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 M-2 (Limited Industrial) to DC-2 (Downtown Commercial) 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 M-2 (Limited Industrial) to DC-2 (Downtown Commercial) zone, and

WHEREAS thereafter the City Council of the City of Kent did upon the 16th day of July, 1979 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 determined the land should be rezoned to DC-2 (Downtown Commercial) zone; and

WHEREAS it is found that the 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 M-2 (Limited Industrial) and more particularly described as follows:

That portion of the northwest quarter of the northeast quarter of the northeast quarter and of the northwest quarter of Section 24, Township 22 North, Range 4 East, W.M.
in King County, Washington, described as follows:

Beginning at a point on the northerly line of Shinn Avenue in the City of Kent 120 feet east of the intersection of said northerly line with the easterly line of the Chicago, Milwaukee and St. Paul Railway main line right-of-way; thence continuing easterly along said northerly line to the westerly line of Fourth Street North in said city; thence north along the westerly line thereof 180 feet to a point on the southerly line of the Chicago, Milwaukee and St. Paul spur track 60 foot right-of-way; thence west along the southerly margin of said spur track to a point on a curve to the right, having a radius of 435.37 feet and tangent to last said course; thence northwesterly along said curve to a point which is 16.7 feet more or less, west and 0.4 feet north from aforesaid point of beginning of curve; thence continuing northwesterly along said curve an arc distance of 0.45 feet; thence south 187.2 feet to the point of beginning; EXCEPT that portion as conveyed to the City of Kent by deed recorded under Auditor's File No. 6510501, EXCEPT the east 222.22 feet thereof;

Also known as Parcel B of Short Plat No. SPC-76-30 recorded under Auditor's File No. 7701070442.

is hereby rezoned to DC-2 (Downtown Commercial) 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 therefore.

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
I hereby certify that this is a true copy of Ordinance No. 214, 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)