



CITY OF
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South Cascade Terrace Subdivision

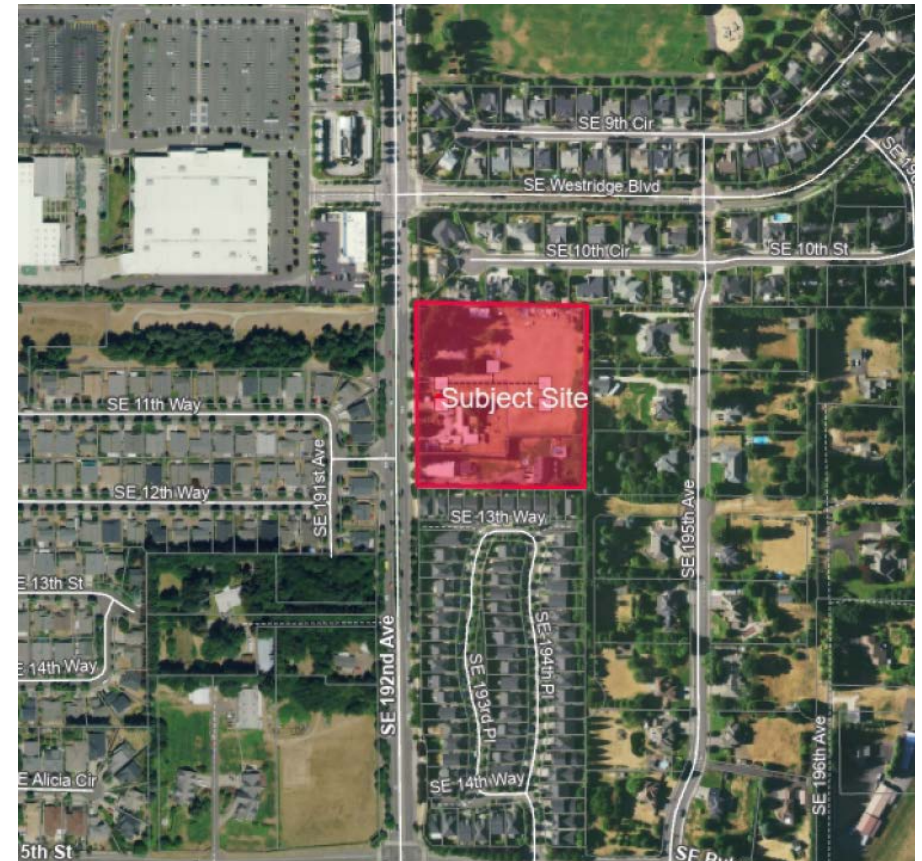
Kristian Corbin
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Community Development
July 1, 2024

South Cascade Terrace Subdivision

PRJ-169060/LUP-83894

Proposal

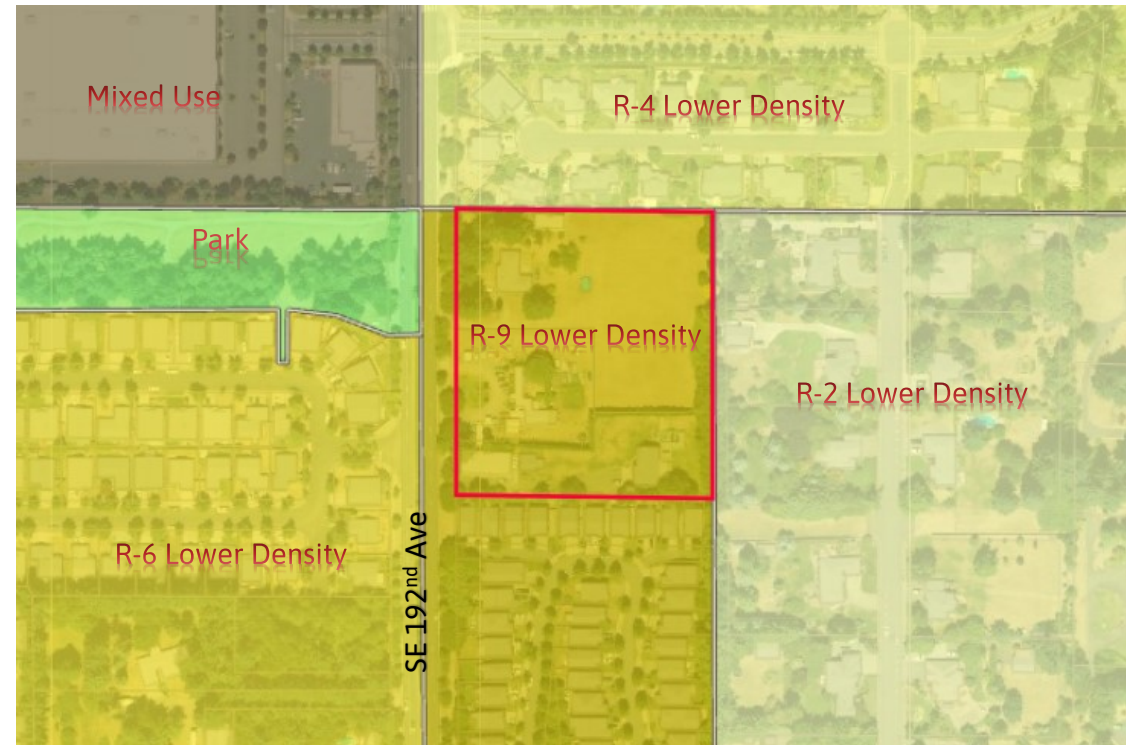
- Proposed Zone Change from R-9 Lower Density to R-17 Lower Density
- 60 Lot Subdivision



South Cascade Terrace Subdivision

Current Zoning Map

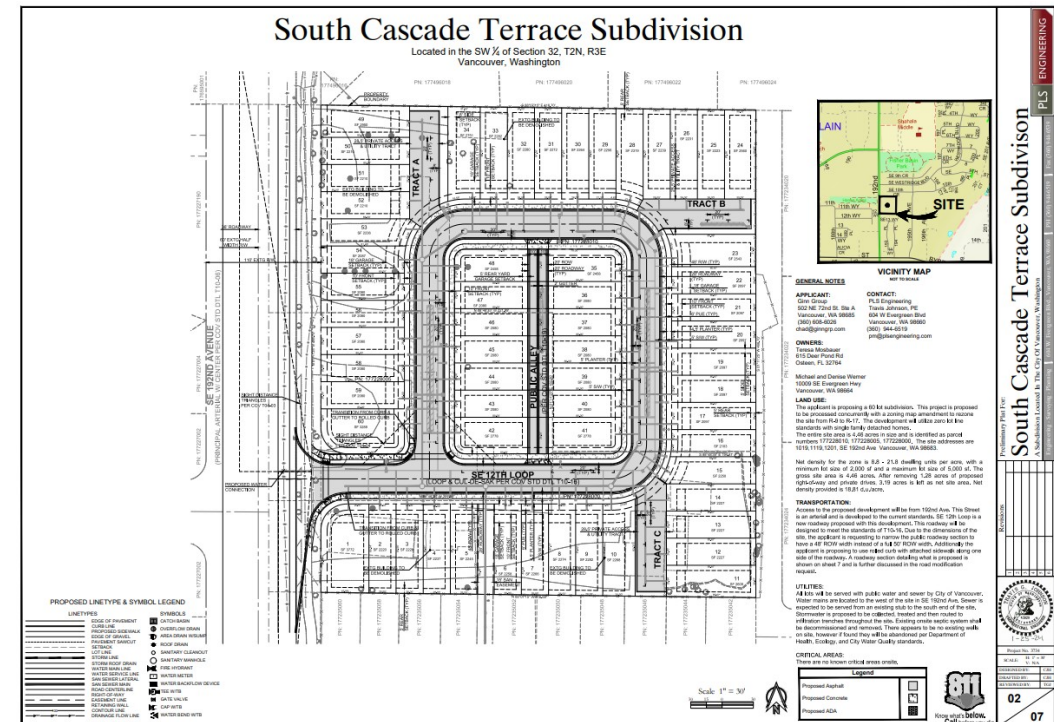
- Currently zoned R-9 Lower Density Residential
- Proposed zoning R-17 Lower Density Residential



South Cascade Terrace Subdivision

Text and Map Amendment Approval Criteria VMC 20.285

- Consistency with applicable policies of the Vancouver strategic plan and comprehensive plan
- Changes in circumstances since the existing designation was established.



South Cascade Terrace Subdivision

Text and Map Amendment Approval Criteria VMC 20.285

Comprehensive Plan Consistency

- Comprehensive Plan designation
Urban Low Density
- R-17 District is Lower Density
Residential

Changes in Circumstances

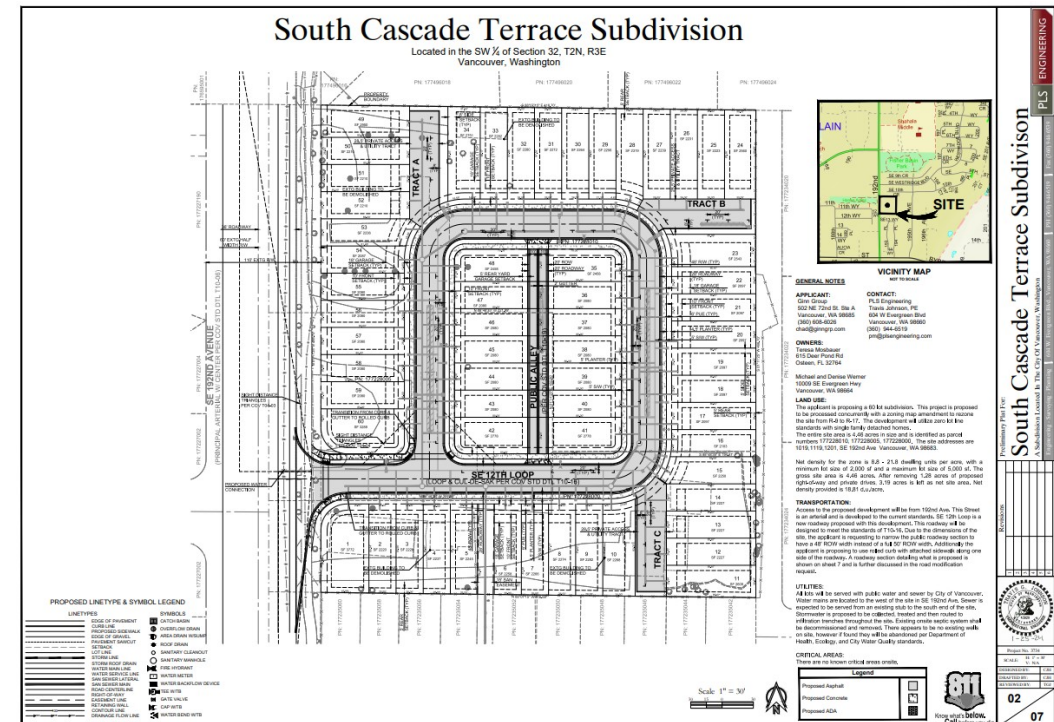
- 2022 Housing Code Policy Updates
 - Need for housing
 - Maintaining incremental changes



South Cascade Terrace Subdivision

Plat and Subdivision Approval Criteria VMC 20.320

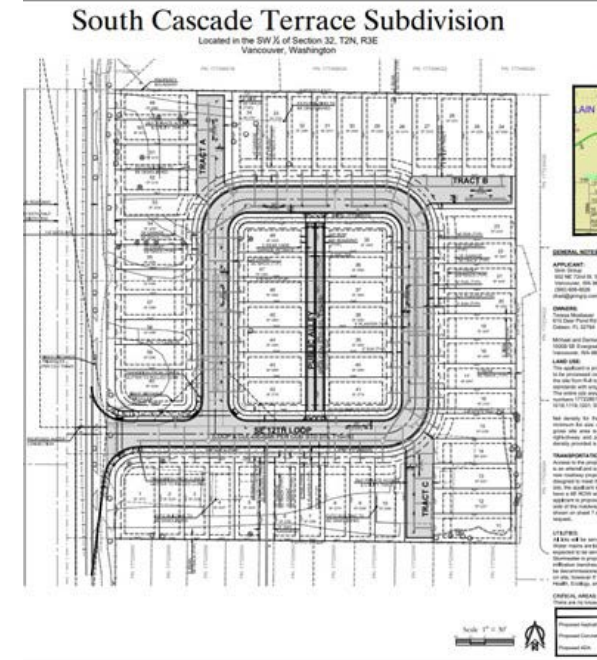
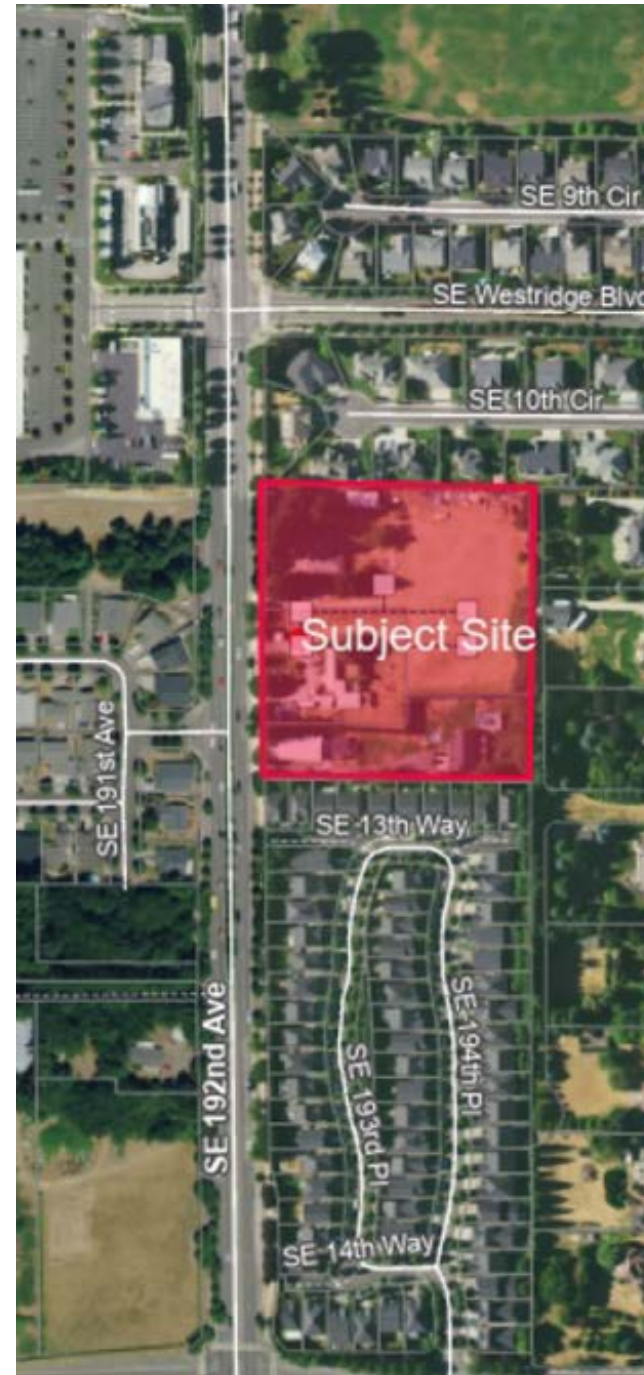
- Subdivision VMC 20.320
- Narrow Lot Development VMC 20.927



South Cascade Terrace Subdivision

Hearing Examiner Recommendation

- Hearing Examiner recommends **approval** of the zone change from R-9 Lower Density Residential to R-17 Lower Density Residential and;
- **Approval** of the 60-lot subdivision.



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