



CITY OF BLACK DIAMOND

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

Notice Released: March 17, 2021

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: June 30, 2020

Complete Application Date: February 23, 2021

Application Numbers: PLN20-0055

Property Owner/Applicant: Oakpointe / CCD Black Diamond Partners

Project Description: The applicant is requesting a minor amendment to The Villages Master Planned Development (MPD) Site Plan and Development Agreement to reduce the residential density of Development Parcel V3. Development Parcel V3 will be reduced in residential density from MPD-H (high density) to MPD-M (medium density). The density range for residential units for Development Parcel V3, as shown on The Villages Development Agreement Table 4-1, will be reduced from 52-72 units to 28-48 units. 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. Note that “The Villages” Master Planned Development is now referred to as “Ten Trails” – these names can be used interchangeably.

Location: This application impacts the Development Agreement and associated Site Plan for The Villages Master Planned Development and has no physical location. Development Parcel V3 is located in the Ten Trails MPD Phase 1B on unaddressed King County Parcel Number 152106-9005.

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

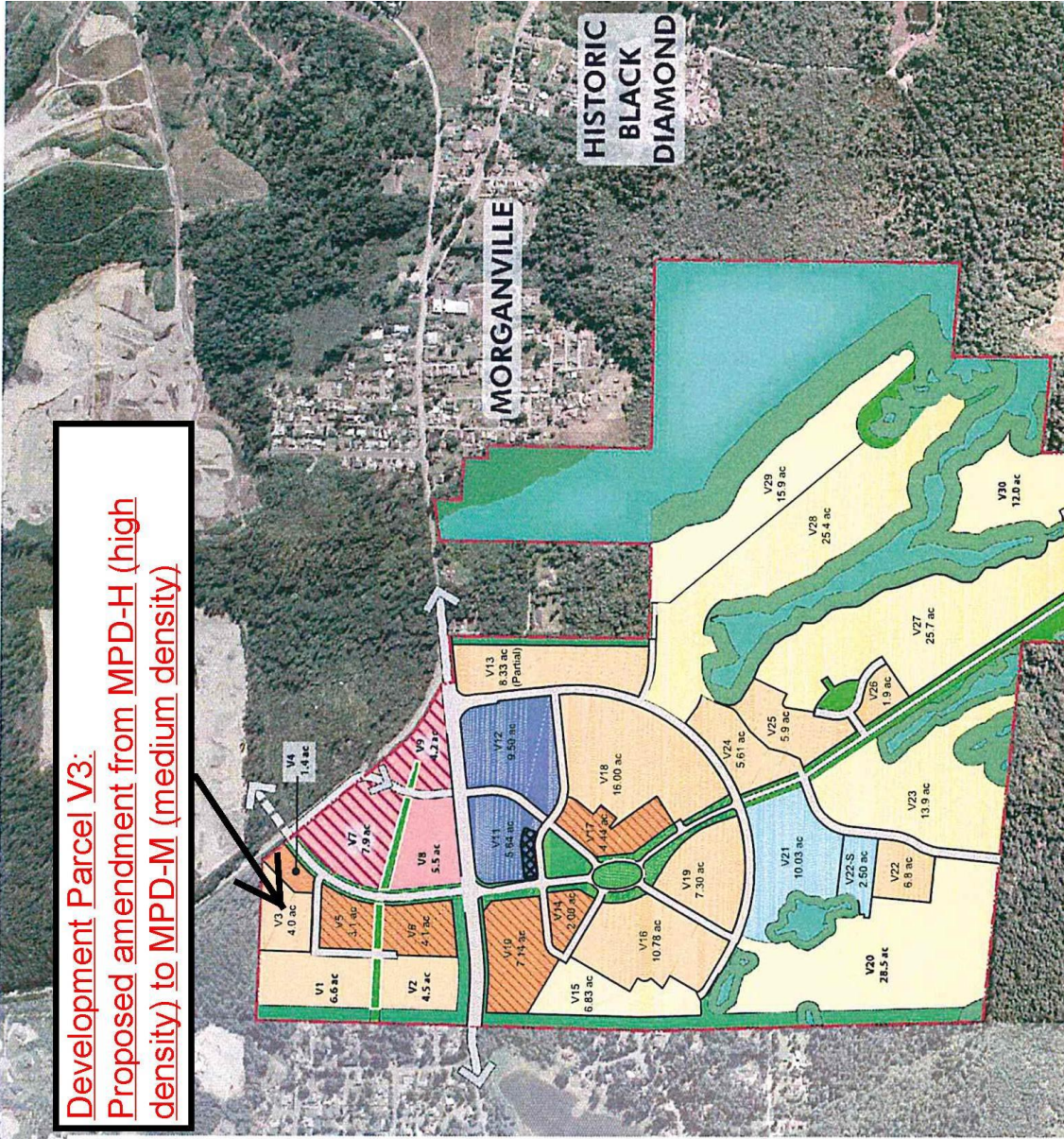
Requested Approval: Development Agreement Minor Amendment, Type 2 – Administrative Decision

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 March 31, 2021**

**Development Parcel V3:
Proposed amendment from MPD-H (high density) to MPD-M (medium density)**



Land Use - (09-21-2011)	Approx AC
Low Density Residential	349
Medium Density Residential	137
High Density Residential	46
Commercial/Office/Retail	51
Mixed Use	15
Schools	35
Streets	56
Wetlands	177
Buffers	251
Other Critical Areas and Open Space	33
Parks	46
Total	1196 AC

- Potential Locations for High Density Residential Over 18 du/ac
- Potential Location for Live-work units
- Potential Locations for Light Industrial Overlay
- V#:** 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.