ORDINANCE NO. 3100

AN ORDINANCE of the City of Kent, Washington, relating to land use and zoning, amending the Official Zoning Map of the City of Kent to rezone certain property located on the west side of 84th Avenue South, approximately 390 feet north of South 222nd Street and more specifically identified as the western 445 feet of parcel #7759800040.

WHEREAS, an applicant has made a request to rezone 2.52 acres from the current zoning of GWC, Gateway Commercial, to M3, General Industrial, in order to construct a 46,080 square foot speculative warehouse building; and

WHEREAS, the Planning Department recommends that the request be granted, subject to a single condition; and

WHEREAS, the Hearing Examiner held a hearing on said matter on February 3, 1993 and recommended that the request to rezone the subject property from GWC, Gateway Commercial, to M3, General Industrial be approved; and

WHEREAS, the City Council concurs with the recommendations of the Planning Department and Hearing Examiner, and finds that such rezone shall be granted subject to the Owner's compliance with the condition imposed by the Department of the Hearing Examiner; NOW THEREFORE,

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

Section 1. That the Official Zoning Map of the City of Kent, as adopted by Ordinance, is amended to rezone from GWC, Gateway Commercial to M3 the following described property:

PARCEL B
That portion of the subject property, located on the west side of 84th Avenue South and north of South 222nd Street, consisting of the western 445 feet of parcel #7759800040.

the remaining portion of Parcel B and Parcel A which front 84th Avenue South will remain GWC zoning. Parcel A and B are fully described in Exhibit A, attached hereto and incorporated herein as if fully set forth.

Section 2. The approval of the Rezone is subject to the following condition:

1. Any subsequent change in the use of the proposed site shall be subject to a new traffic impact analysis to determine appropriate mitigation.

Section 3. Effective Date. This ordinance shall take effect and be in force thirty days from and after its passage, approval and publication as provided by law.

DAN KELLEHER, MAYOR
ATTEST:

BRENDA JACOBER, CITY CLERK

APPROVED AS TO FORM:

ROGER A. LUBOVICH, CITY ATTORNEY

PASSED the 20 day of April, 1993.
APPROVED the 21 day of April, 1993.
PUBLISHED the 23 day of April, 1993.

I hereby certify that this is a true and correct copy of Ordinance No. 3100, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

BRENDA JACOBER, CITY CLERK
PARCEL A


PARCEL B

APPLICATION NAME: Venture 84

NUMBER: #RZ-92-3

REQUEST: Rezone

DATE: February 3, 1993

LEGEND
Application site

Site Plan
APPLICATION NAME: Venture 84

NUMBER: #RZ-92-3

REQUEST: Rezone

DATE: February 3, 1993

LEGEND

- Application site
- Railroad tracks
- Kent City Limits
APPLICATION NAME: Venture 84

NUMBER: #RZ-92-3

REQUEST: Rezone

Zoning/Topography Map

DATE: February 3, 1993

LEGEND
- Application site
- Zoning boundary
- Kent City Limits