Ordinance No. 3545

["Beginning July 1, 1998"]

(Amending or Repealing Ordinances)

AMENDS Ord. 3222
AN ORDINANCE of the City Council of the City of Kent, Washington, amending the Kent Zoning Map to change the zoning designations as follows: (1) from Low Density Multifamily Residential District (MR-G) to Community Commercial District (CC) for property located at 12819 Kent-Kangley Road (CPZ-2000-2); and (2) from Commercial Manufacturing-I District (CM-1) and Single-Family Residential District (SR-6) to Single-Family Residential District (SR-8) for property located at South 222nd Street and 88th Avenue South (CPZ-2000-3).

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 corresponding amendments to the zoning map designation of the following parcels: (1) 21800 Frager Road and 22002 Riverview Boulevard CPZ-2000-1, (2) 12819 Kent-Kangley Road, CPZ-2000-2; and (3) South 222nd Street and 88th Avenue South, CPZ-2000-3; which applications were received in Kent, Washington by the deadline of September 1, 2000; and

WHEREAS, the Kent Land Use & Planning Board held a public hearing on the proposed comprehensive plan and zoning map amendments on November 27, 2000; and made the following recommendations: (1) the denial of CPZ-2000-1, and (2) the approval of the staff recommendations regarding CPZ-2000-2 and CPZ-2000-3,
WHEREAS, on February 5, 2001, the Planning Committee reviewed the proposed amendments and moved to recommend to the full City Council (1) tabling CPZ-2000-1 until the Agricultural Lands Study is complete, and (2) approving zoning map amendments CPZ-2000-2 and CPZ-2000-3, as recommended by the Land Use and Planning Board; and

WHEREAS, on February 20, 2001, the City Council for the City of Kent approved the recommendation to table the proposed comprehensive plan designation for CPZ-2000-1 until the Agricultural Lands Study is complete;

WHEREAS, on February 20, 2001, the Kent City Council approved the comprehensive plan and zoning amendments as follows:

1. From Low Density Multifamily (LDMF) to Commercial (C) for property located at 12819 Kent-Kangley Road (CPA2000-2(B)), and the corresponding zoning map amendment from Low Density Multifamily Residential (MR-G) to Community Commercial (CC) (CPZ-2000-2);

2. From Industrial and Single-Family Residential (SF-6) to Low Density Multifamily (LDMF) for property located at South 222nd Street and 88th Avenue South (CPA-2000-2(C)), and the corresponding zoning map amendment from Commercial Manufacturing-1 (CM-1) and Single-Family Residential (SR-6) to Single-Family Residential (SR-8) (CPZ-2000-3); 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 property located at 12819 Kent-Kangley Road, Kent, Washington from a zoning designation of Low Density Multifamily Residential (MR-G) to Community Commercial (CC) and as depicted in the attached Exhibit A and incorporated herein by this reference (CPZ-2000-2).
SECTION 2. The City of Kent zoning map is hereby amended to establish a new zoning map designation for the properties located at South 222nd Street and 88th Avenue South, Kent, Washington from a zoning designation of Commercial Manufacturing-1 (CM-1) and Single-Family Residential (SR-6) to Single-Family Residential (SR-8) and as depicted in the attached Exhibit B and incorporated herein by this reference (CPZ-2000-3).

SECTION 3. - 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 4. - Effective Date. This Ordinance shall take effect and be in force thirty (30) days from and after the date of passage and publication as provided by law.

ATTEST:

BRENDA JACOBER
BRENDA JACOBER, CITY CLERK

APPROVED AS TO FORM:

ROGER A. LUBOVICH, CITY ATTORNEY
PUBLISHED: 9 day of March, 2001.

I hereby certify that this is a true copy of Ordinance No. 3545, 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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Recommendation:
MRG to CC

Nguyen Site
Buildings
Wetlands
Lakes & River
Kent City Limits
Zone Boundary
Creeks & Streams
5 Foot Contours

November 27, 2000
Kent Planning Services