AN ORDINANCE of the City Council of the City of Kent, Washington, relating to Land Use and Zoning, rezoning approximately 11.93 acres from M-1 Industrial Park District, to M1-C, Industrial Park District "C" suffix. (Van Doren's Landing Building "I").

WHEREAS, an application to rezone approximately 11.93 acres from the current zoning of M-1 Industrial Park District, to M1-C, Industrial Park District "C" suffix was filed on March 29, 1996; and

WHEREAS, the applicant's property is located at the southwest corner of the intersection of 228th Street and West Valley Highway; and

WHEREAS, the responsible official issued a Mitigated Determination of Nonsignificance (MONS) for the proposed rezone on April 30, 1996 with conditions which require mitigation for impacts to traffic, water quality, water quantity and wetlands; and

WHEREAS, a public hearing on the Van Doren's Landing Building "I" was held before the Hearing Examiner on July 31, 1996; and

WHEREAS, the Hearing Examiner issued findings that the Van Doren's Landing Building "I" 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 Van
Doren's Landing Building "I" Rezone on July 31, 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 Van
Doren's Landing Building "I" Rezone from M-1, Industrial Park District, to M1-C Industrial
Park District - "C" suffix; NOW, THEREFORE,

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

SECTION 1. The property located at the southwest corner of the
intersection of S. 228th Street and West Valley Highway, Kent, Washington consisting of
approximately 11.93 acres and depicted in Exhibit A, attached hereto and incorporated
herein by this reference is rezoned from M-1 Industrial Park District, to M1-C Industrial Park District - "C" suffix.

**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 JACOBE
BRENDA JACOBER, CITY CLERK

APPROVED AS TO FORM:

ROGER A. LUBOVICH, CITY ATTORNEY
PASSED 1st day of Oct., 1996.
APPROVED 1st day of Oct., 1996.
PUBLISHED 4th day of Oct., 1996.

I hereby certify that this is a true copy of Ordinance No. 3313 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 (SEAL)
TOTAL PARCEL

THOSE PORTIONS OF LOTS 1, 2, 3 AND 4, BLOCK 1, VAN DOREN'S LANDING, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 158 OF PLATS, PAGES 71 THROUGH 75, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST 50.05 FEET OF SAID LOT 2, THENCE SOUTH 00°52'24" WEST 378.19 FEET ALONG SAID EAST LINE AND ITS SOUTHERLY PROLONOGATION; THENCE NORTH 89°09'14" WEST 241.51 FEET TO THE EAST LINE OF LOT A OF CITY OF KENT LOT LINE ADJUSTMENT NO. LL-94-22 AS RECORDED UNDER KING COUNTY RECORDING NO. 9410101663; THENCE SOUTH 00°52'24" WEST 222.66 FEET ALONG LAST SAID EAST LINE TO THE NORTH LINE OF LOT C OF CITY OF KENT LOT LINE ADJUSTMENT NO. LL-93-9 AS RECORDED UNDER KING COUNTY RECORDING NO. 9308101512; THENCE SOUTH 87°15'04" EAST 191.57 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF LOT 5, SAID BLOCK 1; THENCE SOUTH 89°07'36" EAST 460.05 FEET ALONG THE NORTH LINE OF SAID LOT 5 TO THE EAST LINE THEREOF; THENCE SOUTH 00°52'24" WEST 400.00 FEET ALONG LAST SAID EAST LINE TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 89°07'36" EAST 249.89 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID LOT 1; THENCE ALONG LAST SAID EAST LINE THE FOLLOWING FOUR COURSES: THENCE NORTH 00°51'13" EAST 704.19 FEET; THENCE NORTH 22°33'14" WEST 124.65 FEET; THENCE NORTH 89°07'54" WEST 124.48 FEET; THENCE NORTH 00°51'13" EAST 188.91 FEET TO THE NORTH LINE OF SAID BLOCK 1; THENCE NORTH 89°09'14" WEST 485.55 FEET ALONG LAST SAID NORTH LINE TO THE POINT OF BEGINNING.
APPLICATION NAME: Van Doren's Landing

NUMBER: #RZ-96-4

REQUEST: Rezone

DATE: July 3, 1996

Zoning/Topography

LEGEND
- Application site
- Zoning boundary
- City Limits
APPLICATION NAME: Van Doren's Landing

NUMBER: #RZ-96-4

REQUEST: Rezone

DATE: July 3, 1996

LEGEND
Application site

Site Plan