

**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.