Ordinance No. 3442

["Beginning July 1, 1998"]

(Amending or Repealing Ordinances)

AMENDS: Ord. 3222
ORDINANCE NO. 3442

AN ORDINANCE of the City Council of the City of Kent, Washington, amending the Kent Zoning Map to change the zoning designation of three (3) properties: (1) from single family residential, six units per acre (SF-6) to neighborhood convenience commercial (NCC) for property located at 11715 and 11733 Kent-Kangley Road (CPZ-98-4); (2) from commercial manufacturing (CM1) to garden density multifamily (MRG) for property located at 88th Avenue South and South 218th Street (CPZ-98-5); and (3) from mobile home park (MHP) to general commercial (GC) for the property located at 15386 Southeast 272nd Street (CPZ-98-7).

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 designations and three (3) of those applications involve properties requesting amendments as follows: (1) 11715 and 11733 Kent-Kangley Road; (2) 88th Avenue South and South 218th Street; and (3) 15386 Southeast 272nd 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, 1998; and

WHEREAS, the Kent Land Use & Planning Board held public hearings on the proposed comprehensive plan and zoning map amendments on November 23, November 30, and December 14, 1998; and
WHEREAS, the Kent Land Use & Planning Board reviewed the proposed amendments, took public testimony, and moved to recommend approval of the comprehensive plan amendments CPA-98-2(D), CPA-98-2(E), CPA-98-2(G), and CPA-98-2(K) and the corresponding zoning map amendments CPZ-98-4, CPZ-98-5, and CPZ-98-7 (there is no corresponding zoning map amendment for CPA-98-2(K)) to the full City Council; and

WHEREAS, on February 2, 1999, the Kent City Council approved the comprehensive plan and zoning amendments as follows:

1. From single family residential, six units per acre (SF-6) to commercial (C) for the property located at 11715 and 11733 Kent-Kangley Road and the corresponding zoning map amendment to neighborhood convenience commercial (NCC) (CPZ-98-4);

2. From industrial (I) to low-density multifamily residential (LDMF) for the property located at 88th Avenue South and South218th Street and the corresponding zoning map amendment to garden density multifamily (MRG) (CPZ-98-5);

3. From mobile home park (MHP) to commercial (C) for the property located at 15386 Southeast 272nd Street and the corresponding zoning map amendment to general commercial (GC) (CPZ-98-7; 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 the properties located at 11715 and 11733 Kent-Kangley Road, Kent, Washington from a zoning designation of single-family residential, six units per acre (SF-6) to neighborhood convenience commercial (NCC) and as depicted in the attached Exhibit A and incorporated herein by this reference (CPZ-98-4).
SECTION 2. The City of Kent zoning map is hereby amended to establish a new zoning map designation for the property located at 88th Avenue South and South 218th Street from commercial manufacturing (CM1) to garden density multifamily residential (MRG) and as depicted in the attached Exhibit B and incorporated herein by this reference (CPZ-98-5).

SECTION 3. The City of Kent zoning map is hereby amended to establish a new zoning map designation for the property located at 15386 Southeast 272nd Street from Mobile Home Park (MHP) to community commercial (CC) and as depicted in the attached Exhibit C and incorporated herein by this reference (CPZ-98-7).

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 and after the date of passage and publication as provided by law.

ATTEST:

BRENDA JACOBER, CITY CLERK

APPROVED AS TO FORM:

ROGER A. LUBOVICH, CITY ATTORNEY

1998 Zoning Amendments
PASSED: 16 day of February, 1999.
 APPROVED: 16 day of February, 1999.
 PUBLISHED: 19 day of February, 1999.

I hereby certify that this is a true copy of Ordinance No. 3442, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

Donna Suraw (SEAL)
BRENDA JACOBER, CITY CLERK, DEPUTY
APPLICATION NAME: Costanzo

NUMBER: #CPZ-98-4

DATE: January 19, 1999

QUEST: Comprehensive Plan Zoning

Recommendation: SR-6 to Neighborhood Convenience Commercial

EXHIBIT A
APPLICATION NAME: Mower/Tonelli

NUMBER: #CPZ-98-5 (E)

REQUEST: Comprehensive Plan Zoning

Recommendation: Commercial Manufacturing 1 to MRG

DATE: January 19, 1999

EXHIBIT B
APPLICATION NAME: Gusa

NUMBER: #CPZ-98-7

DATE: January 19, 1999

REQUEST: Comprehensive Plan Zoning

Recommendation: MHP to Community Commercial

EXHIBIT C