AN ORDINANCE of the City of Kent, Washington, relating to the Southcenter Corporate Park Plat, King County Recording No. 8003140871, City of Kent Plat No. SU-78-8; amending Plat Condition 18 to authorize buildings adjacent to the Green River to exceed 25 feet in height when authorized by the Planning Director.

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

Section 1. RECITALS.

1.1 The Southcenter Corporate Park, was approved by the City of Kent on August 6, 1979, following public hearings on June 4, 1979 and August 6, 1979.

1.2 Condition 18 of the Southcenter Corporate Park Plat states that "[n]o building will be higher than 25 feet on any of the lots adjacent to the Green River." The Planning Director has recommended that this condition be modified to allow flexibility in development of buildings on lots next to the river.

1.3 The proposed amendment to Condition 18 of the Southcenter Corporate Park Plat was brought before the City Council at its regular meeting on August 5, 1985. At that meeting the Council authorized the amendment and directed the preparation of this ordinance.

Section 2. Condition 18 of the Southcenter Corporate Park Plat, King County Recording No. 8003140871, City of Kent Plat No. SU-78-8 is amended to read as follows:

"The basic height of buildings on any lots adjacent to the Green River shall be 25 feet. The Planning Director shall have the authority, after review, to permit buildings greater than 25 feet in height."

Section 3. In exercising the authority granted in this ordinance, the Planning Director shall permit building height in excess of 25 feet when the Planning Director finds that such height is compatible with the uses and limitations described in the Southcenter Corporate Park Plat, is consistent with the
purposes and intent of the zoning district(s) within the Plat, and will not otherwise adversely affect the use of adjoining properties or the Green River corridor.

Section 4. Effective Date. 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 4 day of Nov, 1985.
APPROVED the 5 day of Nov, 1985.
PUBLISHED the 8 day of Nov, 1985.

I hereby certify that this is a true copy of Ordinance No. 2587, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

(Seal)
MARIE JENSEN, CITY CLERK