



CITY OF BLACK DIAMOND

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

Notice Released: April 19, 2023

The City of Black Diamond has received the following development application that may be of interest to you. 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 Villages MPD Site Plan and Development Agreement

Application Date: July 28, 2022

Complete Application Date: August 25, 2022

Application Numbers: PLN21-0045

Property Owner/Applicant: Oakpointe / CCD Black Diamond Partners

Project Description: The applicant is requesting a minor amendment to The Villages Master Planned Development (MPD) Site Plan and Development Agreement to modify the land uses of Development Parcels V8, V34, V35, V36, V39, V40, V44, V45, V46, V50, V52, V53, V54, V55, V56. This proposal requests to reclassify the following Development Parcels: V8 to Mixed-Use; V34 to low density residential (MPD-L); V36, V39, V50 to medium density residential (MPD-M); V35, V40, V44, V45, V46 to high density residential (MPD-H); and V52, V53, V54, V55, V56 to school use. The density range for residential units within Development Parcels included in this request, as shown on The Villages 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 Villages Master Planned Development and has no physical location. Unaddressed King County parcel numbers associated with this application include 152106-9097, 222106-9037, 222106-9044, 222106-9048, 222106-9051, and 232106-9058.

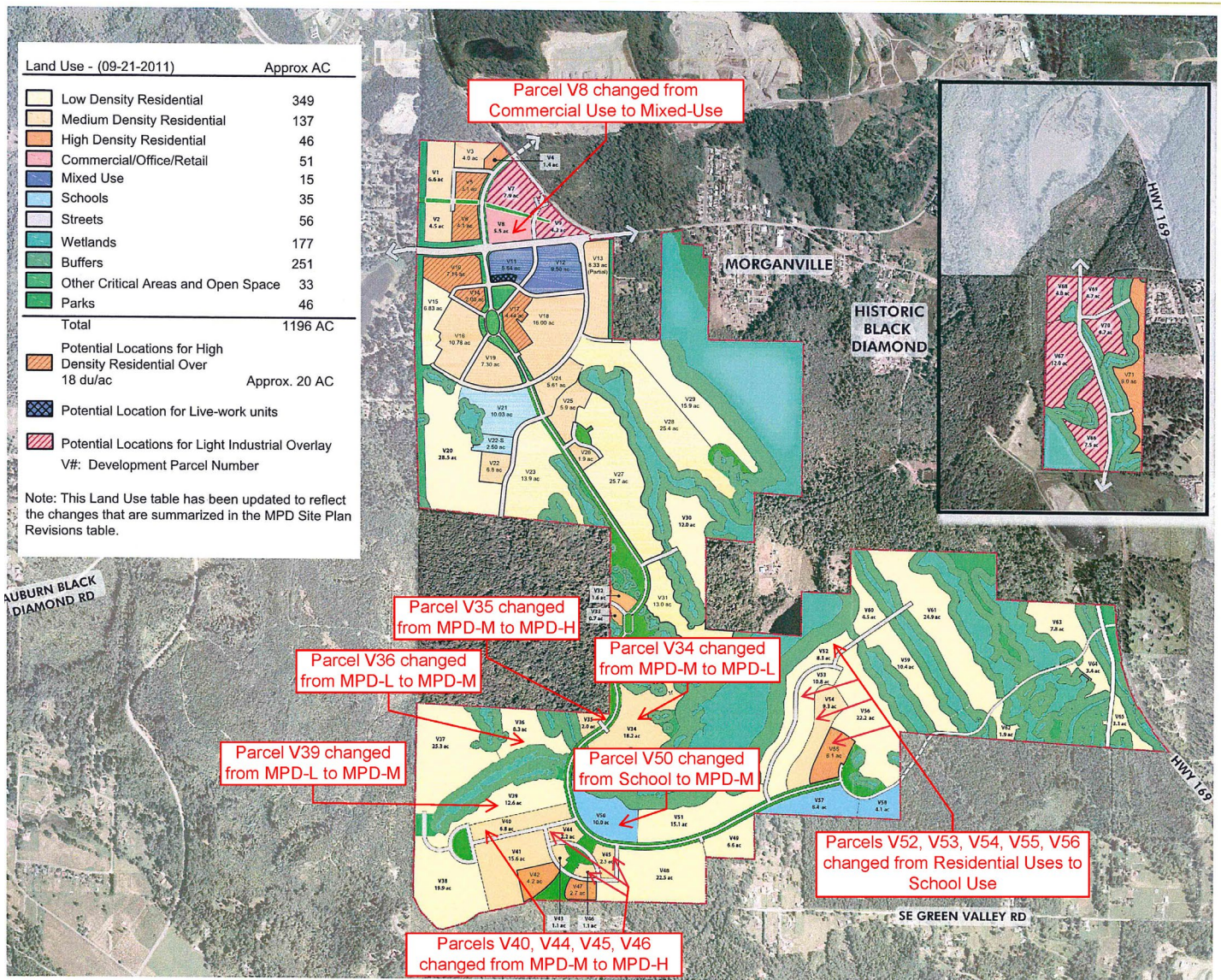
Environmental Documents: The City has adopted the Final Environmental Impact Statement (FEIS) prepared for The Villages Master Planned Development.

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 (see Staff Contact above) or regular mail to PO Box 599, Black Diamond, WA 98010.

**COMMENTS RELATED TO THIS APPLICATION ARE REQUESTED BY
5:00 P.M. on May 3, 2023**



Approved MPD Site Plan Identifying Requested Development Parcel Changes

Summary of Proposed Changes

Development Parcel	Requested Change
V8	Modify Development Parcel Designation from Commercial to Mixed-Use
V34	Modify Development Parcel Designation from MPD-M to MPD-L
V35	Modify Development Parcel Designation from MPD-M to MPD-H
V36	Modify Development Parcel Designation from MPD-L to MPD-M
V39	Modify Development Parcel Designation from MPD-L to MPD-M
V40	Modify Development Parcel Designation from MPD-M to MPD-H
V44	Modify Development Parcel Designation from MPD-M to MPD-H
V45	Modify Development Parcel Designation from MPD-M to MPD-H
V46	Modify Development Parcel Designation from MPD-M to MPD-H
V50	Modify Development Parcel Designation from School to MPD-M
V52	Modify Development Parcel Designation from MPD-L to School
V53	Modify Development Parcel Designation from MPD-L to School
V54	Modify Development Parcel Designation from MPD-M to School
V55	Modify Development Parcel Designation from MPD-H to School
V56	Modify Development Parcel Designation from MPD-L to School