

ORDINANCE NO. 305

AN ORDINANCE OF THE CITY OF WOODINVILLE, WASHINGTON, AMENDING THE OFFICIAL FUTURE LAND USE AND ZONING MAPS TO INCLUDE THE PROPERTY OWNED BY COLLINS INVESTMENT LLC BE DESIGNATED OFFICE FOR KING COUNTY PARCEL 032605-9073, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Collins Investment LLC is the owner of certain property located directly north at the intersection of NE North Woodinville Way and Woodinville-Duvall Road, and

WHEREAS, Collins Investment LLC applied for a Comprehensive Plan Future Land Use Map and Zoning Map amendments to redesignate a split Comprehensive Plan Designation of Industrial and Low Density Residential and a split Zoning Designation of Industrial and R-1 to Office Designations for the subject property, and

WHEREAS, the City conducted the required Environmental Review under the State Environmental Policy Act (SEPA), and

WHEREAS, the Planning Commission held a Public Hearing on the proposed Comprehensive Plan Future Land Use and Zoning Maps Amendments on June 20th, 2001, and forwarded its Findings and Recommendation of Approval to the City Council, and

WHEREAS, the City Council has received and reviewed the Planning Commission's report, findings and recommendations, and

WHEREAS, the City Council has approved the Comprehensive Plan Future Land Use Map and Zoning Map Amendments to redesignate the property known as King County parcel number 032605-9073 to Office designations, and

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF WOODINVILLE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The City's official Comprehensive Plan is hereby amended to designate the subject property set forth on Exhibit A as Office on the Future Land Use Map of the City.

Section 2. The City's official Zoning Map is hereby amended to redesignate the subject property set forth on Exhibit B as Office zoning.

Section 3. The Planning Director is hereby authorized and directed to make the necessary changes to the City's Comprehensive Plan Future Land Use and Zoning Maps as set forth in this ordinance.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 5. Effective Date. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after publication.

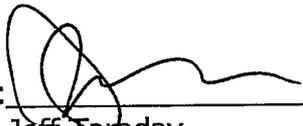
PASSED BY THE CITY COUNCIL OF THE CITY OF WOODINVILLE THIS 19th DAY OF NOVEMBER, 2001.


RANDOLPH L. RANSOM, MAYOR

ATTEST:


Sandra Parker/CMC
City Clerk

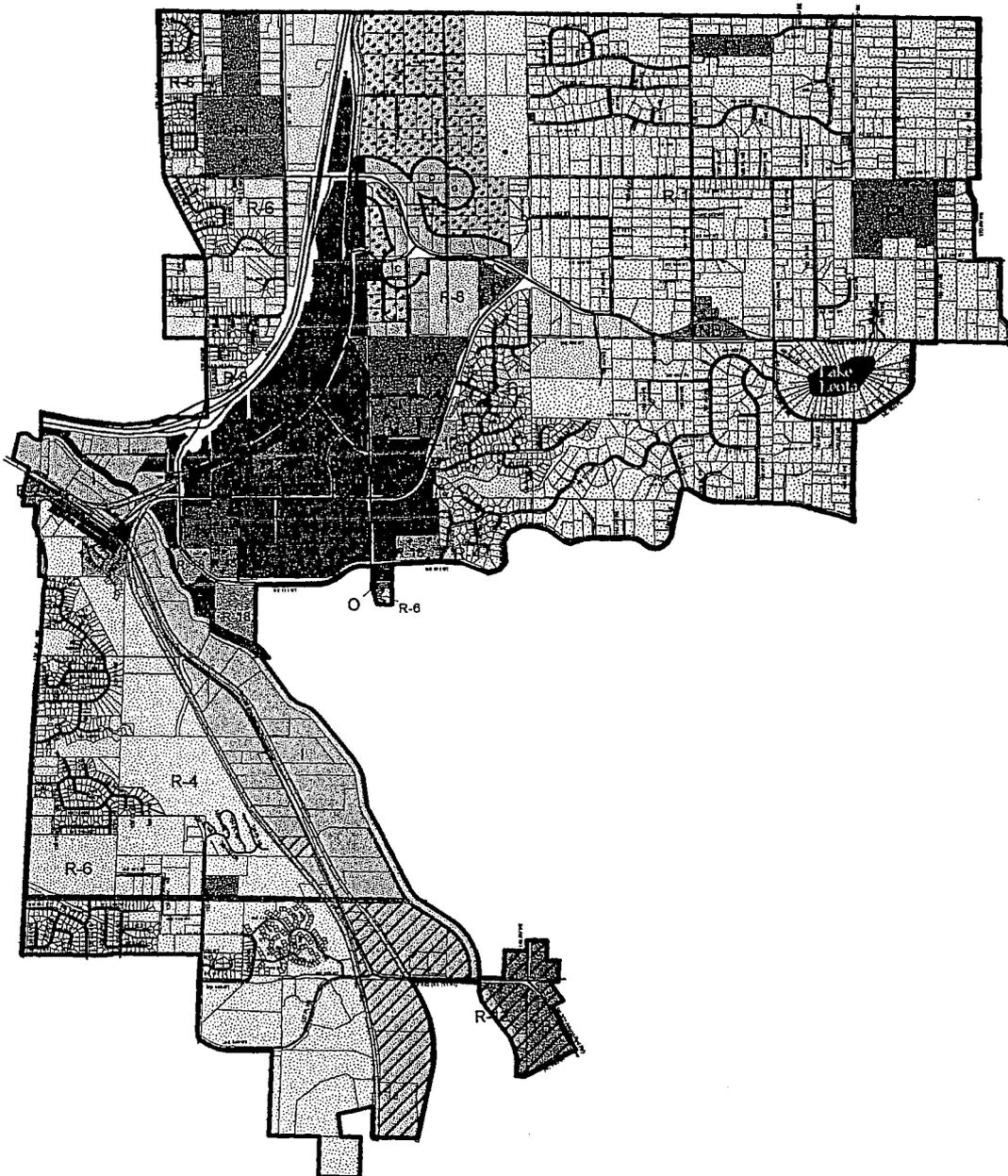
APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: 
Jeff Faraday
City Attorney

PASSED BY THE CITY COUNCIL: 11-19-2001
PUBLISHED: 11-26-2001
EFFECTIVE DATE: 12-1-2001
ORDINANCE NO. 305

City of Woodinville Zoning Map

Exhibit B to Ordinance 305



Zoning Map Legend					
	R-1 Residential - 1 Unit Per Acre		R-48 Residential - 48 Units Per Acre		P/I - Public / Institution
	R-4 Residential - 4 Units Per Acre		R-48/O - Residential 48 Units Per Acre/Office		P - Public Park/Open Space
	R-6 Residential - 6 Units Per Acre		O - Office		TDO - Tourist District Overlay
	R-8 Residential - 8 Units Per Acre		I - Industrial		SOB - Sexually Oriented Business
	R-12 Residential - 12 Units Per Acre		GB - General Business		MUO - Mixed Use Overlay
	R-18 Residential - 18 Units Per Acre		NB - Neighborhood Business		Private Road
	R-24 Residential - 24 Units Per Acre		CBD - Central Business District		Public Road

NOTE: This zoning map is a pictorial representation and the City does not warrant its accurate depiction. The official map is on file with the City of Woodinville Department of Planning and Community Development.

By DC, JM-10/05/01

0 1000 2000 3000 Feet