ORDINANCE NO. 1706

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-1 (Single Family Residential Zoning District) zone to R-3 (Multiple Dwelling 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-1 (Single Family Residential Zoning District) zone to R-3 (Multiple Dwelling 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 1st day of February, 1971, 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-1 (Single Family Residential Zoning District) zone and more particularly described as follows:

That portion of the N 1/2 of the SE 1/4 of Section 22, Township 22 North, Range 4 E., W. M., in King County, Washington, described as follows:
Commencing at a point on the east line of Green Valley Heights Number 6 according to Plat thereof recorded in Volume 85 of Plats, Pages 59 and 60, Records of King County, Washington, which is S 1°16'33" W 69.29 feet from the NE corner thereof; thence North 16°30'01" E 74.0 feet, more or less, to the south line of said N 1/2 and the True Point of Beginning; thence continuing N 16°30'01" E to a point which is N 16°30'01" E 286.13 feet from the east line of said plat of Green Valley Heights Number 6 and a point on a curve from which the radial center bears N 73°30'00" W 5729.58 feet; thence along the arc of said curve concave to the left 500.00 feet to a point on a curve from which the radial center bears S 78°30'00" E 440.737 feet; thence along the arc of said curve concave to the right a distance of 200 feet, more or less to a point of intersection with a line which lies 457.57 feet south of the north line of said subdivision; thence west parallel with and 457.57 feet south of said north line of said subdivision to the east line of the plat of Green Valley Heights Number 6 as recorded in Volume 62 of Plats, Pages 38 and 39, records of King County, Washington; thence N 1°14'53" E along the east line of the said plat of Green Valley Heights Number 2, a distance of 280 feet to the south line of the north 177.57 feet in width of said subdivision; thence S 89°19'47" E along said south line 873.96 feet to the Westerly margin of Secondary State Highway No. 5-A, now S.R. 516; thence S 36°07'35" E along said highway margin 44.88 feet to the beginning of a curve to the right with a radius of 328.10 feet; thence Southerly along said curve through a central angle of 41°33'26" an arc distance of 237.97 feet to a point of reverse curvature and the beginning of a curve to the left with a radius of 682.90 feet; thence Southerly along said curve through a central angle of 11°11'26" an arc distance of 133.37 feet to a point of tangency at the juncture of said highway margin with said west margin of the J. L. Reith Road; thence S 5°45'33" E along said county road margin 233.08 feet to the beginning of a curve to the right with a radius of 1770.00 feet; thence Southerly along said curve through a central angle of 7° 21'26" an arc distance of 227.28 feet to a point of tangency; thence S 1°35'53" W 292.45 feet to the south line of the N 1/2 of said subdivision; thence N 89°10'32" W 825 feet, more or less, to the True Point of Beginning.

is hereby rezoned to R-3 (Multiple Dwelling 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:

M. Jensen, City Clerk

APPROVED AS TO FORM:

Donald E. Mirk, City Attorney

Passed the 1st day of February, 1971.
Approved the 2nd day of February, 1971.
Published the 12th day of February, 1971.

I hereby certify that this is a true copy of Ordinance No. 1708, 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