ORDINANCE NO. 3307

AN ORDINANCE of the City Council of the City of
Kent, Washington, relating to Land Use and Zoning, rezoning
approximately 8.33 acres from SR-4.5 to SR-6, Single Family
Residential, and from SR-6 to SR-8, Single Family Residential.
(Strawberry Lane Rezone).

WHEREAS, an application to rezone approximately 8.33 acres from the
current zoning of SR-4.5 and SR-6, Single Family Residential (maximum densities of 4.5
and 6 units per acre), to SR-8, Single Family Residential (maximum density 8 units per
acre) was filed on March 11, 1996; and

WHEREAS, the responsible official issued a Determination of
Nonsignificance (DNS) for the proposed rezone on April 11, 1996 with no conditions
required; and

WHEREAS, a public hearing on the Strawberry Lane rezone was held before
the Hearing Examiner on June 5, 1996; and

WHEREAS, the Hearing Examiner issued findings that the Strawberry Lane
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
Strawberry Lane Rezone on June 19, 1996, as submitted by the applicant; and

WHEREAS, the City Council moved to accept the findings of the Hearing
Examiner and to modify the Hearing Examiner's recommendation for approval of the
Strawberry Lane Rezone from SR-4.5 to SR-6, Single Family Residential (maximum
densities of 6 units per acre), and from SR-6 to SR-8, Single Family Residential (maximum
density 8 units per acre) as previously recommended by the Kent Planning staff; NOW,
THEREFORE,

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

SECTION 1. The property located at approximately South 240th Street, east
and west of 100th Avenue South consisting of approximately 8.33 acres and depicted in
Exhibit A, attached hereto and incorporated herein by this reference is rezoned as follows:

Parcel number 1922059007, 3.93 acres, located west of 100th Avenue Southeast
shall be rezoned from SR-4.5 to SR-6, Single Family Residential, with a maximum
density of 6 units per acre. Parcel number 7830800190, 4.4 acres, located east of
100th Avenue Southeast shall be rezoned from SR-6 to SR-8, Single Family
Residential, with a maximum density of 8 units per acre.
SECTION 2. The developer shall execute an environmental mitigation agreement for participation in the City's South 272nd/277th Street Corridor project. Because the project represents a fundamental change of land use from the assumptions by which the South 272nd/277th Street Corridor was evaluated, all additional trips above those PM peak hour trips assumed generated under the previous R1-9.6 and R1-7.2 zoning shall be mitigated at the full Corridor Participation rate of $2,126 per PM peak hour trip. The precise amount will be based upon the number of lots on the final plat maps.

SECTION 3. 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 4. 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 August, 1996.
APPROVED ___ day of August, 1996.
PUBLISHED ___ day of August, 1996.

I hereby certify that this is a true copy of Ordinance No. 3307, 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

STRAWBERRY.ORD
APPLICATION NAME: Strawberry Lane

NUMBER: #RZ-96-2

REQUEST: Rezone

DATE: August 6, 1996

Zoning

**LEGEND**
- Application site
- Zoning boundary
- City Limits