property owners may request a change in property tax valuation notwithstanding any program of revaluation.

APPEALS: DMC 25.175.010 provides that this decision, as a Type III decision, is final, subject to appeal to Pierce County Superior Court. Appeals are governed by Chapter 36.70C RCW.
