ORDINANCE NO. 3308

AN ORDINANCE of the City Council of the City of Kent, Washington, relating to Land Use and Zoning, rezoning approximately 1.09 acres from GWC, Gateway Commercial, to M-3, General Industrial. (Benaroya - 218th Warehouse Rezone).

WHEREAS, an application to rezone approximately 1.09 acres from the current zoning of GWC, Gateway Commercial, to M-3, General Industrial was filed on March 14, 1996; and

WHEREAS, the applicant's property has two different zoning designations, GWC and M-3, on the lot the applicant desires to develop; and

WHEREAS, the responsible official issued a Determination of Nonsignificance (DNS) for the proposed rezone on April 11, 1996 with one condition which required additional environmental information on the larger project proposed in conjunction with the application; and

WHEREAS, a public hearing on the Benaroya - 218th Warehouse Rezone was held before the Hearing Examiner on June 5, 1996; and

WHEREAS, the Hearing Examiner issued findings that the Benaroya - 218th Warehouse 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 Benaroya - 218th Warehouse Rezone on June 19, 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 Benaroya - 218th Warehouse Rezone from GWC, Gateway Commercial, to M-3 General Industrial;

NOW, THEREFORE,

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

SECTION 1. The property located at approximately 21701 84th Avenue South, Kent, Washington consisting of approximately 1.09 acres and depicted in Exhibit A, attached hereto and incorporated herein by this reference is rezoned from GWC, Gateway Commercial to M-3, General Industrial to accommodate the development of a warehouse/office building.
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.

ATTEST:

Brenda Jacober
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. 3308, 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

BENAROYA.ORD
APPLICATION NAME: 218th Warehouse for Benaroya Company

NUMBER: #RZ-96-3

REQUEST: Rezone

DATE: August 6, 1996

LEGEND

- Application site
- Zoning boundary
- City Limits