ORDINANCE NO. 3641

AN ORDINANCE of the city council of the city of Kent, Washington, relating to Land Use and Zoning, specifically the rezing of approximately 106 acres of property located at 25200 104th Avenue Southeast from Community Commercial (CC), to Multifamily Residential Townhouse (MR-T16). (Kent East Hill Townhomes Rezone, #RZ-2002-3).

WHEREAS, an application to rezone approximately 106 acres from the current zoning of Community Commercial (CC) to Multifamily Residential Townhouse (MR-T16) was filed on October 1, 2002 (Kent East Hill Townhomes Rezone, #RZ-2002-3), and

WHEREAS, the city's SEPA responsible official issued a Determination of Nonsignificance (DNS) for the proposed rezone on December 23, 2002, and

WHEREAS, a public hearing on the Kent East Hill Townhomes Rezone was held before the hearing examiner on February 19, 2003, and

WHEREAS, on March 5, 2003, the hearing examiner issued findings that the Kent East Hill Townhomes 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 Kent East Hill Townhomes Rezone on March 5, 2003¹, and

WHEREAS, on April 15, 2003, the city council moved to accept the findings of the hearing examiner and the hearing examiner's recommendation for approval of the Kent East Hill Townhomes Rezone from Community Commercial (CC) to Multifamily Residential Townhouse (MR-T16), NOW, THEREFORE,

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

SECTION 1. - Rezone. The property located at 25200 104th Avenue Southeast, Kent, Washington consisting of approximately 106 acres depicted in Exhibit “A” (marked “Site”), attached and incorporated by this reference, and legally described in Exhibit “B” attached and incorporated by this reference, is rezoned as follows.

King County tax parcel number 2022059290 located in Kent, Washington, shall be rezoned from Community Commercial (CC) to Multifamily Residential Townhouse (MR-T16).

¹ The city's hearing examiner apparently mistakenly entered the date of February 5, 2003, above his signature in his recommendation, however, his hearing on this matter was held on February 19, 2003, and the issue date on his recommendation is March 5, 2003.
The city of Kent zoning map shall be amended to reflect the rezone granted above.

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:

TOM BRUBAKER, CITY ATTORNEY

PASSED 15 day of April, 2003
APPROVED 15 day of April, 2003
PUBLISHED 19 day of April, 2003.

Kent East Hill Townhomes Rezone
I hereby certify that this is a true copy of Ordinance No. 3641, 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 (Seal)]
BRENDA JACOBER, CITY CLERK
APPLICATION NAME: KENT EAST HILL TOWNHOMES REZONE

REQUEST: #RZ-2002-3 KIVA #RPP4-2023084

VICINITY MAP

EXHIBIT "A"

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The legal description for the subject property is Lot B City of Kent Boundary Line Adjustment as Recorded under Recording No. 91022020353, Records of King County, Washington; being a portion of Lots 1 & 2, City of Kent Short Plat No. SP-87-8 as Recorded under Recording No. 8712080994, Records of King County, Washington; Located in the SE¼ of the SW¼ of Section 20, Township 22 N, Range 5 E, W.M., King County, Washington; King County Tax Parcel No. 2022059290.
WASHINGTON STATE COUNTY AUDITOR/RECORDER'S COVER SHEET

Document Title: City of Kent Ordinance No. 3641 authorizing the rezoning of approximately 1.06 acres of property located at 25200 104th Avenue Southeast from Community Commercial (CC) to Multifamily Residential Townhouse (MR-T16), per the Application for Rezone filed by Kent East Hill Townhomes.

Reference Number(s): N/A

Grantor(s): City of Kent, a Washington municipal corporation

Grantee(s): The Public

Abbreviated Legal Description: Ptn of SE ¼ of the SW ¼ of Sec. 20, Twn. 22N. Rng SE, W.M. King County, Washington

Additional legal description on Exhibit “B” of document

Assessor’s Property Tax Parcel/Account Number(s): 2022059290-05

Project Name: Kent Easthill Townhomes Rezone