



# CITY OF BLACK DIAMOND

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## NOTICE OF DECISION THE VILLAGES MPD PHASE 2C PRELIMINARY PLAT PLN13-0027

**Notice Released:** January 28, 2015

The Hearing Examiner for the City of Black Diamond has issued the following decisions:

**Project Name:** The Villages MPD Phase 2C Preliminary Plat

**Application Number:** PLN13-0027 (Preliminary Plat)

**Name of Applicant:** B.D. Village Partners, LP

**Project Description:** The Villages MPD Phase 2 Plat C Preliminary Plat, a subdivision of approx. 136 acres within The Villages Master Planned Development (MPD) into 203 single-family lots (between 3,150 and 8,547 sq. ft. in size) and 5 future development tracts (between 11,638 and 183,340 sq. ft. in size). Twenty-six additional tracts (between 853 and 2,837,997 sq. ft. in size) are proposed for utility, access, parks and open space uses and sensitive areas. There are six wetlands located on and in the vicinity of the proposed development area of the site: Wetland E1 (Category 2), Wetland TOS (Category 1), Wetlands E7, E8, and E10 (Category 3), and Wetland 213 (Category 4). The primary access to the site is through local roads provided by the Phase 1A Preliminary Plat to Roberts Drive. The project includes street and utility improvements in order to serve the plat and associated site preparation and grading.

**Zoning Designation:** Master Planned Development (MPD)

**Comprehensive Plan Land Use Designation:** Low Density Residential, Master Planned Development Overlay.

**Location:** South of Roberts Drive and SE of The Villages MPD Phase 1A Preliminary Plat, generally within the SE  $\frac{1}{4}$  and portions of the SW  $\frac{1}{4}$  of Section 15, Township 21 North, Range 6 East and limited areas of the NW  $\frac{1}{4}$  of Section 22. Tax parcels: 1521069108, 1521069096 and 2221069004.

**Requested Approval:** Type 3 Hearing Examiner Approval

**Decision:** APPROVED WITH CONDITIONS, January 27, 2015, 11:56 AM; APPROVED WITH CONDITIONS (CORRECTED), January 28, 2015, 9:47 AM.

**Staff Contact:** Aaron C. Nix, MPA, Community Development/Natural Resources Director, at 360-886-5700 x5720 or via email at [MDRT@ci.blackdiamond.wa.us](mailto:MDRT@ci.blackdiamond.wa.us).

Per BDMC 17.16.040, 18.08.060.E and 18.08.200, the Hearing Examiner's decision constitutes the final administrative decision of the City. This decision may be appealed by filing a land use petition in Superior Court and complying with the requirements of RCW 36.70C.