



CITY OF BLACK DIAMOND

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NOTICE OF PUBLIC HEARING THE VILLAGES MPD PARCEL V13 PRELIMINARY PLAT

The V13 Preliminary Plat application, described in further detail below, will be presented to the City's Hearing Examiner during a public hearing on the following date:

NOVEMBER 21, 2017 – 6:00 PM
BLACK DIAMOND CITY COUNCIL CHAMBERS
25510 LAWSON STREET, BLACK DIAMOND

Project Name: The Villages MPD – Parcel V13 Preliminary Plat

Complete Application Date: March 21, 2017

Notice of Application Date: April 11, 2017

Application Number: PLN17-0015

Name of Applicant: CCD Black Diamond Partners LLC
10220 NE Points Drive Suite 310, Kirkland, WA 98033

Project Description: The applicant is proposing to subdivide the 8.9 acre V13 Parcel within The Villages MPD into 62 lots and six tracts – the identified tracts are for utility, access, park, and open space uses. Parcel V13 was previously included in The Villages MPD Phase 1A Preliminary Plat (PP1A), which was approved under City File Number PLN11-0001, but was removed from PP1A under a minor plat amendment (City File Number PLN16-0059). There are no identified sensitive areas within the plat boundary, which comprises the entirety of Parcel V13.

Location: South side of SE Auburn-Black Diamond Road (Roberts Drive), south of the roundabout at Lake Sawyer Road and SE Auburn-Black Diamond Road. Parcel V13 is identified as unaddressed King County Parcel Number 152106-9101.

Environmental Documents: The environmental impacts for this proposal were previously addressed during the environmental review associated with The Villages MPD Phase 1A Preliminary Plat (City File Number PLN11-0002), which included Parcel V13, and resulted in the issuance of a SEPA Mitigated Determination of Non-Significance (MDNS). This proposal does not substantially change the analysis of significant impacts originally identified for Parcel V13, as the development scope has been reduced from 144 multi-family units to 62 single-family units. The City has reviewed the environmental impacts resulting from this proposal and has issued an Addendum to the MDNS for The Villages MPD Phase 1A Preliminary Plat, pursuant to WAC 197-11-600(4)(c). SEPA Mitigation Measures established by the MDNS during the review of the PP1A Preliminary Plat will be incorporated into this proposal.

Requested Approval: Preliminary Plat, Type 3 – Quasi-Judicial

Staff Contact: Alex Campbell, AICP – Senior Planner
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In accordance with BDMC 2.30.090, the staff report will be available at least five working days prior to the scheduled hearing. The project files are available for public review during normal business hours at the MDRT Department, 24310 Roberts Drive.

Any interested person may comment either in writing to the address above or by submitting written or oral testimony during the public hearing. Any person wishing to receive the Hearing Examiner's decision must notify the Community Development Department by providing their name, mailing address and reference the application number PLN17-0015. Written comments may be submitted to the MDRT Department at PO Box 599, Black Diamond, WA 98010 or emailed to the Staff Contact listed above, prior to commencement of the hearing or at the hearing.