



CITY OF BLACK DIAMOND

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NOTICE OF APPLICATION MPD Site Plan Minor Amendment and MPD Development Agreement Minor Amendment

Notice Released: August 24, 2022

The City of Black Diamond has received the following development application that may be of interest to you. The applicant has modified the scope of their original request (Public Notice issued May 18, 2022), resulting in re-noticing of the application. The application and any related documents are electronically available for public review upon request of the Master Development Review Team (MDRT) – see Staff Contact section below.

Project Name: Minor Amendment to The Lawson Hills MPD Site Plan and Development Agreement

Application Date: June 30, 2020

Complete Application Date: April 18, 2022

Revised Application Date: July 21, 2022

Application Number: PLN20-0054

Property Owner/Applicant: Oakpointe / CCD Black Diamond Partners

Project Description: The applicant is requesting a minor amendment to The Lawson Hills Master Planned Development (MPD) Site Plan and Development Agreement to modify the land uses of Development Parcels L3, L4, L5, L6, L11, L12, L13, L14, L15, L21, L23, L24, and L25. This proposal requests to reclassify Development Parcels L3 and L4 as School use; reclassify Development Parcels L6, L11, L12, L13, and L14 as Low Density Residential; reclassify Development Parcels L5, L15, L23, L24, and L25 as Medium Density Residential; and reclassify Development Parcel L21 as Public use. Development Parcel L22 is proposed to be relocated and retain its original land use. The density range for residential units within Development Parcels included in this request, as shown on The Lawson Hills Development Agreement Table 4-1, will be updated in association with this request. This application does not modify the acreage of the MPD, increase the number of lots proposed, decrease the amount of open space to be provided, or modify the overall design of the approved MPD.

Location: This application impacts the Development Agreement and associated Site Plan for The Lawson Hills Master Planned Development and has no physical location. Development Parcels L3 and L4 are located at 26122 Lawson Street, Development Parcel L5 is located at 32020 Botts Drive, and Development Parcel L21 is located on unaddressed King County parcel number 132106-9022.

Requested Approval: Development Agreement Minor Amendment, Type 2 – Administrative Decision

Staff Contact: Alex Campbell, Master Development Review Team (MDRT) Senior Planner, City of Black Diamond. Phone: 360-851-4544; Email: acampbell@blackdiamondwa.gov.

You are invited to express comments, request a copy of the decision when it becomes available, and be made aware of any appeal rights. Written comments may be submitted during the public comment period, which is 14 days from the date of this notice, to the Master Development Review Team via email (acampbell@blackdiamondwa.gov) or regular mail to PO Box 599, Black Diamond, WA 98010.

**COMMENTS RELATED TO THIS APPLICATION ARE REQUESTED BY
5:00 P.M. on September 7, 2022**

Land Use - (09-21-2011) Approx AC

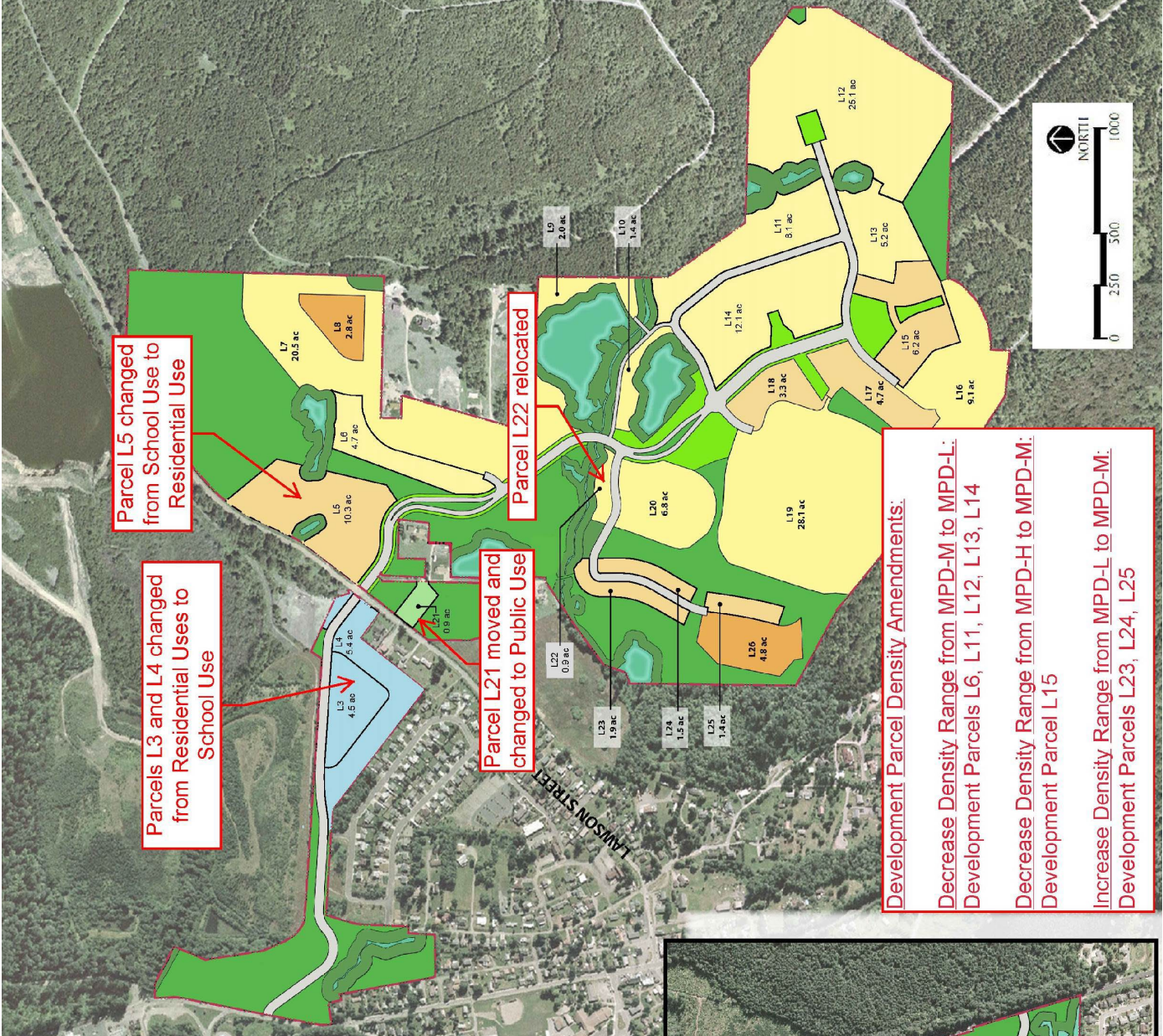
Low Density Residential	124
Medium Density Residential	29
High Density Residential	8
Commercial/Office/Retail	35
Schools	10
Public	1
Streets	20
Wetlands	16
Buffers	29
Other Critical Areas and Open Space	88
Parks	11
Total	371 AC

Potential Locations for High Density Residential Over 18 du/ac

Potential Locations for Light Industrial Overlay

L#: Development Parcel Number

Note: This Land Use table has been updated to reflect the changes that are summarized in the MPD Site Plan Revisions table.



Parcel L5 changed from School Use to Residential Use

Parcels L3 and L4 changed from Residential Uses to School Use

Parcel L21 moved and changed to Public Use

Parcel L22 relocated

Development Parcel Density Amendments:
 Decrease Density Range from MPD-M to MPD-L:
 Development Parcels L6, L11, L12, L13, L14
 Decrease Density Range from MPD-H to MPD-M:
 Development Parcel L15
 Increase Density Range from MPD-L to MPD-M:
 Development Parcels L23, L24, L25