

**STAFF PERSON:
BOARD OF SUPERVISORS:**

**Paty Saternye
May 9, 2018**

**Staff Report for Special Exception to Vary the Code of Development for Block 1 approved
with ZMA200200004 Cascadia**

VARIATIONS FROM APPROVED PLANS, CODES, AND STANDARDS OF DEVELOPMENT

Each variation request has been reviewed for zoning and planning aspects of the regulations. Variations are considered by the Board of Supervisors as a Special Exception under County Code §§ 18-33.5 and 18-33.9. Staff analysis under County Code § 18-8.5.5.3(c) is provided below.

The applicant is requesting a change to the Code of Development (COD) for Cascadia, specifically Block 1 Lots 259, 260, 261, 262, 263, 264, 265 & 266, to allow “detached single family” residential uses which will not change the maximum residential dwelling units or density for Block 1 or the development.

1) The variation is consistent with the goals and objectives of the comprehensive plan.

The variation is consistent with the comprehensive plan.

2) The variation does not increase the approved development density or intensity of development.

The maximum residential density within this block, and the development, will not increase. The maximum residential density in Block 1 will remain 3.9 units/acre.

3) The variation does not adversely affect the timing and phasing of development of any other development in the zoning district.

The timing and phasing of the development is unaffected.

4) The variation does not require a special use permit.

A special use permit is not required.

5) The variation is in general accord with the purpose and intent of the approved rezoning application.

This variation is in general accord with the approved rezoning application.