

ORDINANCE NO. 476

AN ORDINANCE OF THE CITY OF WOODINVILLE, WASHINGTON, APPROVING A ZONE RECLASSIFICATION AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY REZONING FROM R-6 RESIDENTIAL – 6 UNITS PER ACRE TO O – OFFICE A PROPERTY LOCATED AT 16816 140TH AVENUE NE OWNED BY COTTAGE LAKE INVESTORS; PROVIDING FOR SEVERABILITY, SUMMARY PUBLICATION, AND AN EFFECTIVE DATE.

WHEREAS, Cottage Lake Investors are the owners of certain property (Parcel No. 1026059106) located at 16816 140th Ave NE; and

WHEREAS, Cottage Lake Investors submitted application on March 30, 2007 for a site specific zone reclassification for the property from R-6, Residential – 6 units per acre, to O – Office concurrently with a Comprehensive Plan Map Amendment to re-designate the property from Medium Density Residential to Office; and

WHEREAS, the City conducted the required environmental review under the State Environmental Policy Act (SEPA) and issued a Determination of Non-significance on May 14, 2007; and

WHEREAS, the City Hearing Examiner held an Open Record Hearing on the proposed site specific rezone request on December 2, 2008, and forwarded his recommendation of approval to the City Council; and

WHEREAS, the City Council has received and reviewed the Hearing Examiner's findings, conclusions and recommendation set forth in Attachment 1 hereto, and has determined them to be well considered and appropriate;

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

Section 1. Findings. The City Council hereby adopts the findings conclusions, and recommendation of the Hearing Examiner set forth in Attachment 1, attached hereto and incorporated herein by this reference as if set forth in full.

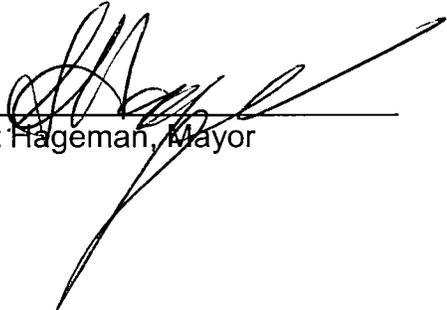
Section 2. The City's official zoning map is hereby amended to rezone the property (Parcel No. 1026059106) located at 16816 140th Ave NE to Office as set forth in Attachment 2, attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. The Development Services Director is hereby authorized and directed to make the necessary changes to the City's zoning map as set for in this ordinance.

Section 4. Severability. If any section, sentence, clause or phase 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.

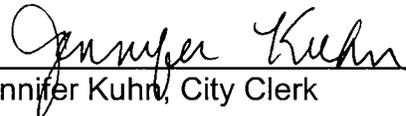
Section 5. Effective Date. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after publication.

ADOPTED BY THE CITY COUNCIL AND SIGNED INTO AUTHENTICATION OF ITS PASSAGE THIS 3rd DAY OF FEBRUARY 2009.



Scott Hageman, Mayor

ATTEST/AUTHENTICATED:



Jennifer Kuhn, City Clerk

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY



Greg A. Rubstello, City Attorney

PASSED BY THE CITY COUNCIL: 2-3-2009

PUBLISHED: 2-9-2009

EFFECTIVE DATE: 2-17-2009

ORDINANCE NO.: 476

BEFORE THE HEARING EXAMINER
FOR THE CITY OF WOODINVILLE

In the Matter of the Application of)	ZMA2007-022
)	
Cottage Lake Investors)	
)	
<u>For a Approval of a Zone Reclassification</u>)	FINDINGS, CONCLUSIONS, AND RECOMMENDATION

SUMMARY OF RECOMMENDATION

The Hearing Examiner recommends that a zone reclassification from R-6 Residential to Office for property located at 16816 140th Avenue NE, in Woodinville, Washington, be **GRANTED**.

SUMMARY OF RECORD

Request:
Cottage Lake Investors request a zone reclassification from R-6 Residential to Office for property located at 16816 140th Avenue NE, in Woodinville, Washington.

Hearing Date:
The City of Woodinville Hearing Examiner held an open record hearing on the request on December 2, 2008.

Testimony:
The following individuals presented testimony under oath:

- Erin Martindale, City Senior Planner
- Larry Stewart, Applicant Representative
- Pam Stewart, Applicant Representative
- John Currado

Exhibits:
The following exhibits were admitted into the record:

1. City Staff Report, dated December 2, 2008
2. Zone Reclassification Application, received March 31, 2007
3. Environmental (SEPA) Checklist, dated March 30, 2007
4. Zoning Map Amendment Application, undated
5. Notice of Application Documents
 - a. Notice of Application, dated October 13, 2008
 - b. Vicinity Map, undated
 - c. Affidavit of Posting – Notice of Application, dated October 13, 2008
 - d. Publication – Notice of Application, *Woodinville Weekly*, dated October 13, 2008

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6. Determination of Nonsignificance, dated April 30, 2007, with attached vicinity map and Publication – Determination of Nonsignificance, *Woodinville Weekly*, dated April 30, 2007
7. Notice of Public Hearing Documents
 - a. Notice of Public Hearing, dated November 17, 2008
 - b. Vicinity Map, undated
 - c. Publication – Notice of Public Hearing, *Woodinville Weekly*, dated November 17, 2008
 - d. Mailing List, undated
 - e. Affidavit of Posting – Notice of Public Hearing, dated November 17, 2008 .
8. Property legal description and vicinity map, undated
9. Zoning Maps
 - a. Office Zoning in Woodinville Map, dated November 24, 2008
 - b. Vacant or Single-Family Residential Use Office Zoning in Woodinville, dated November 24, 2008
10. Email message from John Currado, sent November 19, 2008
11. Letter from Dennis and Patty Trovato to City of Woodinville Development Services, dated November 23, 2008
12. City PowerPoint slides, Cottage Lake Investors Zoning Map Amendment, dated December 2, 2008

The Hearing Examiner enters the following Findings and Conclusions based upon the testimony and exhibits admitted at the open record hearing:

FINDINGS

1. Cottage Lake Investors (Applicant) requests a zone reclassification (rezone) from R-6 Residential to Office for 0.56-acres of property located at 16816 140th Avenue NE, in Woodinville, Washington.¹ *Exhibit 2.*
2. The City of Woodinville (City) determined the rezone application was complete on April 20, 2007. *Exhibit 5.* The City mailed notice of the application to owners of property within 300-feet of the subject property, posted notice of the application on the subject property, and published notice in the *Woodinville Weekly* on October 13, 2008.² *Exhibit 1, Staff Report, page 5; Exhibit 5; Exhibit 7.* The City mailed notice of the public hearing associated with the application to owners of property within 300-feet of the subject property, published notice in the *Woodinville Weekly*, and posted notice on the subject property on November 17, 2008. *Exhibit 1, Staff Report, page 5; Exhibit 7.*

¹ The property is identified by tax parcel number 102605-9106. *Exhibit 2.* Exhibit 8 contains a legal description of the subject property. *Exhibit 8.*

² The Applicant submitted an application for Comprehensive Plan Map Amendment of the subject property to the Woodinville City Council (City Council) concurrently with the rezone application. The City Department of Development Services held the rezone application until the City Council reviewed the Comprehensive Plan Map Amendment application. *Exhibit 1, Staff Report, page 2.*

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3. The City acted as lead agency and analyzed the environmental impacts of the rezone request,³ as required by the State Environmental Policy Act (SEPA). The City determined the proposed rezone would not have a probable significant adverse impact on the environment and issued a Determination of Non-Significance (DNS) on April 30, 2007. The City did not receive any comments or appeals of the DNS prior to the end of the comment/appeal period on May 14, 2007. *Exhibit 6.*
4. The subject property is designated Office by the City Comprehensive Plan.⁴ The Office designation provides for pedestrian and transit-oriented developments that provide space for professional services and related employment activities. *City Comprehensive Plan, Land Use Element, Chapter 3, page 10 (December 2007); Exhibit 1, Staff Report, pages 2 – 3; Exhibit 12.*
5. Comprehensive Plan land use and economic development goals and policies are relevant to the rezone request. Comprehensive Plan Land Use Element Policy LU-1.2 encourages future development in areas with the capacity to absorb development, where adverse environmental impacts can be minimized, and where such development will enhance the area's appearance or vitality. Land Use Element Policy LU-2.1 would provide a compatible mix of residential and commercial land uses downtown to ensure safe walking or bicycling to work and shopping; reduce reliance on automobiles; reduce commuting time and distance; make area transit service more viable; and provide greater convenience for residents. Comprehensive Plan Economic Development Goal ED-3 calls for addressing the potential increasing shortage of commercial and industrial land within the City's current boundaries. *Comprehensive Plan, Land Use Element, Chapter 3, page 1 (December 2007); Comprehensive Plan, Economic Development Element, Chapter 6, page 3 (December 2007); Exhibit 1, Staff Report, page 4.*
6. The purpose of the Office zoning district is to provide for pedestrian and transit-oriented high-density employment uses together with limited complementary retail and higher density residential development in locations where the full range of commercial activities is not desirable. *Woodinville Municipal Code (WMC) 21.04.120(1).* The purposes of the Office zone are accomplished by allowing for uses that will take advantage of pedestrian-oriented site and street improvement standards; providing for higher building heights and floor area ratios than those found in the General Business zone; reducing the ratio of required parking to building floor area; allowing for on-site convenient daily retail and

³ The City's SEPA review included review of the rezone request and a concurrently submitted Comprehensive Plan Map Amendment. *Exhibit 6.*

⁴ The Applicant submitted an application for Comprehensive Plan Map Amendment of the subject property to the Woodinville City Council (City Council) concurrently with the rezone application. The City Department of Development Services held the rezone application until the City Council reviewed the Comprehensive Plan Map Amendment application. The City Council changed the Comprehensive Plan designation of the subject property to Office by adopting City Ordinance 448, effective December 24, 2007. *Exhibit 1, Staff Report, page 2; Exhibit 12.*

personal services for employees and residences; and excluding auto-oriented, outdoor or other retail sales and services which do not provide for the daily convenience needs of on-site and nearby employees or residents. *WMC 21.04.120(1)(a)-(e)*.

7. The Office zone is appropriate in office areas designated by the Comprehensive Plan which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services. *WMC 21.04.120(2)*. Permitted uses within the Office zoning district include general services; daycare services; social services; office/outpatient clinic; miscellaneous health services; elementary, middle, junior high, and vocational schools; public agencies; minor communication facilities; private stormwater management facilities; construction and trade services; trucking and courier services; self-storage services; transportation services; communication offices; professional offices; general business services; commercial/industrial accessory uses; eating and drinking places; and drug stores. *Chapter 21.08 WMC*.
8. The purpose of the zoning code includes the harmonious grouping of compatible and complementary land uses and the implementation of Comprehensive Plan goals and policies. *WMC 21.02.030*.⁵
9. Adjacent property to the north and west is designated Office by the Comprehensive Plan, and located within the City's Office zoning district. Property further to the north is located within the City's Central Business District zoning district. Property adjacent to the south is designated Office and Moderate Density Residential by the Comprehensive Plan, and is located within the City's Office and R-6 Residential zoning districts, respectively. Property adjacent to the east is designated Moderate Density Residential by the Comprehensive Plan and is located within the City's R-8 Residential zoning district. 140th Avenue NE is located to the west of the subject property. Property to the northwest of the subject property, across 140th Avenue NE, is also designated Office by the Comprehensive Plan and located within the City's Office zoning district. Property to the west across 140th Avenue NE is part of unincorporated King County, and is zoned for single-family residential development. *Exhibit 1, Staff Report, pages 2 – 3; Exhibit 9*.
10. The subject property is located approximately 500 feet south of the NE 171st Street/140th Avenue NE intersection. The adjacent property to the east is platted into single-family residential lots. The subject property and property adjacent to the west is owned by the Applicant. Larry Stewart, Applicant Representative and owner of the subject property,

⁵ The general purposes of this title are: (1) To encourage land use decision making in accordance with the public interest and applicable laws of the State of Washington; (2) To protect the general public health, safety, and welfare; (3) To implement the City of Woodinville Comprehensive Plan's goals and policies through land use regulations; (4) To provide for the economic, social, and aesthetic advantages of orderly development through harmonious groupings of compatible and complementary land uses and the application of appropriate development standards; (5) To provide for adequate public facilities and services in conjunction with development; and (6) To promote general public safety by regulating development of lands containing physical hazards and to minimize the adverse environmental impacts of development. *WMC 21.02.030*.

testified that a business has been located on the property adjacent to the west of the subject property. The area north of the subject property is developed as part of downtown Woodinville. Permits have been submitted to the City to develop medical office space on the adjacent parcel to the north of the subject property. Erin Martindale, City Planner, testified that there is an existing medical office building at the NE 171st Street/140th Avenue NE intersection. *Exhibit 1, Staff Report, pages 2 and 4; Exhibit 2; Testimony of Mr. Stewart; Testimony of Ms. Martindale.*

11. The subject property is accessed through a 'pipestem' extension of the lot from 140th Avenue NE. Ms. Martindale testified that directing traffic to 140th Avenue NE, an arterial street, would be consistent with the City Transportation Plan. According to City staff, the subject property contains approximately 16,000 to 20,000 square feet of usable area, including parking, landscaping, and other improvements required by City Code. Ms. Martindale testified that the subject property could support a small office development. A transit stop is located approximately 600 feet from the subject property on the north side of the NE 171st Street/140th Avenue NE intersection. *Exhibit 1, Staff Report, pages 4 – 5; Exhibit 8; Testimony of Ms. Martindale.*
12. The subject property currently contains a single-family residence. Ms. Martindale testified that the subject property does not contain any critical areas. Pam Stewart, Applicant Representative and owner of the subject property, testified that the residence was recently renovated, but is currently vacant and would be listed for rent soon. Ms. Stewart testified that there are no plans at this time to demolish the existing residence on the subject property. *Exhibit 1, Staff Report, page 4; Exhibit 2; Testimony of Ms. Martindale; Testimony of Ms. Stewart.*
13. According to a City zoning map generated on November 24, 2008, the City contains a total of 17.9 acres of property located within the City's Office zoning district. Ms. Martindale testified that of the total area in the City located within the City's Office zoning district, 3.48 acres of the area is currently vacant. Ms. Martindale testified that granting the rezone request would increase the amount of property zoned Office within the City, which would be consistent with Comprehensive Plan Economic Development Goal ED-3 that would address the potential increasing shortage of commercial and industrial land within the City's current boundaries. John Currado, a commercial realtor in Woodinville,⁶ testified that commercial development within the City's downtown area is hindered by a lack of property available there for commercial development. *Exhibit 9; Testimony of Ms. Martindale; Testimony of Mr. Currado.*
14. Ms. Martindale testified that any future development of the subject property would be subject to setback and landscaping requirements, implementation of which would screen any development on the subject property from neighboring residential properties. Ms.

⁶ Mr. Currado testified that he has been a commercial realtor in Woodinville since 1991, and wished to appear at the hearing in support of the rezone application. *Testimony of Mr. Currado.*

Martindale testified that setback requirements would include a 20-foot wide setback from the subject property's south and east property boundaries. Ms. Martindale testified that any new development on the subject property generating new vehicle trips would also be subject to a traffic impact study to evaluate traffic impact of the proposed development on the NE 171st Street/140th Avenue NE intersection. *Testimony of Ms. Martindale.*

15. Any future development on the subject property would be served by Woodinville Water District water and sanitary sewer service, Waste Management solid waste disposal, Puget Sound Energy electric and natural gas services, Verizon telephone, and Comcast cable. Woodinville Fire & Life Safety District No. 36 would provide fire protection services to the subject property. Ms. Martindale testified that available utilities would likely be extended to the subject property through 140th Avenue NE rather than from the existing subdivision adjacent to the east of the subject property. Ms. Martindale also testified that any future development on the subject property would need to comply with the City Stormwater Plan and master plans for the water and sewer district. Ms. Martindale added that City Department of Development Services staff recommends approval of the requested rezone. *Exhibit 1, Staff Report, page 2; Testimony of Ms. Martindale.*
16. Dennis and Patty Trovato wrote to express concern that the Applicant respect and preserve the easement they share with the subject property for circular ingress/egress; protect the vegetation and shrubs in the center island; protect access through the easement by preventing parked cars from blocking the easement; preserve the existing mature evergreen trees within the center planting area and adjacent cul-de-sac; that any future development on the subject property include a green visual buffer along the driveway on the subject property to separate the property from the Trovato residence; and that any business operated on the subject property include standard operating hours and shielded streetlights. *Exhibit 11.*
17. Mr. Stewart testified that the easement noted by Dennis and Patty Trovato is a shared easement between the subject property and the Trovato property, and that the Applicant has no desire to change the easement. Mr. Stewart testified that the Applicant would continue to respect and preserve the easement. Ms. Stewart testified that the previous tenant on the property failed to observe parking restrictions on the subject property, but that tenant has vacated the subject property. Mr. Stewart testified that any future development on the subject property would respect parking restrictions and the existing easement. Mr. Stewart also testified that the Applicant would comply with City Code requirements for buffers to screen development from adjacent properties, for business hours of operation, and for shielded lighting. *Testimony of Mr. Stewart; Testimony of Ms. Stewart.*

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CONCLUSIONS

Jurisdiction

The City of Woodinville Hearing Examiner is granted jurisdiction to hear zone reclassification requests and make a recommendation on the request to the City Council. *Woodinville Municipal Code (WMC) 2.27.030; WMC 17.07.030; WMC 21.020.090.*

Criteria for Review

City code requires that a zone reclassification shall be granted only if the Applicant demonstrates that the proposal is consistent with the Comprehensive Plan and applicable functional plans at the time the application for such zone reclassification is submitted, and complies with the following criteria:

- (1) There is a demonstrated need for additional zoning as the type proposed.
- (2) The zone reclassification is consistent and compatible with uses and zoning of the surrounding properties.
- (3) The property is practically and physically suited for the uses allowed in the proposed zone reclassification.

WMC 21.44.070.

In addition to the rezone criteria provided in the City code, Washington state courts apply the following general rules to rezone applications:

- (1) there is no presumption of validity favoring the action of rezoning;
- (2) the proponents of the rezone have the burden of proof in demonstrating that conditions have substantially changed since the original zoning; and
- (3) the rezone must bear a substantial relationship to the public health, safety, morals or welfare.

Henderson v. Kittitas County, 123 Wn.App. 747, 752, 753 (Div. III, 2004).

Washington state courts have held that proof of changed circumstances are not required for a rezone if the proposed rezone and associated development implement policies contained in the comprehensive plan. *Bjarnson v. Kitsap County*, 78 Wn.App. 840 (Div. I, 1995); *Henderson v. Kittitas County*, 124 Wn. App. 747 (Div. III, 2004).

Conclusion Based on Findings

- A. **The proposed zone reclassification would comply with the approval criteria provided in Woodinville Municipal (WMC) Code 21.44.070.** Approval of the requested zone reclassification would be consistent with the property's current Office Comprehensive Plan designation. Zone reclassification approval would provide additional commercial land within the City near the City's existing Central Business District and downtown area, consistent with City Comprehensive Plan goals and policies. The subject property does not contain any critical areas, and would contain available development area. An existing transit stop is located 600 feet from the subject property. Consistent with the City Comprehensive Plan Office designation and the purpose of the

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City of Woodinville Hearing Examiner
Cottage Lake Investors Rezone, ZMA2007-022

Office zoning district, residents of the existing residential development in the vicinity of the subject property could walk to the subject property or access the property through the nearby transit stop. Access is provided to the subject property through an existing arterial street, 140th Avenue NE, consistent with the City's Transportation Plan. Any future development would be reviewed for compliance with the City Stormwater Plan and water and sewer district plans. Any future development would also be reviewed for compliance with City requirements, including setbacks, buffers, landscaping, shielded lighting, parking, and business hours of operation. *Findings 1, 4, 5, 10 – 17.*

- 1. There is a demonstrated need for additional zoning of the type proposed.** The City Council has approved a change in the Comprehensive Plan designation of the subject property to Office. Comprehensive Plan Economic Development Goal ED-3 calls for addressing the potential increasing shortage of commercial and industrial land within the City's current boundaries. Of the 17.9 acres of property currently located within the City's Office zoning district, only 3.48 acres of the area is currently vacant. The proposed zone reclassification would provide additional commercial space near the City's Central Business District and downtown area. Commercial uses are permitted within the City's Office zoning district, among other uses. *Findings 1, 4, 5, 7, 13.*
- 2. The zone reclassification would be consistent and compatible with uses and zoning of the surrounding properties.** The subject property is located near the City's Central Business District and downtown area. The property is accessed by a City arterial street, NE 140th Avenue. The subject property is located approximately 500-feet south of the NE 171st Street/140th Avenue NE intersection. Any future development on the subject property that generates additional vehicle trips would be subject to a traffic impact study for impact on the NE 171st Street/140th Avenue NE intersection. There is an existing medical office building at the NE 171st Street/140th Avenue NE intersection, and permits have been submitted to develop medical office space on the parcel adjacent to the north, which is also part of the City's Office zoning district. Property across 140th Avenue NE is also part of the City's Office zoning district, as is property adjacent to the south of the subject property. Property adjacent to the west is owned by the Applicant, is located within the City's Office zoning district, and contains an existing business. The adjacent property to the east is platted into single-family residential lots. Property adjacent to the south of the subject property also contains residential use. Any future development on the subject property would be subject to City Code requirements for landscaping, buffering, setbacks, parking, hours of business operation, and shielded lighting. *Findings 9 – 11, 14, 16, 17.*
- 3. The property is practically and physically suited for the uses allowed in the proposed zone reclassification.** Permitted uses within the Office zoning district include general services; daycare services; social services; office/outpatient clinic; miscellaneous health services; elementary, middle, junior high, and vocational

schools; public agencies; minor communication facilities; private stormwater management facilities; construction and trade services; trucking and courier services; self-storage services; transportation services; communication offices; professional offices; general business services; commercial/industrial accessory uses; eating and drinking places; and drug stores. Any future development on the subject property would be served by public water, sewer, and solid waste services, Puget Sound Energy electric and natural gas services, Verizon telephone, and Comcast cable. A City arterial street provides access to the subject property through a 'pipestem' extension of the lot. There is suitable usable area for development within the subject property, including area for required parking, landscaping, and other related improvements. Any future development would be reviewed for compliance with the City Stormwater Plan and water and sewer district plans. Any future development would also be reviewed for compliance with City requirements, including setbacks, buffers, landscaping, shielded lighting, parking, and business hours of operation. The City reviewed the environmental impacts of the rezone request and determined that the zone reclassification would not result in a probable significant adverse impact on the environment. *Findings 1, 3, 7, 11, 14 – 17.*

- B.** The proposed zone reclassification would comply with the general approval criteria prescribed by Washington state case-law. Proof of changed circumstances is not required for a rezone if the proposed rezone and associated development implement policies contained in the comprehensive plan. The City Council approved changing the property's Comprehensive Plan designation to Office, through adoption of City Ordinance 448 on December 24, 2007. Approval of the zone reclassification request would amend the zoning classification of the subject property to be consistent with the current Comprehensive Plan. The zone reclassification would allow for development near the City downtown area that would be accessible by pedestrians and transit and would provide additional commercial space within the City, consistent with City Comprehensive Plan goals and policies.

The requested rezone bears a substantial relationship to the public health, safety, morals or welfare. The City provided adequate notice of the zone reclassification request and opportunity to comment. The City previously analyzed the environmental impact of amending the property's land use designation and zoning classification, and issued a Determination of Non-Significance (DNS) as part of the Comprehensive Plan amendment process. The City determined that the proposed rezone would not have a probable significant adverse impact on the environment. Any future development would be reviewed for compliance with the City Stormwater Plan and water and sewer district plans. Any future development would also be reviewed for compliance with City requirements, including setbacks, buffers, landscaping, shielded lighting, parking, and business hours of operation. *Findings 1 – 11, 14 – 17.*

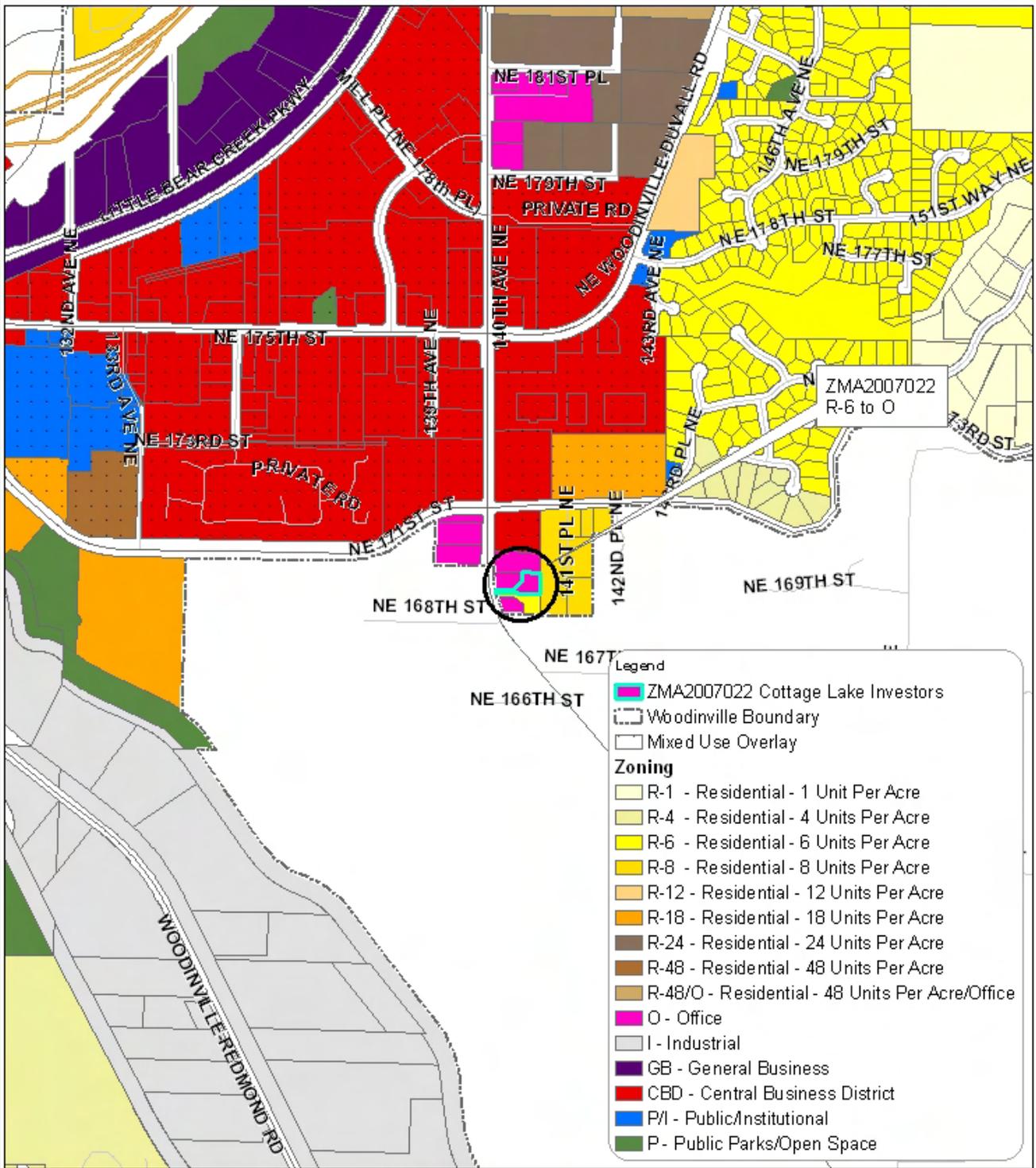
RECOMMENDATION

Based upon the preceding Findings and Conclusions, the Hearing Examiner recommends that a zone reclassification from R-6 Residential to Office for property located at 16816 140th Avenue NE, in Woodinville, Washington, be **GRANTED**.

Recommended this 16th day of December 2008.


KRISTEN J. LARSON
Hearing Examiner

CITY OF WOODINVILLE



Legend

- ZMA2007022 Cottage Lake Investors
- Woodinville Boundary
- Mixed Use Overlay

Zoning

- R-1 - Residential - 1 Unit Per Acre
- R-4 - Residential - 4 Units Per Acre
- R-6 - Residential - 6 Units Per Acre
- R-8 - Residential - 8 Units Per Acre
- R-12 - Residential - 12 Units Per Acre
- R-18 - Residential - 18 Units Per Acre
- R-24 - Residential - 24 Units Per Acre
- R-48 - Residential - 48 Units Per Acre
- R-48/O - Residential - 48 Units Per Acre/Office
- O - Office
- I - Industrial
- GB - General Business
- CBD - Central Business District
- P/I - Public/Institutional
- P - Public Parks/Open Space

ZMA2007022
Cottage Lake Investors
R-6 to O Zone Reclassification



NO	DESCRIPTION	DATE	BY
1	ADOPTED	10/28	MM
2			
3			
4			
5			

City of Woodinville
17301 - 122nd Ave NE
Woodinville, WA 98072
www.woodinville.wa.us
425-481-9470

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