AN ORDINANCE of the City Council of the City of Kent, Washington, relating to Land Use and Zoning, rezoning two parcels of property comprising of 0.451 acres and located, respectively, at the northeast and northwest corners of Willis Street and Railroad Avenue, from Downtown Commercial Enterprise (DCE) to General Commercial (GC). (Burdic Feed Rezone - RZ-99-2).

WHEREAS, an application to rezone approximately 0.451 acres from the current zoning of Downtown Commercial Enterprise (DCE) to General Commercial (GC) was filed on May 20, 1999; and

WHEREAS, the City's SEPA responsible official issued a Mitigated Determination of Nonsignificance (MDNS) for the proposed rezone on July 13, 1999; and

WHEREAS, two public hearings on the Burdic Feed Rezone were held before the Hearing Examiner on August 18, 1999, and September 1, 1999; and

WHEREAS, the Hearing Examiner issued findings that the Burdic Feed Rezone is consistent with the City Comprehensive Plan, that the proposed rezone and subsequent development activity would be compatible with the development in the vicinity,
that the proposed rezone will not unduly burden the transportation system in the vicinity of the property with significant adverse impacts which cannot be mitigated, that circumstances have changed since the establishment of the current zoning district to warrant the proposed rezone, and that the proposed rezone will not adversely affect the health, safety and general welfare of the citizens of the City of Kent; and

WHEREAS, the findings are consistent with the standards for rezone set forth in Sections 15.09.050(A)(3) and 15.09.050(C) of the Kent City Code; and

WHEREAS, the Kent Hearing Examiner recommended approval of the Burdic Feed Rezone on September 3, 1999, as submitted by the applicant; and

WHEREAS, the City Council moved to accept the findings of the Hearing Examiner and the Hearing Examiner's recommendation for approval of the Burdic Feed Rezone from Downtown Commercial Enterprise (DCE) to General Commercial (GC);

NOW, THEREFORE,

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

SECTION 1. The property located at the northeast and northwest corners of Willis Street and Railroad Avenue, Kent, Washington consisting of approximately 0.451 acres depicted in Exhibit "A" attached hereto and incorporated herein by this reference is rezoned as follows:

Parcel numbers 9179060-0085 (Parcel 1) and 917960-0005 (Parcel 2) located in Kent, Washington, shall be rezoned from Downtown Commercial Enterprise (DCE) to General Commercial (GC).


SECTION 2. **Severability.** 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 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.

ATTEST:

JIM WHITE, MAYOR

APPROVED AS TO FORM:

ROGER A. LUBOVICH, CITY ATTORNEY

PASSED 19 day of October, 1999.

APPROVED 20 day of October, 1999.

PUBLISHED 29 day of October, 1999.

I hereby certify that this is a true copy of Ordinance No. 3478, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent, as indicated.

BRENDA JACOBER, CITY CLERK

Brenda Jacober (SEAL)

BRENDA JACOBER, CITY CLERK
City of Kent Ordinance No. 3478: Relating to the rezoning of approximately 0.451 acres of land from Downtown Commercial Enterprise (DCE) to General Commercial (GC) (Burdic Feed Rezone – R2-99-2).

Reference Number(s): N/A

Grantor(s): N/A

Grantee(s): N/A

Legal Description: Located at the NE and NW corner of Willis Street and Railroad Avenue in the City of Kent, King County, Washington.

Assessor's Property Tax Parcel/Account Number(s): 9179060-0085 (Parcel 1) and 717960-0005 (Parcel 2)