Ordinance No. 3741
(Amending or Repealing Ordinances)

CFN=462 – Downtown Strategic Action Plan
Passed – 4/19/2005
Downtown Strategic Action Plan Update – Implementing Zoning
ORDINANCE NO. 3741

AN ORDINANCE of the City Council of the City of Kent, Washington, implementing the Downtown Strategic Plan update (CPA-2004-1).

RECITALS

A. The Downtown Strategic Action Plan (DSAP) was originally adopted in April 1998, and was updated in April of 2005. The update to the DSAP included area wide amendments to land use and zoning designations in the North and West Frame Districts. These area wide amendments were considered during public hearings held by the Land Use and Planning Board on August 23, 2004; September 27, 2004; October 25, 2004; and November 8, 2004.

B. The SEPA Responsible official issued an Addendum and Adoption Notice on October 18, 2004 determining that the proposed DSAP update and implementing regulations are consistent with the range, types and magnitude of impacts and corresponding mitigation outlined in the April 1998 integrated SEPA-GMA document for the DSAP; a separate threshold determination is not required.

C. On February 9, 2005, the City provided the required sixty (60) day notification under RCW 36.70A.106 to the state of Washington of the City’s proposed update to the DSAP. The sixty (60) day notice period has lapsed.
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

ORDINANCE

SECTION 1. - Amendments. The City of Kent’s Comprehensive Plan and the City of Kent Zoning Map are amended to establish new land use and zoning designations as follows:

A. In the DSAP’s North Frame District, for the parcels located north of James Street between 1st Avenue and 5th Avenue from a land use designation of eight (8) units per acre (SF-8) and a zoning designation of eight (8) units per acre (SR-8) to land use and zoning designations as follows:
   (i) Urban Center/DCE for approximately the south 8.4 acres as depicted in Exhibit D-1, attached and incorporated herein;
   (ii) Low Density Multifamily/MRT-16 approximately the north 9 (nine) acres including five (5) parcels north of Cloudy Street between 4th Avenue and 5th Avenue as depicted in Exhibit D-1.

B. In the DSAP’s Central Avenue Corridor District, for one (1) parcel depth on either side of Central Avenue between Smith Street and Gowe Street from a zoning designation of Downtown Commercial Enterprise (DCE) to General Commercial-Mixed Use (GC-MU), as depicted in Exhibit D-2, attached and incorporated herein.

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 thirty (30) days from and after the date of passage as provided by law.

JIM WHITE, MAYOR PRO TEM

ATTEST:

BRENDA JACOBER, CITY CLERK

APPROVED AS TO FORM:

TOM BRUBAKER, CITY ATTORNEY

PASSED: 19 day of April, 2005.
APPROVED: 19 day of April, 2005.
PUBLISHED: 23 day of April, 2005.

I hereby certify that this is a true copy of Ordinance No. 3741, 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

Downtown Strategic Action Plan Update – Implementing Zoning
Commons Playfields

The map is a graphic aid only, and is not a legal document. The City of Kent makes no warranty to the accuracy of the labeling, dimensions, various property boundaries or placement or location of any map features depicted therein. The City of Kent disclaims and shall not be held liable for any and all damages, fees, or liability, whether direct or indirect, or consequential, which arise from use of this product.

Exhibit "D-1"
City of Kent
Planning Services Office

February 7, 2005
Comp Plan: No Change
Zoning: DCE to GC-MU

Downtown
Strategic Action
Plan
CPA-2004-1
Central Avenue
Corridor Zoning
Map Amendment

Exhibit "D-2"
February 7, 2005
City of Kent
Planning Services Office