Ordinance No. 3719

(Amending or Repealing Ordinances)

CFN=377 – Comprehensive Plan & 131 – Zoning Codes
Passed – 11/2/2004
Zoning Map Amendments 2004 Comprehensive Plan Update
ORDINANCE NO. 3719

AN ORDINANCE of the City Council of the City of Kent, Washington, amending the Kent Zoning Map to change the zoning designations for six (6) study areas throughout the City as follows: (1) from Single Family 6.05 units per acre (SR-6) to Community Commercial (CC), and from Single Family 6.05 units per acre (SR-6) to Single Family 8.71 units per acre (SR-8) for property located at 132nd Avenue Southeast and Southeast 270th; (2) from Neighborhood Community Commercial (NCC) to Community Commercial/Mixed Use (CC-MU) for property located along Kent-Kangley and 116th Avenue Southeast; (3) from Single Family one unit per acre (SR-1) to Single Family 4.5 units per acre (SR-4.5), and from Single Family three units per acre (SR-3) to Single Family 4.5 units per acre (SR 4.5) for property located along 92nd Avenue South and South 208th Street; (4) from Industrial Agricultural (MA) to Garden Density Multifamily (MR-G) for property located along 64th Avenue South and South 236th Street; (5) from Single Family two units per acre (SR-2) to Community Commercial (CC) for property located along Military Road South and Kent-Des Moines Road; and (6) from Neighborhood Community Commercial (NCC) to Community Commercial (CC) for property located along Military Road South and South 248th Street.

RECITALS

A. Per RCW 36.70A.130(4), the Growth Management Act (GMA) requires the City of Kent to review and revise its Comprehensive Plan and development regulations by December 1, 2004, to ensure that the Comprehensive plan and the
development regulations are in compliance with the requirements of the GMA. These amendments to the City’s zoning map are adopted in accord with that GMA requirement.

B. On March 1, 2004, the City of Kent issued an Addendum to the Environmental Impact Statement that was prepared for the Kent Comprehensive Plan (the “SEPA Addendum”). This SEPA Addendum analyzed the potential impact of various amendments made pursuant to RCW 36.70A.130(4) (#ENV-93-51).

C. On August 25, 2004, the City provided the required sixty (60) day notification under RCW 36.70A.106 to the state of Washington of the City’s proposed development regulations amendment. This sixty (60) day period has since expired.

D. The City’s Land Use and Planning Board held a workshop on this issue on August 9, 2004, and a public hearing on September 27, 2004. The Council’s Planning and Economic Development Committee addressed the issue at its meeting on October 18, 2004.

E. In accord with 15.09.050 of the Kent City Code, on November 2, 2004, the City Council voted to amend zoning designations as follows:

(1) For property located at 132nd Avenue Southeast and Southeast 270th, from Single Family 6.05 units per acre (SR-6) to Community Commercial (CC), and from Single Family 6.05 units per acre (SR-6) to Single Family 8.71 units per acre (SR-8), as shown on Exhibit A attached and incorporated herein.

(2) For property located along Kent-Kangley and 116th Avenue Southeast, from Neighborhood Community Commercial (NCC) to Community Commercial/Mixed Use (CC-MU), as shown on Exhibit B attached and incorporated herein.
(3) For property located along 92nd Avenue South and South 208th Street, from Single Family one unit per acre (SR-1) to Single Family 4.5 units per acre (SR-4.5), and from Single Family three units per acre (SR-3) to Single Family 4.5 units per acre (SR 4.5), as shown on Exhibit C attached and incorporated herein.

(4) For property located along 64th Avenue South and South 236th Street, from Industrial Agricultural (MA) to Garden Density Multifamily (MR-G), as shown on Exhibit D attached and incorporated herein.

(5) For property located along Military Road South and Kent-Des Moines Road, from Single Family two units per acre (SR-2) to Community Commercial (CC), as shown on Exhibit E attached and incorporated herein.

(6) For property located along Military Road South and South 248th Street, from Neighborhood Community Commercial (NCC) to Community Commercial (CC), as shown on Exhibit F attached and incorporated herein.

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

**ORDINANCE**

**SECTION 1. - Amendment.** The City of Kent zoning map is amended to establish a new zoning map designation for the property located at 132nd Avenue Southeast and Southeast 270th, as depicted in Exhibit A incorporated herein, from a zoning designation of Single Family 6.05 units per acre (SR-6) to Community Commercial (CC), and from a zoning designation of Single Family 6.05 units per acre (SR-6) to Single Family 8.71 units per acre (SR-8).
SECTION 2. - Amendment. The City of Kent zoning map is amended to establish a new zoning map designation for the property located along Kent-Kangley and 116th Avenue Southeast, as depicted in Exhibit B incorporated herein, from a zoning designation of Neighborhood Community Commercial (NCC) to Community Commercial/Mixed Use (CC-MU).

SECTION 3. - Amendment. The City of Kent zoning map is amended to establish a new zoning map designation for the property located along 92nd Avenue South and South 208th Street, as depicted in Exhibit C incorporated herein, from a zoning designation of Single Family one unit per acre (SR-1) to Single Family 4.5 units per acre (SR-4.5), and from a zoning designation of Single Family three units per acre (SR-3) to Single Family 4.5 units per acre (SR 4.5).

SECTION 4. - Amendment. The City of Kent zoning map is amended to establish a new zoning map designation for the property located along 64th Avenue South and South 236th Street, as depicted on Exhibit D incorporated herein, from a zoning designation of Industrial Agricultural (MA) to Garden Density Multifamily (MR-G).

SECTION 5. - Amendment. The City of Kent zoning map is amended to establish a new zoning map designation for the property located along Military Road South and Kent-Des Moines Road, as depicted on Exhibit E incorporated herein, from a zoning designation of Single Family two units per acre (SR-2) to Community Commercial (CC).

SECTION 6. - Amendment. The City of Kent zoning map is amended to establish a new zoning map designation for the property located along Military Road South and South 248th Street, as depicted on Exhibit F incorporated herein, from a zoning designation of Neighborhood Community Commercial (NCC) to Community Commercial (CC).
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.

ATTEST:

BRENDA JACOBER, CITY CLERK

APPROVED AS TO FORM:

TOM BRUBAKER, CITY ATTORNEY

PASSED 2 day of November, 2004

APPROVED 2 day of November, 2004

PUBLISHED 6 day of November, 2004.

I hereby certify that this is a true copy of Ordinance No. 3719, 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

(Seal)
PROPOSED ZONING CHANGE
STUDY AREA #1
From SR-6
To SR-8 & CC

Legend
- CITY LIMITS
- 25' Contours
- Creek
- Inventoried Wetlands
- Major Hydrology
- Zoning Districts
- Buildings
- Study Area

Brief Description
* Approximately 0.4 acres proposed for CC
* Approximately 6.6 acres proposed for SR-8
* Existing land use on the 0.4 acres is a non-conforming radiator rebuild business
* Existing land uses on the 6.6 acres are single-family residences and vacant land.

City of Kent
Existing Zoning

From SR-6
To CC
From SR-6
To SR-8

72 ST
132nd Ave SE
SE 268

EXHIBIT A
Planning Services
November 2004
Scale
1:5452
City of Kent
Existing Zoning

PROPOSED ZONING CHANGE
STUDY AREA #2
From NCC
To CC-MU

Brief Description
* Approximately 6.1 acres of existing NCC
* Existing land uses are mini-grocery/multifamily (3 cabins behind retail), two single-family residences, and future gas station/mini market.
PROPOSED ZONING CHANGE

STUDY AREA #3

From SR-3 & SR-1
To SR-4.5

Brief Description

* Approximately 0.4 acres of existing SR-1
* Approximately 2.4 acres of existing SR-3
* Existing land use on the 0.4 acres is a single-family residence
* Existing land uses on the 2.4 acres are single-family residences.
City of Kent
Existing Zoning

PROPOSED ZONING CHANGE
STUDY AREA #4
From MA To MR-G

Legend
- CITY LIMITS
- 25' Contours
- Creek
- Inventoried Wetlands
- Major Hydrology
- Zoning Districts
- Buildings
- Study Area

Brief Description
* Approximately 11.4 acres of existing MA
* Existing land use is an elementary school.

Planning Services
November 2004

EXHIBIT D
City of Kent
Existing Zoning

PROPOSED ZONING CHANGE
STUDY AREA #5
From SR-2
To CC

Legend
- CITY LIMITS
- 25' Contours
- Creek
- Inventoried Wetlands
- Major Hydrology
- Zoning Districts
- Buildings
- Study Area

Brief Description
* Approximately 5.5 acres of existing SR-2
* Existing land uses are a I-5 interchange and a METRO Park & Ride.
**City of Kent**  
**Existing Zoning**

---

**PROPOSED ZONING CHANGE**  
**STUDY AREA #6**

From NCC  
To CC

Legend:
- CITY LIMITS
- 25' Contours
- Creek
- Inventoried Wetlands
- Major Hydrology
- Zoning Districts
- Buildings
- Study Area

**Brief Description**
- Approximately 2.5 acres of existing NCC
- Approximately 2.3 acres of existing CC
- Existing land uses are medical/dental offices, auto parts & repair, law office, dry cleaner, beauty salon, pizza, and a converted grocery into a ministry.

Planning Services  
November 2004

Scale 1:4168