ORDINANCE NO. 3332

AN ORDINANCE of the City Council of the City of Kent, Washington, amending the Kent Zoning Map to change the zoning designations of three (3) parcels of property: (1) from Residential (SF-6) to Commercial Manufacturing (CM-1) on the zoning map for property located at 22320 - 88th Avenue South, (CPZ-96-1); (2) from Residential (SF-1) to residential (SR-4.5) on the zoning map for property located at the southwest corner of 104th Avenue Southeast and Southeast 272nd Street, (CPZ-96-2); and (3) from Multi-Family Residential (MRG) to Community Commercial (CC), on the zoning map for property located at the southeast corner of 132nd Avenue Southeast and Southeast 270th Street, (CPZ-96-5).

WHEREAS, pursuant to the Washington Growth Management Act (GMA) the City of Kent accepts applications for comprehensive plan amendments once each year; and

WHEREAS, the City of Kent received applications to amend the comprehensive plan's land use plan map designation. Three of those applications involve parcels requesting amendments as follows: (1) from Residential (SF-6) to Commercial for property located at 22320 - 88th Avenue South; (2) from Residential (SF-1) to Residential (SF-6) for property located at the southwest corner of 104th Avenue Southeast and Southeast 272nd Street; and (3) from Low Density Multi-Family Residential (MRG) to Commercial for property located at the southeast corner of 132nd Avenue Southeast and Southeast 270th Street and to correspondingly amend the zoning map designation of said parcels which applications were received in Kent, Washington, by the deadline of September 1, 1996; and

WHEREAS, the City of Kent Land Use and Planning Board held a public hearing on the proposed comprehensive plan and zoning map amendments on November 25, 1996; and
WHEREAS, the City of Kent Land Use and Planning Board reviewed the proposed amendments, took public testimony and moved to recommend approval of comprehensive plan amendments CPA-96-3(A), CPA-96-3(B), and CPA-96-3(D) and the corresponding zoning map amendments CPZ-96-1, CPZ-96-2, and CPZ-96-5 to the full City Council; and

WHEREAS, on January 7, 1997, the Kent City Council approved the comprehensive plan amendments from a plan designation of Residential (SF-6) to Industrial for property located at 22320 - 88th Avenue South and the corresponding zoning map amendment from Residential (SF-6) to Commercial Manufacturing (CM-1); Residential (SF-1) to Residential (SF-6) for property located at the southwest corner of 104th Avenue Southeast and 272nd Street and the corresponding zoning map amendment to Residential (SR-4.5); and from Low Density Multi-Family Residential (MRG) to Commercial for property located at the southeast corner of 132nd Avenue Southeast and Southeast 270th Street and the corresponding zoning map designation of Community Commercial (CC); NOW, THEREFORE,

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

SECTION 1. The City of Kent Zoning Map is hereby amended to establish a new zoning map designation for property located at 22320 - 88th Avenue South from Residential (SF-6) to Commercial Manufacturing (CM-1) and as depicted in the attached Exhibit A and incorporated herein by this reference (CPZ-96-1).

SECTION 2. The City of Kent Zoning Map is hereby amended to establish a new zoning map designation for 6.75 acres located at the southwest corner of 104th Avenue Southeast and Southeast 272nd Street from Residential (SF-1) to Residential (SR-4.5) and as depicted in the attached Exhibit B and incorporated herein by this reference (CPZ-96-2).
SECTION 3. The City of Kent Zoning Map is hereby amended to establish a new zoning map designation for 0.89 acres located at the southeast corner of 132nd Avenue Southeast and Southeast 270th Street from Low Density Multi-Family Residential (MRG) to Community Commercial (CC) and as depicted in the attached Exhibit C and incorporated herein by this reference (CPZ-96-5).

SECTION 4. - Severability Clause. 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 5. - 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.

ATTEST:

BRENDA JACOBER, CITY CLERK

APPROVED AS TO FORM:

ROGER A. LUBOVICH, CITY ATTORNEY
I hereby certify that this is a true copy of Ordinance No. 3332 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
EXHIBIT A
APPLICATION NAME: Coblentz #CPZ-96-1

REQUEST: Comprehensive Plan Zoning

DATE: January 21, 1997

Zoning: Single Family (SR-6) to Commercial Manufacturing (CM-1)
EXHIBIT B
APPLICATION NAME: Prouty #CPZ-96-2

REQUEST: Comprehensive Plan Zoning

DATE: January 21, 1997

Zoning: Single Family (SR-1) to Single Family (SR-4.5)
EXHIBIT C
APPLICATION NAME: Kent Planning Department #CPZ-96-5

REQUEST: Comprehensive Plan Zoning

DATE: January 21, 1997

Zoning: Gardern Density Multifamily (MRG) to Community Commercial (CC)