ORDINANCE NO. 4122

AN ORDINANCE of the City Council of the city of Kent, Washington, relating to land use and zoning, specifically the rezoning of the Riverbend Surplus Property consisting of approximately 24 acres of property located at 2020 West Meeker Street, from Residential Agricultural (SR-1) and Medium Density Multifamily Residential (MR-M) to General Commercial Mixed Use (GC-MU). Riverbend Surplus Property Comprehensive Plan Amendment and Rezone (CPZ/CPA 2014-1).

RECITALS

A. On April 14, 2014, the Economic and Community Development Committee moved to request that staff move forward with the entitlement process for the Riverbend Surplus Property ("Property"), located at 2020 West Meeker Street (a portion of King County Parcel No. 2322049011), as depicted in Exhibit A, attached and incorporated by this reference. The Property has also been referred to as the "Par 3 golf course" site.

B. On May 6, 2014, the City Council adopted Resolution No. 1883, which authorized staff to move forward with a comprehensive plan amendment and rezone the Property. The recitals of Resolution No. 1833 are incorporated herein by reference.

C. On June 4, 2014, the City provided via e-mail to the Washington State Department of Commerce the required sixty (60) day
notification under RCW 36.70A.106 regarding the proposed rezone of the Property. The 60-day notice period has elapsed.

D. On June 9, 2014 and July 14, 2014, the Land Use and Planning Board ("LUPB") held workshops to discuss four proposed land use and zoning designation options for the Property.

E. On July 23, 2014, the City’s State Environmental Policy Act (SEPA) Responsible Official issued a Determination of Nonsignificance for the rezone of the Riverbend Surplus Property.

F. On July 28, 2014, the LUPB held a public hearing to consider the matter. At the close of the public hearing, the LUPB voted to recommend rezoning the Property.

G. The Economic & Community Development Committee considered the LUPB’s recommendation at a meeting on August 11, 2014 and forwarded its own recommendation to the full City Council.

H. On August 19, 2014, the City Council determined that the proposed rezone of the Riverbend Surplus Property (CPZ-2014-1) is consistent with the standards of review for rezones outlined in Section 15.09.050.C of the Kent City Code and approved the rezone to change the zoning map designation of the Riverbend Surplus Property from Residential Agricultural (SR-1) and Medium Density Multifamily Residential (MR-M) to General Commercial Mixed Use (GC-MU).

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

Par 3
Rezone Ordinance
ORDINANCE

SECTION 1. - Recitals Incorporated as Findings. The foregoing recitals are incorporated by this reference.

SECTION 2. - Amendment. Section 15.03.020 of the Kent City Code is hereby amended to include the official zoning districts map designation and boundary for the Riverbend Surplus Property, as set forth in Exhibit “A,” attached and incorporated herein.

SECTION 3. - Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; ordinance, section, or subsection numbering; or references to other local, state or federal laws, codes, rules, or regulations.

SECTION 4. - Severability. If any one or more section, subsection, or sentence of this ordinance is held to be unconstitutional or invalid, that decision shall not affect the validity of the remaining portion of this ordinance and that remaining portion shall maintain its full force and effect.

SECTION 5. - Effective Date. This ordinance shall take effect and be in force five (5) days after its passage and publication, as provided by law.

Suzette Cooke, Mayor

ATTEST:

Ronald F. Moore, City Clerk
APPROVED AS TO FORM:

TOM BRUBAKER, CITY ATTORNEY

PASSED: 19th day of August, 2014.
APPROVED: 22nd day of August, 2014.
PUBLISHED: 22nd day of August, 2014.

I hereby certify that this is a true copy of Ordinance No. 4177 passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

RONALD F. MOORE, CITY CLERK (SEAL)