



CITY OF BLACK DIAMOND

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

Notice Released: November 8, 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: October 27, 2023

Complete Application Date: October 31, 2023

Application Number: PLN23-0080

Property Owner/Applicant: Oakpointe / CCD Black Diamond Partners

Project Description: The applicant is requesting a minor amendment to The Villages Master Planned Development (MPD, a/k/a Ten Trails) Site Plan and Development Agreement to modify the acreage of Development Parcels V31, V32, and V33. This request is limited to modifying the acreage of the stated Development Parcels - the approved land uses established by the Development Agreement will remain unchanged. 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 the proposed acreage modification. This minor amendment request is being made in association with the Ten Trails MPD Phase 2 Plat F Preliminary Plat application (PLN23-0019) pursuant to The Villages Development Agreement Section 4.4.8. This application does not modify the acreage of the overall MPD, increase the number of lots within the MPD, 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 222106-9035 and 222106-9053.

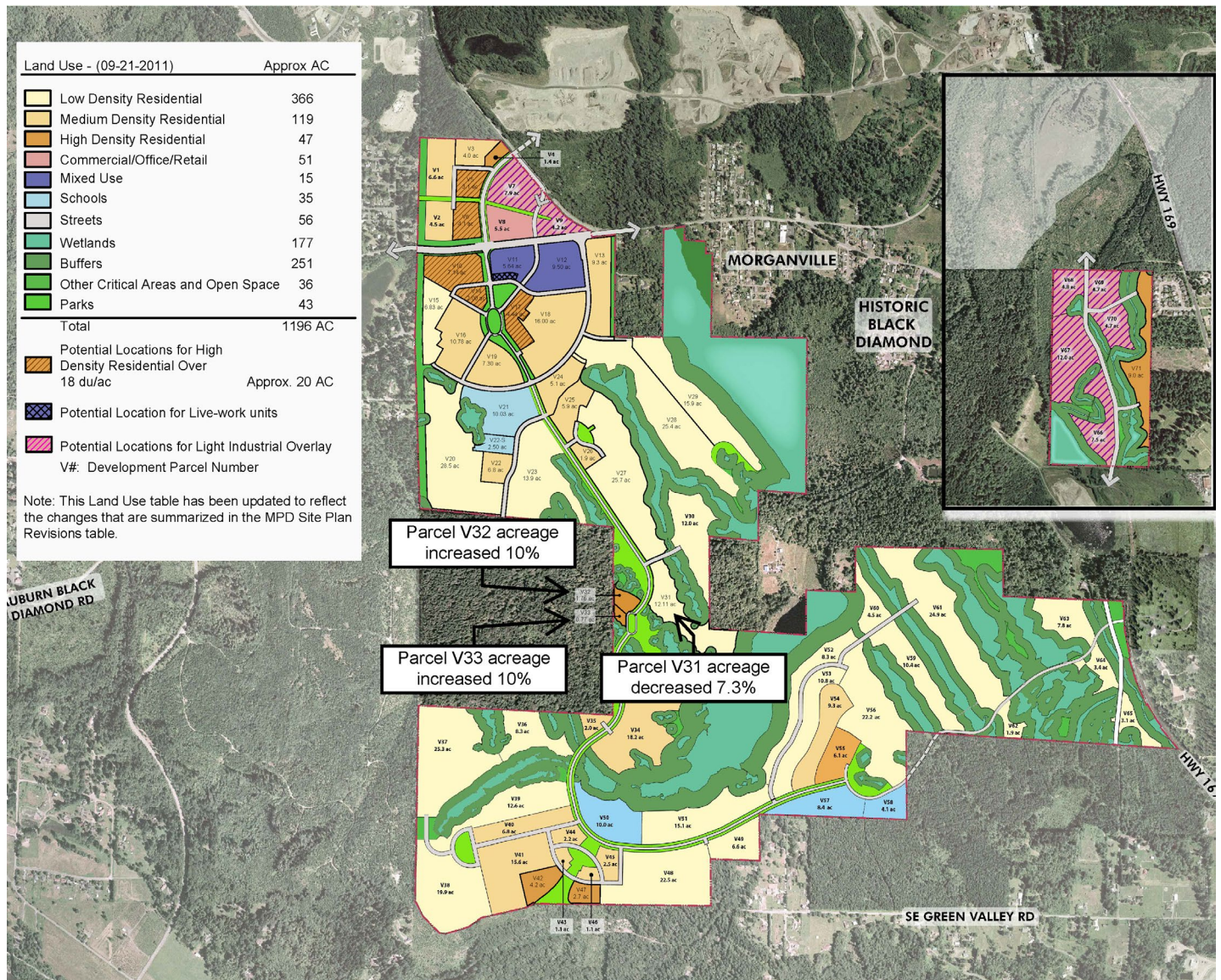
Environmental Documents: The City has adopted the Final Environmental Impact Statement (FEIS) prepared for The Villages Master Planned Development.

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 November 22, 2023**



Approved MPD Site Plan Identifying Requested Development Parcel Changes

Summary of Proposed Changes:

Development Parcel	Requested Change
V31	Decrease Development Parcel acreage from 13.0 acres to 12.11 acres (-7.3%); TV DA Table 4-1's residential unit range for V31 will be modified from 52-104 to 48-97
V32	Increase Development Parcel acreage from 1.60 acres to 1.76 acres (+10%); TV DA Table 4-1's residential unit range for V32 will be modified from 21-29 to 23-32
V33	Increase Development Parcel acreage from 0.70 acres to 0.77 acres (+10%); TV DA Table 4-1's residential unit range for V33 will be modified from 9-13 to 10-14