



# CITY OF BLACK DIAMOND

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## NOTICE OF APPLICATION MPD Development Agreement Minor Amendment

**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 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 Development Agreement

*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 4, 2023

**Complete Application Date:** April 26, 2023

**Application Numbers:** PLN23-0024

**Property Owner/Applicant:** Oakpointe / CCD Black Diamond Partners

**Project Description:** The applicant is requesting a minor amendment to The Villages Master Planned Development (MPD) Development Agreement to allow the construction of two (2) adjacent pickleball courts as an optional equivalent to the construction of a single tennis court. The requested amendment would modify Table 9-5 of the Development Agreement, which establishes the Master Developer's obligation to provide recreational facilities at certain thresholds of overall development within the MPD. This proposal is requesting to add two adjacent pickleball courts as an optional equivalent recreational facility to a tennis court, and there are no modifications to the construction timing requirements of recreational facilities in association with this request.

**Location:** This application impacts the Development Agreement for The Villages Master Planned Development and has no physical location.

**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](mailto: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 June 1, 2023**