ORDINANCE NO. 2393

AN ORDINANCE of the City of Kent, Washington, relating to planning and property; rezoning approximately five acres located along the south side of South 218th Street at 88th Avenue South, from R-1 7.2 Single Family Residential, to MR-G, Garden Density Multifamily Residential. (Ancor Development Co. Inc. Rezone/RZ-79-7)

WHEREAS, an application for rezone was filed on January 23, 1979, for the following described property:

"Tracts 26 and 31, Shinns Cloverdale Addition to Kent, according to plat recorded in Volume 6 of plats, page 52, in King County, Washington. EXCEPT that portion of said tract 26 lying within the following portion of tracts 25 and 26, said Addition, described as follows:

Beginning at the northwest corner of the southwest quarter of Section 7, Township 22 north, Range 5 east, W.M., thence south 10°14'09" west along the west line of said Section 7, a distance of 659.64 feet to the northwest corner of the south one-half of the north one-half of said southwest quarter; thence north 89°54'02" east along the north line of the south one-half of the north one-half of said southwest quarter, 1770.87 feet; thence south 1°05'39" west 33 feet to the north line of said tract 25 and the True Point of Beginning; thence continuing south 1°05'39" west 624.11 feet to the south line of said tract 25; thence north 89°49'12" east along the south line of said tracts 25 and 26, a distance of 200 feet; thence north 1°05'39" east 623.83 feet to the north line of said tract 26; thence south 89°54'02" west along the north line of tracts 26 and 25, a distance of 200 feet to the True Point of Beginning. EXCEPT that portion conveyed to the State of Washington by deed recorded under Auditor's file No. 5320168."

and;

WHEREAS, the subject rezone concerns a request of Ancor Development Company, Inc. to rezone from R-1 7.2, Single Family Residential, to MR-G, Garden Density Multifamily Residential. Said property is located at the southeast corner of South 218th Street and 88th Avenue South. The approximate number of residential units which could be constructed under existing zoning is seven units per acre. The proposed zoning with the recommended
limitation of 16 units per acre would allow a maximum of approximately 80 units; and

WHEREAS, a declaration of nonsignificance was filed by the Planning Department on February 6, 1979; and

WHEREAS, a public hearing was held before the Kent Planning Commission on February 27, 1979; and

WHEREAS, the Kent Planning Commission issued a recommendation for approval on March 27, 1979; contingent upon the approval by the City Council of the Ancor planned unit development, which application is an integral part of this rezone request; and

WHEREAS, the City Council on May 7, 1979, approved by motion the rezone application that the Planning Commission approved on March 27, 1979; and

WHEREAS, Ancor Development received certified notice of approval for the Ancor Development PUD on August 12, 1981; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON, DO HEREBY ORDAIN AS FOLLOWS:

Section 1. The following described property situated in the City of Kent, County of Kent, State of Washington, and presently zoned R1 - 7.2, Single Family Residential, and more particularly described as follows:

*Tracts 26 and 31, Shinns Cloverdale Addition to Kent, according to plat recorded in Volume 6 of plats, page 52, in King County, Washington. EXCEPT that portion of said tract 26 lying within the following portion of tracts 25 and 26, said Addition, described as follows: Beginning at the northwest corner of the southwest quarter of Section 7, Township 22 north, Range 5 east, W.M., thence south 10°14'09" west along the west line of said Section 7, a distance of 659.64 feet to the northwest corner of the south one-half of the north one-half of said southwest quarter; thence north 89°54'02" east along the north line of the south one-half of the north one-half of said southwest quarter, 1770.87
feet; thence south 1005'39" west 33 feet to the north line of said tract 25 and the True Point of Beginning; thence continuing south 1005'39" west 624.11 feet to the south line of said tract 25; thence north 89°49'12" east along the south line of said tracts 25 and 26, a distance of 200 feet; thence north 1005'39" east 623.83 feet to the north line of said tract 26; thence south 89°54'02" west along the north line of tracts 26 and 25, a distance of 200 feet to the True Point of Beginning. EXCEPT that portion conveyed to the State of Washington by deed recorded under Auditor's file No. 5320168.

is hereby rezoned to MR-G, Garden Density Multifamily Residential.

Section 2. The Planning Director of the City of Kent 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 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

ATTEST:

MARIE JENSEN, CITY CLERK

APPROVED AS TO FORM:

P. STEPHEN DIJULIO, CITY ATTORNEY
PASSED the ___ day of ___, 1983.
APPROVED the ___ day of ___, 1983.
PUBLISHED the ___ day of ___, 1983.

I hereby certify that this is a true copy of Ordinance No. 2393, 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)

FILED for Record at Request of City of Kent
Address: 2704 4th Ave. SE
Kent, WA 98031