



CITY OF BLACK DIAMOND

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

Notice Released: May 18, 2022

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 Lawson Hills MPD Site Plan and Development Agreement

Application Date: June 30, 2020

Complete Application Date: April 18, 2022

Application Numbers: PLN20-0054

Property Owner/Applicant: Oakpointe / CCD Black Diamond Partners

Project Description: The applicant is requesting a minor amendment to The Lawson Hills Master Planned Development (MPD) Site Plan and Development Agreement to modify the land uses of Development Parcels L3, L4, L5, and L22. This proposal requests to reclassify Development Parcels L3 and L4 as School use, reclassify Development Parcel L5 as Medium Density Residential, and reclassify Development Parcel L22 as Public use. The density range for residential units within Development Parcels included in this request, as shown on The Lawson Hills 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 Lawson Hills Master Planned Development and has no physical location. Development Parcels L3 and L4 are located at 26122 Lawson Street, Development Parcel L5 is located at 32020 Botts Drive, and Development Parcel L22 is located on unaddressed King County parcel number 132106-9022.

Environmental Documents: The City has adopted the Final Environmental Impact Statement (FEIS) prepared for The Lawson Hills 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 (acampbell@blackdiamondwa.gov) 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 2, 2022**

Land Use - (09-21-2011)

Approx AC

Low Density Residential	74
Medium Density Residential	73
High Density Residential	14
Commercial/Office/Retail	35
Public	1
Schools	10
Streets	23
Wetlands	16
Buffers	29
Other Critical Areas and Open Space	88
Parks	11
Total	371 AC

Potential Locations for High

Density Residential Over

18 du/ac

Approx. 0 AC

Potential Locations for Light Industrial Overlay

L#: Development Parcel Number

Note: This Land Use table has been updated to reflect the changes that are summarized in the MPD Site Plan Revisions table.

