AN ORDINANCE relating to planning and zoning for land use and development in the City of Kent and zoning, pursuant to Kent City Ordinance No. 1071, as amended, certain land annexed to the City of Kent as unzoned as R-4 (Multiple Dwelling Zoning District) zone.

WHEREAS, certain land hereinafter described was annexed to the City of Kent unzoned, and

WHEREAS, as required by Kent City Ordinance No. 1071, as amended, the City Council of the City of Kent, Washington, after referral to and study by the Planning Commission of the City of Kent, recommended that said land be zoned as hereinafter set forth, and

WHEREAS, the City Council of the City of Kent did upon the 6th day of May, 1968 hold a public hearing on said recommendation insofar as they related to said certain land, said public hearing being held after proper notice thereof, and

WHEREAS, at said public hearing the owners and potential developers of said land agreed to be bound by certain plans, promises and specifications they submitted to induce the Kent City Council to grant R-4 (Multiple Dwelling Zoning District) zoning to said certain land, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. The following described land situated in the City of Kent, County of King, State of Washington, and presently unzoned and more particularly described as follows:

The SW 1/4 of the SE 1/4 of Sec. 17, Twp. 22 N., R 5 E., W.M. in King County, Washington, EXCEPT those portions thereof lying within 112th S.E. (also known as the W.A. Craney Road) and S.E. 240th St.,

is hereby zoned as R-4 (Multiple Dwelling Zoning District) zone.
subject, however, to the provisions of the sections of this
Ordinance hereinafter set forth. It is acknowledged that presently
on file with the Kent City Engineer is a site plan for the
development of the real property as set forth above which in
essence provides for the construction of 137 fourplex buildings to
be distributed so as to allow 1.8 acres for park and no more than
15 living units per acre and, further, there is also presently on
file with the Kent City Engineer's office detailed drawings,
including five elevation drawings for the proposed fourplex units,
one floor plan and a plot plan for each unit as prepared by R.
Benedicte Brout, A.I.A. registered architect in the State of Wash-
ington; and it is herewith acknowledged that the owners of the real
property, as set forth above during the public hearing before the
City Council considering the original zoning of the above sited
real property, promised as an inducement to the City of Kent to
zone said real property as R-4 (Multiple Dwelling Zoning District)
to comply with the aforementioned site plans and drawings in the
future development of said area and the City Engineer of the City
of Kent is herewith ordered not to issue any building permits for
the development of the real property as above set forth unless it
does conform and comply with said site plans and detailed drawings.

Section 2. The City Engineer of the City of Kent be and
he is hereby authorized and directed to indicate upon the
Comprehensive Planning Map of the City of Kent or upon an addendum
thereto the zoning of said property as provided for in Section 1
of this Ordinance.

Section 3. That upon said amendment being shown upon the
Comprehensive Planning Map of the City of Kent or upon an addendum
thereto, the copy of said map or addendum shall be filed with the
County Auditor of King County, Washington and the City Clerk of
City of Kent be and she is hereby authorized and directed to record
a certified copy of this Ordinance with the County Auditor of King
County, Washington and pay the filing fee therefor.

Section 4. This Ordinance shall take effect and be in
force five days from and after its passage, approval and publica-
tion as provided by law.

ALEX THORNTON, Mayor

Attest:

MARIE JENSEN, City Clerk

JOHN B. BERETER, City Attorney

Passed the 20 day of , 1968.
Approved the 21 day of , 1968.
Published the 26 day of , 1968.

I hereby certify that this is a true copy of Ordinance
No. 51, passed by the City Council of the City of Kent and
approved by the Mayor of the City of Kent, as hereon indicated.

MARIE JENSEN, City Clerk