ORDINANCE NO. 3577

AN ORDINANCE of the City Council of the City of Kent, Washington, relating to Land Use and Zoning, specifically the rezoning of approximately 12.9 acres of property located at 9116 S 212th Street from Professional and Office (O) to Neighborhood Convenience Commercial (NCC) (S 212th Street Retail Center Rezone - RZ-2001-1)

WHEREAS, an application to rezone approximately 12.9 acres from the current zoning of Professional and Office (O) to Neighborhood Convenience Commercial (NCC) was filed on July 6, 2001; and

WHEREAS, the City's SEPA responsible official issued a Determination of Nonsignificance (DNS) for the proposed rezone on September 28, 2001, and

WHEREAS, a public hearing on the S 212th Street Retail Center Rezone was held before the Hearing Examiner on October 17, 2001, and

WHEREAS, on October 24, 2001, the Hearing Examiner issued findings that the S 212th Street Retail Center 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 S 212th Retail Center Rezone on October 24, 2001, as submitted by the applicant; and

WHEREAS, on November 20, 2001, the City Council moved to accept the findings of the Hearing Examiner and the Hearing Examiner’s recommendation for approval of the S. 212th Retail Center Rezone from Professional and Office (O) to Neighborhood Convenience Commercial (NCC), NOW, THEREFORE,

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

SECTION 1. The property located at 9116 S. 212th Street, Kent, Washington consisting of approximately 12.9 acres depicted in Exhibit “A” attached hereto and incorporated herein by this reference is rezoned as follows.

Parcel numbers 0722059049 located in Kent, Washington, shall be rezoned from Professional and Office (O) to Neighborhood Convenience Commercial (NCC),

and the City of Kent zoning map is hereby amended to reflect the same

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.

JIM WHITE, MAYOR

ATTEST:

BRENDA JACOBER, CITY CLERK

APPROVED AS TO FORM

ROGER A. LUBOVICH, CITY ATTORNEY

PASSED 11 day of Dec., 2001
PUBLISHED 15 day of Dec., 2001

I hereby certify that this is a true copy of Ordinance No. 3577, 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

S. 212th Street Retail Center Rezone
APPLICATION NAME  212TH RETAIL CENTER  #RZ-2001-1  KIVA #2012238

REQUEST:  REZONE

VICINITY MAP

EXHIBIT "A"
WASHINGTON STATE COUNTY AUDITOR/RECORDER'S COVER SHEET

Document Title: City of Kent Ordinance No. 3577 authorizing the rezoning of approximately 12.9 acres of property located at 9116 212th Street from Professional and Office (O) to Neighborhood Convenience Center (NCC), per the Application for Rezone filed by 212th Retail Center.

Reference Number(s): N/A

Grantor(s): N/A

Grantee(s): N/A

Abbreviated Legal Description: A portion of the Northwest Quarter of Section 7, Township 22 North, Range 5 East, Willamette Meridian, in King County, Washington, known as King County Tax Identification Number #0722059049.

Assessor's Property Tax Parcel/Account Number(s): -- 0722059049