Ordinance No. 3783

(Amending or Repealing Ordinances)

CFN=121 – Rezones
Passed – 2/7/2006
McGrew Rezone

Recorder’s # 20060303001786

The date ['"Beginning July 1, 1998"] has led to confusion. This date will be deleted from cover sheets of ordinance/resolution revision pages. This cover sheet will be deleted on electronic pages only, no other deletions or changes have been made to the document – 6/21/2012.
ORDINANCE NO. 3783

AN ORDINANCE of the City Council of the City of Kent, Washington, relating to land use and zoning, specifically the rezoning of approximately 2.1 acres of property located on the southeast corner of 94th Avenue South and South 242nd Street from SR-4.5 (Single-Family Residential, 4.5 units per acre) to SR-8 (Single-Family Residential, 8 units per acre). (McGrew Rezone, #RZ-2005-11).

RECITALS

A. An application was filed on August 2, 2005, by David McGrew, to rezone approximately 2.1 acres of property located on the southeast corner of 94th Avenue South and South 242nd Street in Kent, Washington, from the current zoning of SR-4.5 (Single-Family Residential, 4.5 units per acre) to SR-8 (Single-Family Residential, 8 units per acre). (McGrew Rezone, #RZ-2005-11).

B. The City's SEPA responsible official issued a Determination of Nonsignificance (DNS) (#ENV-2005-52) for the proposed rezone on October 24, 2005.

C. A public hearing on the rezone was held before the hearing examiner on November 30, 2005. On December 14, 2005, the hearing examiner issued findings and conclusions that the McGrew Rezone is consistent with the city's 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 that 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.

D. Based on these findings and conclusions, the hearing examiner
recommended approval of the McGrew Rezone.

E. On January 17, 2006, the City Council determined that the hearing
examiner's findings and conclusions are consistent with sections 15.09.050(A)(3) and
15.09.050(C) of the Kent City Code, accepted the findings of the hearing examiner,
and adopted the hearing examiner's recommendation for approval of the McGrew
Rezone from SR-4.5 to SR-8.

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

ORDINANCE

SECTION 1. – Rezone. The property located on the southeast corner of 94th
Avenue South and South 242nd Street, Kent, Washington consisting of approximately
2.1 acres depicted in Exhibit “A” (marked “Vicinity Map”), attached and incorporated
by this reference, and legally described in Exhibit "B", attached and incorporated by
this reference, is rezoned from SR-4.5 (Single-Family Residential, 4.5 units per acre) to
SR-8 (Single-Family Residential, 8 units per acre). 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 as provided by law.

Suzette Cooke
SUZETTE COOKE, MAYOR

ATTEST:

Brenda Jacober
BRENDA JACOBER, CLERK

APPROVED AS TO FORM:

TOM BRUBAKER, ATTORNEY

PASSED: 7 day of February, 2006.
APPROVED: 7 day of February, 2006.
PUBLISHED: 11 day of February, 2006.

I hereby certify that this is a true copy of Ordinance No. 3783 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, CLERK
LOT "A"

The west 195 feet of the south half of the north half of the southeast quarter of the northwest quarter of the northeast quarter of Section 19, Township 22 North, Range 5 East, W.M., in King County, Washington;
AND EXCEPT the west 15 feet of said south half lying within 94th Avenue South.

LOT "B"

The east 110 feet of the west 305 feet of the south half of the north half of the southeast quarter of the northwest quarter of the northeast quarter of Section 19, Township 22 North, Range 5 East, W.M., in King County, Washington.

LOT "C"

The north half of the north half of the southeast quarter of the northwest quarter of the northeast quarter of Section 19, Township 22 North, Range 5 East, W.M., in King County, Washington;
EXCEPT the east 368 feet thereof;
AND EXCEPT any portion lying within 94th Avenue South.

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

Document Title: City of Kent Ordinance No. 3783 authorizing the rezoning of approximately 2.1 acres of property located on the southeast corner of 94th Avenue South and South 242nd Street from Single Family Residential 4.5 units per acre to Single Family Residential 8 units per acre. (McGrew Rezone, #RZ-2005-11).

Reference Number(s): N/A

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

Grantee(s): The Public

Abbreviated Legal Description: Ptn. of STR 19-22-5, W.M., King County

Additional legal description is on Exhibit “B” of document.

Assessor’s Property Tax Parcel/Account Number(s): 192205-9014

Project Name: McGrew Rezone

Said document(s) were filed for record by Pacific Northwest Title as accommodation only. It has not been examined as to proper execution or as to its effect upon title.