AN ORDINANCE, of the City Council of the City of Kent, Washington, relating to land use and zoning, rezoning approximately 2.58 acres from Neighborhood Convenience Commercial (NCC) to Community Commercial (CC). (West Hill Plaza Rezone)

WHEREAS, an application to rezone approximately 2.58 acres from the current zoning of Neighborhood Convenience Commercial (NCC) to Community Commercial (CC) was filed on June 22, 1995; and

WHEREAS, the Responsible Official issued a Determination of Non-Significance (DNS) for the proposed rezone on July 19, 1995 with no conditions required; and

WHEREAS, a public hearing on the West Hill Plaza rezone was held before the Hearing Examiner on October 18, 1995; and

WHEREAS, the Hearing Examiner issued Findings that the West Hill Plaza rezone is consistent with the City Comprehensive Plan, that the proposed rezone and subsequent development activity would be compatible with development in the vicinity, that the proposed rezone will not unduly burden the transportation system in the vicinity of the property with significant adverse impacts which cannot be
circumstances have changed since the establishment of the current zoning district to warrant the proposed rezone, and that the proposed rezone will not adversely affect the health, safety and general welfare of the citizens of the City of Kent; and

WHEREAS, the Findings are consistent with the standards for a rezone set forth in section 15.09.050(c) of the Kent City Code; and

WHEREAS, the Kent Hearing Examiner recommended approval on October 18, 1995; and

WHEREAS, the City Council moved to accept the Findings of the Hearing Examiner and adopt the Hearing Examiner's recommendation for approval of the West Hill Plaza rezone from Neighborhood Convenience Commercial (NCC) to Community Commercial (CC) zoning; NOW, THEREFORE,

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

SECTION 1. The subject property located at approximately 24606-24700 Military Road South consisting of approximately 2.58 acres and depicted in Exhibit A, attached hereto and incorporated herein by this reference is rezoned from Neighborhood Convenience Commercial (NCC) to Community Commercial (CC).

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

ROGER A. LUBOVICH, CITY ATTORNEY

PASSED 19 day of December, 1995.

APPROVED 20 day of December, 1995.

PUBLISHED 24 day of December, 1995.
I hereby certify that this is a true copy of Ordinance No. 3267, 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
APPLICATION NAME: West Hill Plaza

NUMBER: #RZ-95-2

DATE: October 4, 1995

REQUEST: Rezone

Zoning / Topography

LEGEND
- Application site
- Zoning boundary
- Kent City Limits