Ordinance No. 3505

["Beginning July 1, 1998"]

(Amending or Repealing Ordinances)

Amends Ord. 3222
ORDINANCE NO. 3505

AN ORDINANCE of the City Council of the City of Kent, Washington, amending the Kent Zoning Map to change the zoning designation of four (4) parcels of property: (1) from Single-Family Residential (SR-8) to Low Density Multifamily Townhouse Residential (MRT-16) for property located at 25835 – 116th Avenue SE (CPZ-99-2); (2) from Single-Family Residential (SR-3) to Single-Family Residential (SR-6) for property located at 13602 SE 282nd Street (CPZ-99-3); (3) from Community Commercial/Mixed Use (CC-MU) to Low Density Multifamily Townhouse Residential (MRT-16) for property located at the southeast corner of 102nd Avenue SE and SE 236th Street (CPZ-99-8); and (4) from Single-Family Residential (SR-8) to Low Density Multifamily Townhouse Residential (MRT-12) for property located in the 27000 block of 132nd Avenue SE (CPZ-99-9).

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 four (4) of those applications involve properties requesting amendments as follows: (1) 25835 – 116th Avenue SE, CPZ-99-2; (2) 13602 SE 282nd Street, CPZ-99-3; (3) the southeast corner of 102nd SE and 236th Street, CPZ-99-8; (4) the 27000 block of 132nd Avenue SE, CPZ-99-9; and to correspondingly amend the zoning map designation of said parcels, which applications were received in Kent, Washington by the deadline of September 1, 1999; and
WHEREAS, the Kent Land Use & Planning Board held two public hearings on the proposed comprehensive plan and zoning map amendments on November 22 and 29, 1999; 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-99-3(B), CPA-99-3(C), CPA-99-3(H), and CPA-99-3(I) and the corresponding zoning map amendments CPZ-99-2, CPZ-99-3, CPZ-99-8, CPZ-99-9, and to recommend denial of CPA-99-3(A), CPA-99-3(D), and CPA-99-3(G) (there is no corresponding zoning map amendment for CPA-99-3(G)) to the full City Council; and

WHEREAS, on February 15, 2000, the Kent City Council approved the comprehensive plan and zoning amendments as follows:

1. From Single-Family Residential (SF-8) to Low Density Multifamily Residential (LDMF) for property located at 25835 – 116th Avenue SE (CPA-99-3(B)), and the corresponding zoning map amendment from Single-Family Residential (SR-8) to Multifamily Residential Townhouse (MRT-16) (CPZ-99-2);

2. From Single-Family Residential (SF-3) to Single-Family Residential (SF-6) for property located at 13602 SE 282nd Street (CPA-99-3(C)), and the corresponding zoning map amendment from Single-Family Residential (SR-3) to Single-Family Residential (SR-6) (CPZ-99-3);

3. From Mixed Use Limited Multifamily (MU-R) to Low Density Multifamily Residential (LDMF) for property located at the southeast corner of 102nd Avenue SE and SE 236th Street (CPA-99-3(H)), and the corresponding zoning map amendment from Community Commercial/Mixed Use (CC-MU) to Multifamily Residential Townhouse (MRT-16) (CPZ-99-8);

4. From Single-Family Residential (SF-8) to Low Density Multifamily Residential (LDMF) for property located in the 27000 block of 132nd Avenue SE (CPA-99-3(I)), and the corresponding zoning map amendment from Single-Family Residential (SR-8) to Multifamily Residential Townhouse (MRT-16) (CPZ-99-9); 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 the properties located at 25835 – 116th Avenue SE, Kent, Washington from a zoning designation of Single-Family Residential (SR-8) to Multifamily Residential Townhouse (MRT-16) and as depicted in the attached Exhibit A and incorporated herein by this reference (CPZ-99-2).

SECTION 2. The City of Kent zoning map is hereby amended to establish a new zoning map designation for the properties located at 13602 SE 282nd Street, Kent, Washington from a zoning designation of Single-Family Residential (SR-3) to Single-Family Residential (SR-6) and as depicted in the attached Exhibit B and incorporated herein by this reference (CPZ-99-3).

SECTION 3. The City of Kent zoning map is hereby amended to establish a new zoning map designation for the properties located at the southeast corner of 102nd Avenue SE and SE 236th Street, Kent, Washington from a zoning designation of Community Commercial/Mixed Use (CC-MU) to Multifamily Residential Townhouse (MRT-16) and as depicted in the attached Exhibit C and incorporated herein by this reference (CPZ-99-8).

SECTION 4. The City of Kent zoning map is hereby amended to establish a new zoning map designation for the properties located in the 27000 block of 132nd Avenue SE, Kent, Washington from a zoning designation of Single-Family Residential (SR-8) to Multifamily Residential Townhouse (MRT-12) and as depicted in the attached Exhibit D and incorporated herein by this reference (CPZ-99-9).
SECTION 5. - 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 6. - 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

PASSED: 7 day of March, 2000.

APPROVED: 7 day of March, 2000.

PUBLISHED: 10 day of March, 2000.

I hereby certify that this is a true copy of Ordinance No. 3505, 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, CITY CLERK

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1999 Zoning Amendments