ORDINANCE NO. 2042

AN ORDINANCE of the City of Kent, Washington, relating to planning and rezoning for land development a portion of certain property originally zoned by the City of Kent as GC (General Commercial) to MRM (Medium Density Multi-Family Residential) zone.

WHEREAS, certain land was zoned by the City of Kent by Ordinance 1827, entitled "Ordinance adopting Zoning Code for the City of Kent, Washington", on the 4th day of June, 1973; and

WHEREAS, the effective date of the zoning of said land by said Ordinance 1827 and the effective date of said Ordinance 1827 itself, was the 20th day of June, 1973; and

WHEREAS, as required by Ordinance 1827, a public hearing was held before the Planning Commission of the City of Kent, wherein it was recommended that said land be rezoned from GC (General Commercial) zone to MRM (Medium Density Multi-Family Residential) zone; and

WHEREAS, thereafter the City Council of the City of Kent did upon the eighteenth day of July, 1977 hold a public hearing on said recommendation insofar as it related to said certain lands, and said public hearing being held after proper notice thereof; and after said public hearing the City Council having determined that the land should be rezoned to MRM (Medium Density Multi-Family Residential) zone; and

WHEREAS, it is found that a rezone of land is in the best interest of the health and welfare 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, NOW, THEREFORE

THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON, DO HEREBY 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 GC (General Commercial) zone and more particularly described as follows:

Lot 4 Kent West Short Plat as recorded under King County Auditor's File No. 7601220366.
is hereby rezoned to MRM (Medium Density Multi-Family Residential) zone.

Section 2. The Planning Director of the City of Kent be and he is hereby authorized and directed to indicate upon the Comprehensive Zoning 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 Zoning Map of the City of Kent, or upon an addendum thereto, the copy of said map or addendum, shall be filed with the Director of Records and Elections 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.

ISABEL HOGAN, MAYOR

ATTEST:

MARIE JENSEN, CITY CLERK

APPROVED AS TO FORM:

DONALD E. MIRK, CITY ATTORNEY

PASSED the 1 day of August, 1977.

APPROVED the 2 day of August, 1977.

PUBLISHED the 4 day of August, 1977.

I hereby certify that this is a true copy of Ordinance No. 2042, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

MARIE JENSEN, CITY CLERK (SEAL)
that any improvement to S. 228th would be to City standards. Storment questioned whether there was any need for acquiring an easement for adding a 5th lane on 68th Avenue or on the West Valley Highway. Harris noted that the conditions suggested only left-turn lanes but not a 5th lane for this.

There was no correspondence and there were no further comments. McCaughan moved that the hearing be closed, Carey seconded. Motion carried.

Masters moved that the recommendation of the Planning Commission be accepted with the conditions and the City Attorney directed to prepare the necessary amending ordinance. Johnson seconded. In accordance with Street's suggestion, Masters agreed to include in the motion that the utilization of 64th Ave. S. would be by dedication of right of way, Johnson concurred. Motion carried.

Kent West Associates. The Planning Commission held a public hearing on June 28, 1977, on an application filed by Kent West Associates for a rezone from GC, General Commercial, to MR-M, Medium Density Multi-Family Residential, on property located at the northeast corner of 64th Avenue S. and Smith Street. The Planning Commission recommended that the application be approved with the following conditions:

1) Provide seven day storage capacity for storm water on site. Submit plans, calculations and data to Engineering Department for approval detailing how this condition is to be met.

2) Limit storm water run-off from site per King County Ordinance #2281. Provide drainage plan to Engineering Department for approval.
REZONE
(KENT WEST
ASSOCIATES)

3) Improve east half of 64th Avenue with asphalt pavement, curb and gutter, and sidewalk. Submit plans and other pertinent data to Engineering Department for approval detailing how this condition is to be met.

Planning Director Harris described the area, consisting of 5.4 acres, and noted that the rezone was requested to allow for completion of the apartment complex, a portion of which has already been built. The public hearing was opened by the Mayor. R. G. Keever, representing the applicant, noted that they had worked closely with the Planning Commission regarding the rezone and concurred with the recommendations.

There was no correspondence and no further comments. JOHNSON MOVED that the hearing be closed, Storr seconded. Motion carried. JOHNSON MOVED that the recommendation and conditions of the Planning Commission be accepted and the Attorney directed to prepare the necessary amending ordinance, Carey seconded. Motion carried.

Masters noted that there did not appear to be any street signs on S. 238th and people were experiencing difficulty in locating residences in that area. The matter was referred to Public Works Director Ulett for investigation.

Dean Development Corp. It was noted that on June 28, 1977 the Planning Commission held a public hearing on an application filed by Dean Development Corporation for a rezone from CC (Community Commercial) to MR-M (Medium Density Multi-Family Residential) for approximately two acres located at the northeast corner of 100th Place S.E. and S.E. 260th Street (extended). The Planning Commission has recommended approval of the