ORDINANCE NO. 3346

AN ORDINANCE of the City Council of the City of Kent, Washington, amending the Kent Zoning Map to change the zoning designations of particular property within the General Commercial (GC), Community Commercial (CC), and the Office (O) zoning districts to implement mixed use overlay areas within those districts, and establishing a General Commercial - Mixed Use overlay district (GC-MU), an Office - Mixed Use overlay district (O-MU) and a Community Commercial - Mixed Use overlay district (CC-MU).

WHEREAS, the City has considered mixed use zoning in the General Commercial (GC), Community Commercial (CC), and the Office (O) zoning districts to implement the goals and policies of the City of Kent comprehensive plan; and

WHEREAS, the land use plan map and the comprehensive plan identified certain areas within the City as being appropriate for mixed use development, meaning areas where commercial and residential uses would be developed together, and that the land use element of the plan contains several goals and policies which support mixed use development, and the establishment of mixed use activity centers; and

WHEREAS, the Growth Management Act requires that the City's development regulations be consistent with and implement the goals and policies of the comprehensive plan; and

WHEREAS, in order to implement the policies in the plan with regard to mixed use development, the Kent land use and planning board conducted public hearings
on the adoption of mixed use overlay zones in certain districts and made a
recommendation for the adoption of the same to the Kent City Council on November 25,
1996; and

WHEREAS, the Kent Planning Committee has recommended adopting
zoning code amendments to the GC, CC, and O zoning districts, thereby establishing mixed
use overlay zones in those districts; NOW THEREFORE,

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

SECTION 1. The Kent Zoning Map is hereby amended to establish a new
zoning map designation for property located along N. Central Avenue and along
Washington Avenue from General Commercial (GC) to General Commercial-Mixed Use
(GC-MU) and as depicted in the attached Exhibit A and incorporated herein by this
reference.

SECTION 2. The City of Kent Zoning Map is hereby amended to establish
a new zoning map designation for property located along West Meeker and along 104th
Avenue from Community Commercial (CC) to Community Commercial-Mixed Use (CC-
MU) and as depicted in the attached Exhibit A and Exhibit B and incorporated herein by
this reference.

SECTION 3. The City of Kent Zoning Map is hereby amended to establish
a new zoning map designation for property located along 104th Avenue and along Kent-
Kangley Road from Office (O) to Office-Mixed Use (O-MU) and is depicted in the
attached Exhibit B and incorporated herein by this reference.
SECTION 4. - Severability. If any one or more sections, subsections, 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 five (5) days from the time of its final passage and publication as provided by law.

JIM WHITE, MAYOR

ATTEST:

BRENDA JACOBER, CITY CLERK

APPROVED AS TO FORM:

ROGER A. LUBOVICH, CITY ATTORNEY

PASSED: 6 day of May, 1997.
APPROVED: 7 day of May, 1997.
PUBLISHED: 9 day of May, 1997.

I hereby certify that this is a true copy of Ordinance No. 3346, 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