ORDINANCE NO. 3207

AN ORDINANCE of the City Council of the City of Kent, Washington, designating zoning for the entire Ramstead/East Hill Annexation Area (#AZ-94-2) as depicted in Exhibit "A".

WHEREAS, the area known as Ramstead/East Hill was officially annexed to the City of Kent on July 1, 1994 through Ordinance No. 3171; and

WHEREAS, the annexation area is comprised of approximately 594 acres situated on the East Hill of Kent generally south and east of the existing commercial development at the intersection of 104th Ave. S.E. and Kent Kangley Road; and

WHEREAS, the Kent City Code requires initial zoning of newly annexed areas; and

WHEREAS, the City of Kent held a public hearing before the Planning Commission on October 24, 1994 to allow public testimony on the zoning designation for the Ramstead/East Hill Annexation Area; and
WHEREAS, the Planning Commission considered various zoning alternatives and recommended approval of zoning alternative 3 as presented in the Planning Department staff report dated October 24, 1994 amending said alternative by redesignating property south of Sequoia Junior High School as MRD; and

WHEREAS, the City Council held two public hearings on November 15, 1994 and January 3, 1995 to allow further public testimony on the zoning designation for the Ramstead/East Hill Annexation Area and to consider the recommendation of the Planning Commission; and

WHEREAS, following its hearing on January 3, 1995, the City Council amended the Planning Commission's recommendation for zoning of the Ramstead/East Hill Annexation area as depicted in Exhibit A by changing the designation for tax parcel number 92 (commonly known as the Totem Pole Grocery Store property) to Neighborhood Convenience Commercial; NOW, THEREFORE,

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

Section 1. Pursuant to Kent City Code Section 15.03.020 and the laws of the State of Washington, the initial zoning for the area known as the Ramstead/East Hill Annexation
Area shall be as depicted in Exhibit A, attached hereto and incorporated by reference.

Section 2. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 3. Effective Date. This ordinance shall take effect and be in force thirty (30) days from and after its passage, approval and publication as provided by law.

JIM WHITE, MAYOR

ATTEST:

BRENDA JACOBER, CITY CLERK
APPROVED AS TO FORM:

[Signature]

ROGER A. LUBOVICH, CITY ATTORNEY

PASSED 17 day of January, 1995.
APPROVED 18 day of January, 1995.

I hereby certify that this is a true copy of Ordinance No. 3202, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

[Signature]
BRENDA JACOBÉ, CITY CLERK
RAMSTEAD/EASTHILL ANNEXATION ZONING

NCC  NEIGHBORHOOD CONVENIENCE COMMERCIAL
RA   RESIDENTIAL AGRICULTURAL, 1 ACRE MINIMUM
R1-20  SINGLE FAMILY RESIDENTIAL, 20,000 MINIMUM
R1-9.6  SINGLE FAMILY RESIDENTIAL, 9,600 MINIMUM
R1-7.2  SINGLE FAMILY RESIDENTIAL, 7,200 MINIMUM
R1-5.0  SINGLE FAMILY RESIDENTIAL, 5,000 MINIMUM
MRD  DUPLEX MULTIFAMILY
MRG  GARDEN DENSITY MULTIFAMILY

CITY LIMITS
ANNEXATION AREA
PROPOSED 277TH CORRIDOR