AN ORDINANCE of the City of Kent, Washington, repealing Ordinance 3100, passed on April 20, 1993, and enacting a new Ordinance, 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 No. 7759800041.

WHEREAS, an applicant 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 recommended 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, at its regularly scheduled meeting on April 6, 1993 concurred with the recommendations of the Planning Department and Hearing Examiner, and found that such rezone should be granted subject to the Owner's compliance with the condition imposed by the Hearing Examiner, and directed the City Attorney to draft the appropriate Ordinance; and
WHEREAS, The City Council enacted said Ordinance, known as Ordinance 3100, at its regularly scheduled meeting on April 20, 1993; and

WHEREAS, the City Council now wishes to repeal Ordinance 3100 because the Parcels identified in Exhibit A attached thereto transposed the legal descriptions of Parcel A and Parcel B and incorrectly identify the property which was the subject of the decision of the Hearing Examiner and the City Council; NOW THEREFORE,

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

Section 1. That Ordinance 3100 be repealed.

Section 2. That the Official Zoning Map of the City of Kent, as adopted by Ordinance, is amended to rezone from GWC, Gateway Commercial to M3 General Industrial, 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 No. 7759800041.

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 3. 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 4. 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. LJUNOVICH, CITY ATTORNEY

PASSED the 18 day of May, 1993.
APPROVED the 19 day of May, 1993.
PUBLISHED the 21 day of May, 1993.
I hereby certify that this is a true and correct copy of Ordinance No. 3118, 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 (SEAL)
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
- Railroad tracks
- Kent City Limits

Vicinity Map
APPLICATION NAME: Venture 84

NUMBER: #RZ-92-3

REQUEST: Rezone

DATE: February 3, 1993

LEGEND
- Application site
- Zoning boundary
- Kent City Limits

Zoning/Topography Map