Ordinance No. 3590

["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 Mobile Home Park (MHP) and Medium Density Multifamily Residential (MR-M), to General Commercial (GC) for property located at 1027 and 1035 West Smith Street (CPZ-2001-1), (2) from Single Family Residential, 6 05 units per acre (SR-6) to Community Commercial (CC) for property located at 27220 154th Avenue Southeast (CPZ-2001-2), (3) from Single Family Residential, 4 53 units per acre (SR-4 5) to Single Family Residential, 8 71 units per acre (SR-8) for property located at 2635 South 260th Street (CPZ-2001-3), (4) from Single Family Residential, 4 53 units per acre (SR-4 5), to Single Family Residential, 6 05 units per acre (SR-6) for property located at the southwest corner of the intersecting right-of-way for Southeast 252nd Street and 114th Avenue Southeast, and at 25218 113th Avenue Southeast (CPZ-2001-4), (5) from Single Family Residential, 3 63 units per acre (SR-3), to Single Family Residential, 6 05 units per acre (SR-6), for the adjacent properties located at 25003 114th Avenue Southeast and 11223 Southeast 248th Street (CPZ-2001-5), and (6) from Garden (Low) Density Multifamily, 16 units per acre (MR-G), to Community Commercial (CC), for property located at 13303 and 13307 Kent-Kangley Road (CPZ-2001-6)

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 six (6) of those applications
involve properties requesting corresponding amendments to the zoning map designation of the following parcels: (1) 1027 and 1035 West Smith Street (CPZ-2001-1), (2) 27220 154th Avenue Southeast (CPZ-2001-2), (3) 2635 South 260th Street (CPZ-2001-3), (4) the adjacent properties located at the southwest corner of the intersecting rights-of-way for Southeast 252nd Street and 114th Avenue Southeast, and 25218-113th Avenue Southeast (CPZ-2001-4), (5) 25003-114th Avenue Southeast and 11223 SE 248th (CPZ-2001-5), and (6) 13303 and 13307 Kent-Kangley Road (CPZ-2001-6); which applications were received in Kent, Washington, by the deadline of September 4, 2001, and

WHEREAS, the Kent Land Use & Planning Board held a public hearing on the proposed comprehensive plan and zoning map amendments on December 10, 2001, and made the following recommendations: (1) the denial of CPZ-2001-1, (2) the modification of CPZ-2001-4, and (3) the approval of the staff recommendations regarding CPZ-2001-2, CPZ-2001-3, CPZ-2001-5, and CPZ-2001-6, and

WHEREAS, on February 5, 2002, the Kent City Council approved the zoning amendments as follows

1. For property located at 1027 and 1035 West Smith Street (CPZ-2001-1) zoning map amendment from Mobile Home Park (MHP) and Medium Density Multifamily Residential, 23 units per acre (MR-M), to General Commercial (GC),

2. For property located at 27220-154th Avenue Southeast (CPZ-2001-2) zoning map amendment from Single Family Residential (SR-6), 6.05 units per acre, to Community Commercial (CC), with the condition that the subject parcel shall not be permitted to have direct vehicular access to 154th Avenue Southeast to serve any non-residential land use development,

3. For property located at 2635 South 260th Street (CPZ-2001-3), zoning map amendment from Single Family Residential (SR-4.5), 4.53 units per acre, to Single Family Residential (SR-8), 8.71 units per acre, with an intent to seek a subsequent rezone to Multifamily Townhouse, 16 units per acre (MR-T16),

4. For the adjacent properties located at the southwest corner of the intersecting right-of-way for Southeast 252nd Street and 114th Avenue Southeast, and at 25218 113th Avenue Southeast (CPZ-2001-4) a zoning map amendment from
Single Family Residential (SR-4.5), 4.53 units per acre to Single Family Residential (SR-6), 6.05 units per acre,

5 For the adjacent properties located at 25003 114th Avenue Southeast and 11223 Southeast 248th Street (CPZ-2001-5), zoning map amendment from Single Family Residential (SR-3), 3.63 units per acre, to Single Family Residential (SR-6), 6.05 units per acre, and

6 For property located at 13303 and 13307 Kent-Kangley Road (CPZ-2001-6), zoning map amendment from Garden (Low) Density Multifamily, 16 units per acre (MR-G), to Community Commercial (CC), 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 1027 and 1035 West Smith Street, Kent, Washington from a zoning designation of Mobile Home Park (MHP) and Medium Density Multifamily Residential, 23 units per acre (MR-M), to General Commercial (GC) and as depicted in the attached Exhibit “A” and incorporated herein by this reference (CPZ-2001-1)

SECTION 2. The City of Kent zoning map is hereby amended to establish a new zoning map designation for the property located at 27220-154th Avenue Southeast, Kent, Washington, and legally described on the attached Exhibit “B1” from a zoning designation of Single-Family Residential (SR-6), 6.05 units per acre to Community Commercial (CC) and as depicted in the attached Exhibit “B2” and incorporated herein by this reference (CPZ-2001-2), with the condition that the subject parcel shall not be permitted to have direct vehicular access to 154th Avenue Southeast to serve any non-residential land use development
SECTION 3. The City of Kent zoning map is hereby amended to establish a new zoning map designation for the property located at 2635 South 260th Street, Kent, Washington from a zoning designation of Single-Family Residential (SR-4.5), 4.53 units per acre to Single Family Residential (SR-8), 8.71 units per acre, with an intent to seek a subsequent rezone to Multifamily Townhouse, 16 units per acre (MR-T16), and as depicted in the attached Exhibit “C” and incorporated herein by this reference (CPZ-2001-3)

SECTION 4. The City of Kent zoning map is hereby amended to establish a new zoning map designation for the adjacent properties located at the southwest corner of the intersecting rights-of-way for Southeast 252nd Street and 114th Avenue Southeast, and at 25218-113th Avenue Southeast, Kent, Washington from a zoning designation of Single Family Residential (SR-4.5), 4.53 units per acre to Single Family Residential (SR-6), 6.05 units per acre, and as depicted in the attached Exhibit “D” and incorporated herein by this reference (CPZ-2001-4)

SECTION 5. The City of Kent zoning map is hereby amended to establish a new zoning map designation for the adjacent properties located at 25003-114th Avenue Southeast and 11223 Southeast 248th Street, Kent, Washington from a zoning designation of Single-Family Residential (SR-3), 3.63 units per acre, to Single Family Residential (SR-6), 6.05 units per acre, as depicted in the attached Exhibit “E” and incorporated herein by this reference (CPZ-2001-5)

SECTION 6. The City of Kent zoning map is hereby amended to establish a new zoning map designation for the property located at 13303 and 13307 Kent-Kangley Road, Kent, Washington from a zoning designation of Garden (Low) Density Multifamily, 16 units per acre (MR-G) to Community Commercial (CC) and as depicted in the attached Exhibit “F” and incorporated herein by this reference (CPZ-2001-6)
SECTION 7. - 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 8. - 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.

JIM WHITE, MAYOR

ATTEST

BRENDA JACOBER, CITY CLERK

APPROVED AS TO FORM

TOM BRUBAKER, CITY ATTORNEY
I hereby certify that this is a true copy of Ordinance No 3590, 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
BRENDA JACOBER, CITY CLERK
LEGAL DESCRIPTION
LOT 6 OF EOWALL A RASK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 53 OF PLATS ON PAGE 11, RECORDS OF KING COUNTY.

EXCEPT THE NORTH 20 FEET THEREOF, AS CONVEYED TO KING COUNTY ON WARRANTY DEED UNDER RECORDING NUMBER 8204290719, SUBJECT TO RIGHT-OF-WAY VACATION/DEDICATION PER CITY OF KENT VACATION #STV-2000-2, KING COUNTY RECORDING NUMBER 8204290719.

PARCEL NUMBER
716220-0030

LEGAL DESCRIPTION
LOT 5 OF EOWALL A RASK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 53 OF PLATS ON PAGE 11, RECORDS OF KING COUNTY.

EXCEPT THE NORTH 20 FEET THEREOF, AS CONVEYED TO KING COUNTY ON WARRANTY DEED UNDER RECORDING NUMBER 8204290719.

PARCEL NUMBER
716220-0026

EXHIBIT "B1"
Not to Scale

LAND USE & PLANNING BOARD
RECOMMENDATIONS
12/10/2001