ORDINANCE NO. 1684

AN ORDINANCE relating to planning and rezoning for land use and development in the City of Kent, Washington, and rezoning a portion of certain property originally zoned by the City of Kent by Ordinance No. 1071, as R-4 (Multiple Dwelling Zoning District) zone to C-3 (General Commercial Zoning District) zone.

WHEREAS, certain land was originally zoned by the City of Kent by Ordinance No. 1071, as amended, entitled "Zoning Ordinance for the City of Kent, Washington", passed by the City Council on the 15th day of September, 1960, and

WHEREAS, the effective date of the zoning of said certain land by said Ordinance No. 1071 and the effective date of said Ordinance No. 1071 itself, was the 3rd day of October, 1960; and

WHEREAS, as required by Ordinance No. 1071, as amended, the City Council, after referral, study by and a public hearing before the Planning Commission of the City of Kent, wherein it was recommended that said land be rezoned from R-4 (Multiple Dwelling Zoning District) zone to C-3 (General Commercial Zoning District) zone; and

WHEREAS, it is found that the said rezone is in the best interests of the health, welfare and morals of the citizens of the City of Kent and is consistent with the comprehensive plan of the City of Kent and consistent with good planning; and

WHEREAS, thereafter the City Council of the City of Kent did, upon the 21st day of September, 1970, hold a public hearing on said recommendation insofar as it related to said certain lands, said public hearing being held after proper notice thereof; 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 zoned as R-4 (Multiple Dwelling Zoning District) zone and more particularly described as follows:
That portion of Tax Lot 78 described as follows: Beginning at the center point of the intersection of the Kent-Kangle Highway and 104th Avenue S. E. thence southerly along the centerline of 104th Avenue S. E. a distance of 530 feet; thence westerly a distance of 591 feet along a line with a bearing of N. 88° 30'05" E. to an intersection with the common boundary of Tax Lot 78 and Tax Lot 195, said point of intersection being the True Point of Beginning; thence from the True Point of Beginning continuing westerly along a line with a bearing of N. 88°30'05" E. to an intersection with the westerly boundary of Tax Lot 78; thence southerly along the westerly boundary of Tax Lot 78 to a point at the southwest corner of said Tax Lot 78; thence easterly along the southerly boundary of Tax Lot 78 a distance of 217 feet to a point of intersection with the westerly boundary of Tax Lot 195; thence northerly along the common boundary of Tax Lot 78 and Tax Lot 195 to the True Point of Beginning. Situated in King County, State of Washington, the Northwest quarter of the Northwest quarter of Section 29, Township 22 North, Range 5 E., W. M.

That portion of Tax Lot 195 described as follows: Beginning at the center point of the intersection of the Kent-Kangle Highway and 104th Avenue S. E.; thence southerly along the centerline of 104th Avenue S. E. a distance of 530 feet; thence westerly a distance of 330 feet along a line with a bearing of N. 88° 30' 05" E. to an intersection with the westerly boundary of Tax Lot 195; thence northerly along the common boundary of Tax Lot 78 and Tax Lot 195 being the True Point of Beginning; thence from the True Point of Beginning westerly along a line with a bearing of N. 88° 30' 05" E. a distance of 261 feet to an intersection with the westerly boundary of Tax Lot 195; thence southerly along the westerly boundary of Tax Lot 195 a distance of 395 feet; thence easterly along a line with a bearing of N. 88° 30'05" E. to an intersection with the easterly boundary of Tax Lot 195; thence northerly along the easterly boundary of Tax Lot 195 a distance of 395 feet to the True Point of Beginning. Situated in King County, State of Washington, the Northwest quarter of the northwest quarter of Section 29, Township 22 North, Range 5 E., W. M.

is hereby rezoned to C-3 (General Commercial Zoning District) zone.
Section 2. The Planning Director 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 the City of Kent be and she is hereby authorized and directed to record this Ordinance with the County Auditor of King County and pay the filing fee therefor.

Section 4. This Ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication as provided by law.

ATTEST:

MARIE JENSEN, City Clerk

APPROVED AS TO FORM:

DONALD E. MIRK, City Attorney

Passed the 5th day of October, 1970.
Approved the 6th day of October, 1970.
Published the 7th day of October, 1970.

I hereby certify that this is a true copy of Ordinance No. 1684, 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