Ordinance No. 3473

["Beginning July 1, 1998"]

(Amending or Repealing Ordinances)

Amends Ord. 3222
ORDINANCE NO. 3473

AN ORDINANCE of the City Council of the City of Kent, Washington, amending the City of Kent Zoning Map to change the zoning designation from Office-Mixed Use (O-MU) to Multi-Family Residential-Townhouse (MR-T16) for a 4.8 acres property located generally at the northwest corner of the intersection of South 260th Street and 108th Avenue SE, south of Kent-Kangley Road (CPZ-98-9).

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

WHEREAS, among the applications received by the City was a valid application requesting comprehensive plan and zoning map amendments involving a 4.8 acre property located generally at the northwest corner of the intersection of South 260th Street and 108th Avenue SE, south of Kent-Kangley Road; and

WHEREAS, this proposed comprehensive plan amendment and zoning map amendment was considered by the Land Use and Planning Board and City Council as part of the 1998 proposed comprehensive plan amendments; 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

Mower/Hebert Zoning Amendment
WHEREAS, the Kent Land Use & Planning Board reviewed the proposed amendments, took public testimony, and moved to recommend denial of the comprehensive plan amendments CPA-98-2(1) and CPZ-98-9 to the full City Council; and

WHEREAS, on February 2, 1999, the Kent City Council voted to take final action and tabled this comprehensive plan and zoning amendment application for further deliberation because:

1. The applicants had proposed to develop condominiums on the site;
2. The City Council and Mayor had expressed interest in the idea of developing a zoning designation that would encourage condominium developments in the City; and
3. The City Council tabled this application until such time a new condominium zoning designation was established; and

WHEREAS, on August 3, 1999, after meetings and public hearings with the Public Works and Planning Committee and the Land Use and Planning Board, the City Council voted to adopt two new Multifamily Residential-Townhouse zoning districts that require condominium development, designated as the MR-T12 and MR-T16 zones; and

WHEREAS, on August 17, 1999, the City Council approved the creation of an ordinance for the MR-T12 and MR-T16 zoning districts which would permit the development of townhouse condominium units at 12 units per acre and 16 units per acre, respectively; and

WHEREAS, on September 7, 1999, after a public hearing and concurrence from the applicant, the City Council voted to amend the comprehensive plan designation of the subject 4.8 acres property from Mixed Use to Low Density Multifamily Residential and to amend the zoning map designation from Office-Mixed Use (O-MU) to Multifamily
Residential Townhouse (MR-T16); 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 4.8 acre property located at the northwest corner of south 260th Street and 108th Avenue SE, and south of Kent-Kangley Road, Kent, Washington from a zoning designation of Office-Mixed Use (O-MU) to Multi-Family Residential-Townhouse (MR-T16) as depicted in the attached Exhibit A, incorporated by this reference (CPZ-98-9).

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 the date of passage and publication as provided by law.

JIM WHITE, MAYOR

ATTEST:

BRENDA JACOBER, CITY CLERK

Mower/Hebert Zoning Amendment
APPROVED AS TO FORM:

ROGER A. LUBOVICH, CITY ATTORNEY

PASSED: 21 day of September, 1999.
APPROVED: 21 day of September, 1999.
PUBLISHED: 24 day of September, 1999.

I hereby certify that this is a true copy of Ordinance No. 3473, 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 JACOBS, CITY CLERK

P:\Civil\Ordinance\Mower-HebertCompPlan.doc