



CITY OF BLACK DIAMOND

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NOTICE OF APPLICATION – PRELIMINARY PLAT

Notice Released: May 17, 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 available to the public upon request – see the Staff Contact section below.

Project Name: Ten Trails MPD – Phase 2 Plat F Preliminary Plat (Plat 2F)

Note: The applicant has rebranded The Villages Master Planned Development (MPD) as “Ten Trails.” For administrative purposes, Ten Trails and The Villages can be used interchangeably.

Application Date: April 5, 2023

Complete Application Date: May 4, 2023

Application Number: PLN23-0019

Name of Applicant: Oakpointe / CCD Black Diamond Partners LLC

Project Description: The applicant is proposing to subdivide four parcels (44.27 acres) within the Ten Trails MPD into 126 lots. Of the 126 proposed lots, 80 lots consist of single-family detached residential development and 46 lots consist of single-family attached residential development. Approximately 28.63 acres are designated as tracts for open spaces, sensitive areas/buffers, parks, trails, utilities, and landscaping. There are identified sensitive areas within the plat boundary and the proposal requests wetland buffer averaging. This proposal is required to undergo SEPA environmental review.

Location: The proposed plat is located within the Ten Trails MPD, adjacent to the southwest of Ten Trails Plat 2D (referred to as The Regency) along Ten Trails Parkway SE. It is located on King County parcel numbers 222106-9035, 222106-9041, 222106-9052, 222106-9053.

Environmental Documents: The environmental impacts for this proposal are being assessed with an associated SEPA environmental review under City File Number PLN23-0020. The Final Environmental Impact Study (FEIS) for The Villages MPD, which this proposal is a part of, was adopted by the City in December of 2009. The FEIS addressed probable environmental impacts resulting from the development of the MPD, including this preliminary plat application. Supplemental environmental information that addresses specific impacts resulting from this preliminary plat application has been prepared and is being reviewed in association with the SEPA environmental review. Supplemental information includes a SEPA checklist, drainage report, geotechnical report, and traffic impact study.

Requested Approval: Preliminary Plat Approval – Type 3, Quasi-Judicial Decision

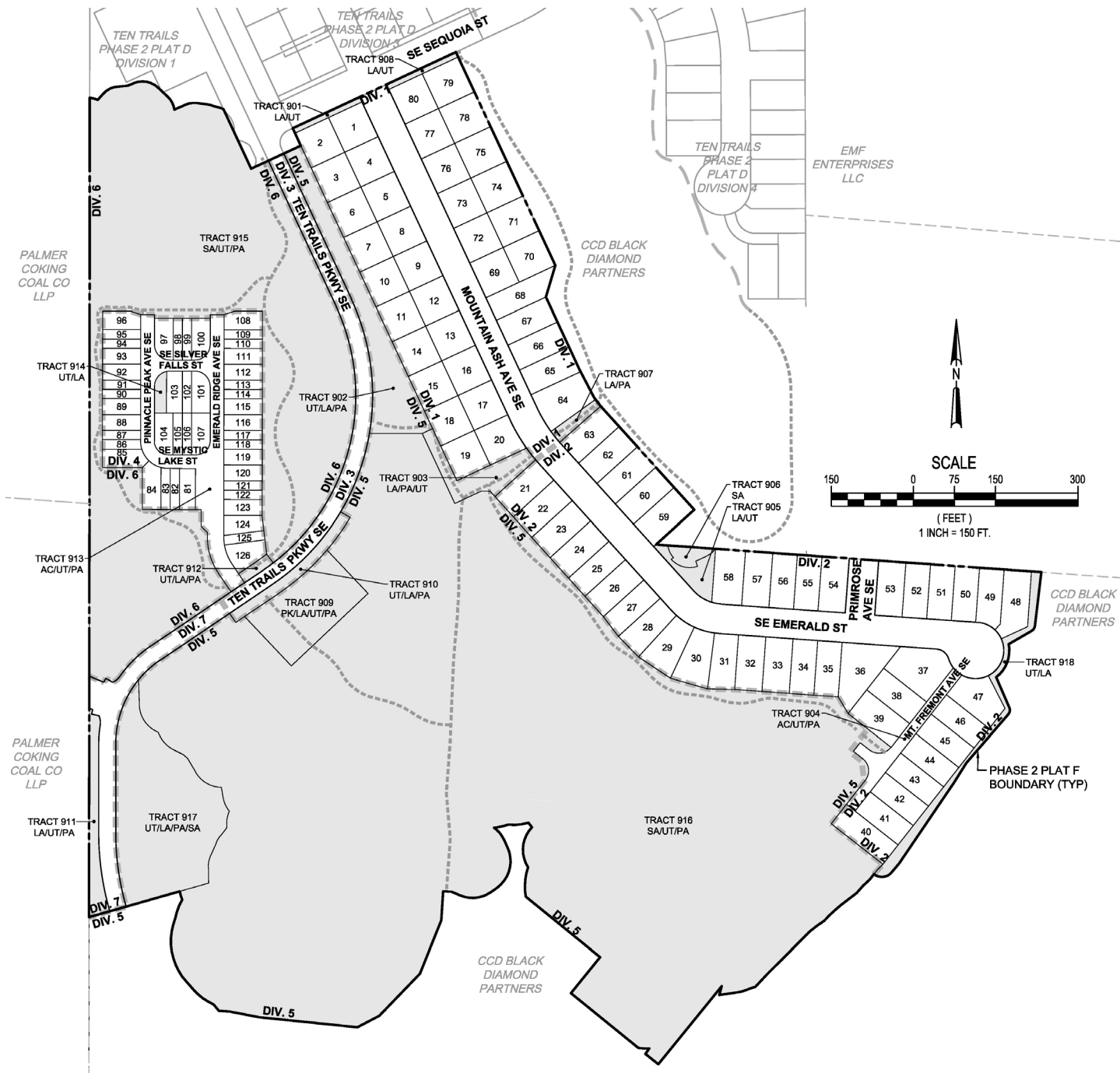
Staff Contact: Alex Campbell, Senior Planner – Master Development Review Team
Email: acampbell@blackdiamondwa.gov, Phone: (360) 851-4544

You are invited to express comments, request to receive notice of the public hearing, participate in any hearing, request a copy of the decision when it becomes available, and be made aware of any appeal rights. Written comments may be submitted to the Master Development Review Team via email to the Staff Contact above, or via regular mail to PO Box 599, Black Diamond, WA 98010.

INITIAL COMMENTS RELATED TO THIS APPLICATION ARE REQUESTED BY:

5:00 P.M. ON June 1, 2023.

There will be additional opportunities to comment on this proposal. Once the City has issued a threshold determination in association with the SEPA Environmental Review, as detailed in the Environmental Documents section above, public notice of the threshold determination and a 14-day public comment period will be provided. Additionally, a public hearing to the City's Hearing Examiner is required for a preliminary plat application. The public hearing will be scheduled after the threshold determination has been made. Once scheduled, a Notice of Public Hearing will be issued.



Ten Trails MPD – Phase 2 Plat F Proposed Site Plan