



CITY OF BLACK DIAMOND

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NOTICE OF APPLICATION MPD Site Plan Minor Amendment

Notice Released: July 31, 2018

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 available for public review during normal business hours at the Master Development Review Team (MDRT) building, located at 24301 Roberts Drive, Black Diamond, WA 98010.

Project Name: Residential Density Site Plan Amendment for The Villages MPD Development Parcels V24 and V27

Application Date: June 26, 2018

Complete Application Date: July 24, 2018

Application Number: PLN18-0045

Property Owner/Applicant: Oakpointe / CCD Black Diamond Partners LLC

Project Description: The applicant is requesting a Master Plan Development (MPD) Site Plan Amendment to adjust the residential density range of The Villages MPD Development Parcels V24 and V27. Development Parcel V24 will be reduced in residential density from MPD-H (high density residential) to MPD-M (medium density residential). Development Parcel V27 will be reduced in residential density from MPD-M to MPD-L (low density residential). If approved, the applicant will be required to apply for a Minor Amendment to The Villages Development Agreement to update the residential densities shown on Table 4-1 of the Development Agreement.

Location: The Villages MPD Development Parcels V24 and V27; within a portion of the northwest Quarter of Section 15 Township 21 North, Range 6 East, King County, WA.

Parcel Numbers: 857600-0800 & 857600-0810 (V24), 222106-9053 (V27)

Environmental Documents: The City has adopted the Final Environmental Impact Statement (FEIS) prepared for The Villages Master Planned Development. Development Parcels included in this proposal will undergo SEPA Environmental Review at the time of preliminary plat application.

Requested Approval: MPD Site Plan Minor Amendment, Type 2 – Administrative Decision

Staff Contact: Alex Campbell, AICP – Master Development Review Team (MDRT) Senior Planner, City of Black Diamond. Phone: 360-886-5700 ext. 5724; 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, 24301 Roberts Drive (in person) or PO Box 599 (via regular mail), Black Diamond, WA 98010. Comments may also be emailed to Alex Campbell at acampbell@blackdiamondwa.gov.

**COMMENTS RELATED TO THIS APPLICATION ARE REQUESTED BY
5:00 P.M. on August 14, 2018.**