ORDINANCE NO. 3304

AN ORDINANCE of the City Council of the City of Kent, Washington, relating to Land Use and Zoning, rezoning approximately 4.3 acres from SR-4.5, Single Family Residential to SR-6, Single Family Residential. (Hillside Manor Rezone).

WHEREAS, an application to rezone approximately 4.3 acres from the current zoning of SR-4.5, Single Family Residential to SR-6, Single Family Residential was filed on February 23, 1996; and

WHEREAS, the responsible official issued a Determination of Nonsignificance (DNS) for the proposed rezone on March 27, 1996 with no conditions required; and

WHEREAS, a public hearing on the Hillside Manor rezone was held before the Hearing Examiner on May 15, 1996; and

WHEREAS, the Hearing Examiner issued findings that the Hillside Manor Rezone is consistent with the City Comprehensive Plan, that the proposed rezone and subsequent development activity would be compatible with the 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 mitigated, that 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 rezone set forth in Section 15.09.050(C) of the Kent City Code; and

WHEREAS, the Kent Hearing Examiner recommended approval of the Hillside Manor Rezone on May 30, 1996; 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 Hillside Manor Rezone from SR-4.5, Single Family Residential to SR-6, Single Family Residential; NOW, THEREFORE,

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

SECTION 1. The property located at approximately 24411 98th Avenue South consisting of approximately 4.3 acres and depicted in Exhibit A, attached hereto and incorporated herein by
this reference is rezoned from SR-4.5, Single Family Residential to SR-6, Single Family Residential.

SECTION 2. If any one or more sections, sub-sections, or sentences of this Ordinance are held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance and the same shall remain in full force and effect.

SECTION 3. This Ordinance shall take effect and be in force five (5) 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:

ROGER A. LUBOVICH, CITY ATTORNEY

PASSED __/___ day of July __________, 1996.
APPROVED __/___ day of July __________, 1996.
PUBLISHED __/___ day of July __________, 1996.

I hereby certify that this is a true copy of Ordinance No. 3304, 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

HILLMAN.ORD
APPLICATION NAME: Hillside Manor

NUMBER: #RZ-96-1

REQUEST: Rezone

DATE: July 16, 1996

Zoning/Topography

LEGEND
- Application site
- Zoning boundary
- City Limits

N
APPLICATION NAME: **Hillside Manor**

**NUMBER:** #RZ-96-1  
**DATE:** May 15, 1996

**REQUEST:** Rezone

**Vicinity Map**

**LEGEND**
- Application site
- Railroad tracks
- Kent City Limits