ORDINANCE NO. 3359

AN ORDINANCE of the City Council of the City of Kent, Washington, amending the Kent Zoning Map to rezone approximately 18.93 acres of property from SR-1, Single Family Residential, to SR-3, Single Family Residential, with a maximum allowable density of 3.63 units per acre.

WHEREAS, a request to rezone approximately 18.93 acres of property from SR-1, Single Family Residential, with a maximum allowable density of one unit per acre to SR-3, Single Family Residential, with a maximum allowable density of 3.63 units per acre was filed by the applicant on April 12, 1997; and

WHEREAS, on May 15, 1997, the responsible official issued a final mitigated determination of non-significance (DNS- #ENV-97-20).

WHEREAS, on June 18, 1997, the Kent Hearing Examiner conducted a public hearing on the proposed Granville Southern Rezone for property located at 20129 and 20227 92nd Avenue South, from SR-1, Single Family Residential, to SR-3, Single Family Residential; and

WHEREAS, at the hearing, the City of Kent staff recommended approval of the Granville Southern Rezone No. RZ-97-1, without conditions; and

WHEREAS, pursuant to Kent City Code, Section 15.09.050(C)(1-5), the Hearing Examiner made findings that the proposed rezone is consistent with the Kent Comprehensive Plan, the proposed rezone and subsequent development of the site would
be compatible with development in the vicinity, that the proposed rezone would not unduly burden the transportation system in the vicinity of the property with significant adverse impacts which could not be mitigated, that circumstances have changed substantially since the establishment of the current zoning district to warrant the proposed rezone, and that the proposed rezone would not adversely affect the health, safety, and general welfare of the citizens of Kent; and

WHEREAS, based on the Findings and Conclusions of the Hearing Examiner, the Examiner recommends to the City Council to approve the request for a rezone without conditions; provided that if any development proposal materializes in the future, potential conditions may be those listed in Finding of Fact No. 8, and that a potential developer should be required to take into consideration, citizen's concerns listed in Finding of Fact No. 9.

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 20129 and 20227 - 92nd Avenue South, from SR-1, Single Family Residential, with a maximum allowable density of one (1) unit per acre, to SR-3, Single Family Residential, with a maximum allowable density of 3.63 units per acre as depicted in the attached Exhibit A and incorporated herein by this reference (RZ-97-1).

SECTION 2. - 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 3. - Effective Date. 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:

BRENTA JACOBER, CITY CLERK

APPROVED AS TO FORM:

ROGER A. LUBOVICH, CITY ATTORNEY

PASSED: 2 day of September, 1997.
APPROVED: 2 day of September, 1997.
PUBLISHED: 5 day of September, 1997.

I hereby certify that this is a true copy of Ordinance No. 3359, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

BRENTA JACOBER, CITY CLERK
APPLICATION NAME: Granville-Southern

NUMBER: #RZ-97-1

REQUEST: Rezone

Zoning/Topography

DATE: June 18, 1997

LEGEND

Application site
Zoning boundary
City limits

EXHIBIT A
APPLICATION NAME: Granville-Southern

NUMBER: #RZ-97-1

REQUEST: Rezone

DATE: June 18, 1997

LEGEND
- Application site
- Railroad tracks
- City limits
Brenda Jacober, City Clerk
City of Kent
220 4th Avenue South
Kent, WA  98032-5894
(253) 859-3370

ORDINANCE NO. 3359

Grantor(s):  Kent City

Grantee(s): N/A

This document is an amendment of the Kent Zoning Map for a rezone of approximately 18.93 acres

Legal Description:  N/A

Assessor's Property Tax Parcel Account Number(s):  N/A

TOTAL NUMBER OF PAGES  6
(INCLUDING THIS COVER SHEET AND ALL EXHIBITS AND ATTACHMENTS)