ORDINANCE NO. 227

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 MR-M (Multi-Family Medium Density) zone.

(LINCOLN PROPERTIES REZONE)

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 2180, a public hearing was held before the Hearing Examiner of the City of Kent, wherein it was recommended that said land be rezoned subject to certain conditions, and

WHEREAS, thereafter the City Council of the City of Kent did on the 19th day of January 19, 1981 hold a hearing on said recommendation insofar as it related to said certain lands, said hearing being held after proper notice thereof; and after said public hearing the City Council determined the land should be rezoned to MR-M (Multi-Family Medium Density) 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 findings and conclusions of the Hearing Examiner issued December 3, 1980 under the style of RZ-80-7 hereby are adopted as the findings and conclusions of the City Council.

Section 2. The following described land situated in

RECORDED THIS DAY

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THE DIVISION OF
RECORDS & ELECTRONS
KING COUNTY
the City of Kent, County of King, State of Washington, and presently zoned as GC (General Commercial) and more particularly described as follows:

That portion of the West half of the NE quarter and of Government Lots 16 and 17 of Section 23, Township 22 North, Range 4 East W.M., in King County, Washington, described as follows:

Beginning at a point on the Section Line between Sections 14 and 23 and 1,102 feet west of the Section corner common to Sections 13, 14, 23 and 24, said Township and Range, the said point being marked by a round concrete monument; and running thence west, along said Section line 899.9 feet to a point on said line marked by a round concrete monument, being the NE corner of a tract of land conveyed to Frances Stewart by deed bearing King County Recording No. 629612;

thence south 1,359.7 feet to a round concrete monument, being the SE corner of said Frances Stewart Tract and the NE corner of a tract of land conveyed to Bessie Stewart Bereiter by deed bearing King County Recording No. 629613;

thence south 418.06 feet to a point 211.84 feet north of the intersection of the East line of said Bereiter Tract with the North line of Meeker Street;

thence easterly to a point on the West line of the Thompson Donation Claim distant north 196.16 feet from its intersection with the West line of Meeker Street;

thence north along said West line and its northerly prolongation, 1,772.84 feet to the point of beginning;

EXCEPT the south 540 feet thereof, measured at right angles;

EXCEPT the south 200 feet of the East 574 feet of the remainder;

EXCEPT the north 30 feet thereof conveyed to the City of Kent for street purposes by deeds recorded under King County Recording Nos. 7106220423, 7106220424, 7106220425 and 7106220427;

AND EXCEPT the Easterly 30 feet thereof conveyed to the City of Kent for street purposes by deeds recorded under King County Recording Nos. 7106220423, 7106220426, 7106220428 and 7106220431.

Situate in the City of Kent, County of King, State of Washington, also known as Lots 1 & 2 Western Estates Inc. Short Plat SP-80-9.

is hereby rezoned to MR-M (Multi-Family Medium Density) zone.

Section 3. The rezone is subject to and expressly conditioned upon the conditions contained in the recommendation of the Hearing Examiner dated December 3, 1980 and which is:
1. The issuance of development permits for the construction of residential units shall be dependent upon the provision of necessary and required improvements to street and drainage systems as set forth in the approval of Short Plat SP-80-9, to the satisfaction of the City Engineer.

Section 4. 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 2 of this Ordinance.

Section 5. 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 6. 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 2 day of February, 1981.
APPROVED the 3 day of February, 1981.
PUBLISHED the 6 day of February, 1981.

I hereby certify that this is a true copy of Ordinance No. 2271, 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