



CITY OF BLACK DIAMOND

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CITY OF BLACK DIAMOND STAFF REPORT - ADDENDUM TEN TRAILS MPD PHASE 2 PLAT F PRELIMINARY PLAT CITY FILE NUMBER: PLN23-0019

December 12, 2023

STAFF REPORT ADDENDUM

The purpose of this addendum is to make minor corrections to the Staff Report issued by the City of Black Diamond on December 11, 2023 for the Ten Trails Master Planned Development (MPD) Phase 2 Plat F Preliminary Plat. Two scrivener's errors were included in the Staff Report and are corrected with ~~strike through~~ for deleted text and underlined for added text:

1. The Parcel Numbers section on Page 1 of the Staff Report incorrectly displayed the same parcel number twice (222106-9041). Staff has provided the following revision to the Staff Report for this section to correctly list the parcel numbers for the application:
 - a. Revised text with underline/strikeout:
 - i. **Parcel Numbers:** 222106-9035, 222106-9041, 222106-~~9041~~9042, 222106-9052, 222106-9053
 - b. Revised text accepting revisions:
 - i. **Parcel Numbers:** 222106-9035, 222106-9041, 222106-9042, 222106-9052, 222106-9053
2. Finding #16 on Page 6 of the Staff Report contains incorrect Dwelling Unit (DU) Ranges for Development Parcels V31, V32, and V33 based on a calculation error. Based on the proposed acreage of Development Parcels V31, V32, and V33, the Dwelling Unit ranges for Development Parcels V32 and V33 should be revised as follows:
 - a. Revised text with underline/strikeout:

Development Parcel	Land Use	Description	DU Range*	Acreage
V31	MPD-L	Low Density Residential (4-8 DU/Acre)	51-87 <u>48-96</u> units	12.11 (gross) 9.65 (net)
V32	MPD-H	High Density Residential (13-18 DU/Acre)	34-58 <u>23-32</u> units	1.76 (gross) 1.43 (net)

V33	MPD-H	High Density Residential (13-18 DU/Acre)	30-51 <u>10-14</u> units	0.77 (gross) 0.53 (net)
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b. Revised text accepting revisions:

Development Parcel	Land Use	Description	DU Range*	Acreage
V31	MPD-L	Low Density Residential (4-8 DU/Acre)	48-96 units	12.11 (gross) 9.65 (net)
V32	MPD-H	High Density Residential (13-18 DU/Acre)	23-32 units	1.76 (gross) 1.43 (net)
V33	MPD-H	High Density Residential (13-18 DU/Acre)	10-14 units	0.77 (gross) 0.53 (net)