CITY OF RENTON, WASHINGTON

ORDINANCE NO. 5257

AN ORDINANCE OF THE CITY OF RENTON, WASHINGTON ESTABLISHING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE CITY OF RENTON'S EAST RENTON PLATEAU POTENTIAL ANNEXATION AREA FROM R-4 (URBAN RESIDENTIAL 4 DU PER ACRE, KING COUNTY ZONING) TO R-8 (RESIDENTIAL 8 DU/AC; EIGHT DWELLING UNITS PER ACRE) (EAST RENTON PLATEAU PREZONE; FILE NO. LUA-06-152 PZ, ECF).

WHEREAS, under Section 4.2.020 of Chapter 2, Zoning Districts – Uses and Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled "Code of General Ordinances of the City of Renton, Washington," as amended, and the maps and reports adopted in conjunction therewith, the property hereinbelow described has not been zoned in the City of Renton; and

WHEREAS, the City sought the input of an advisory task force on prezoning; and

WHEREAS, the City Council updated its Comprehensive Plan on November 1, 2004, pursuant to Growth Management Act mandates, including changes that replaced the R-5 zone with the R-4 zone; and

WHEREAS, the City held two public hearings to consider a prezoning application, with the first hearing held on November 6, 2006, and the second hearing held on December 11, 2006, and the zoning request was in conformity with the City's Comprehensive Plan, as amended, and the City Council has considered all matters relevant thereto, and all parties have been heard appearing in support thereof or in opposition thereto;

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

SECTION I. The following described property in the City of Renton is hereby zoned to R-8 as hereinbelow specified. The annual ordinance adopting the maps of the City's

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Zoning Ordinance is amended to evidence said rezoning and the EDNSP Administrator is authorized and directed to change the maps of the Zoning Ordinance, as amended, to evidence the rezoning, to wit:

> See Exhibit "A", attached hereto and made a part hereof as if fully set forth herein.
>
> [Consisting of approximately 7.34 acres, is located primarily in the West ½ of Section 15, Township 23 North, Range 5 East, south of SE 134th Street, if extended, and west of 139th Avenue SE, if extended.]

SECTION II. This Ordinance shall be effective upon its passage, approval, and five days after its publication.

PASSED BY THE CITY COUNCIL this 8th day of January, 2007.

Bonnie I. Walton

Bonnie I. Walton, City Clerk

APPROVED BY THE MAYOR this 8th day of January, 2007.

Kathy Keolker

Kathy Keolker, Mayor

Approved as to form:

Lawrence J. Warren

Lawrence J. Warren, City Attorney

Date of Publication: 1/12/2007 (summary)

ORD.1327:01/05/07:ma

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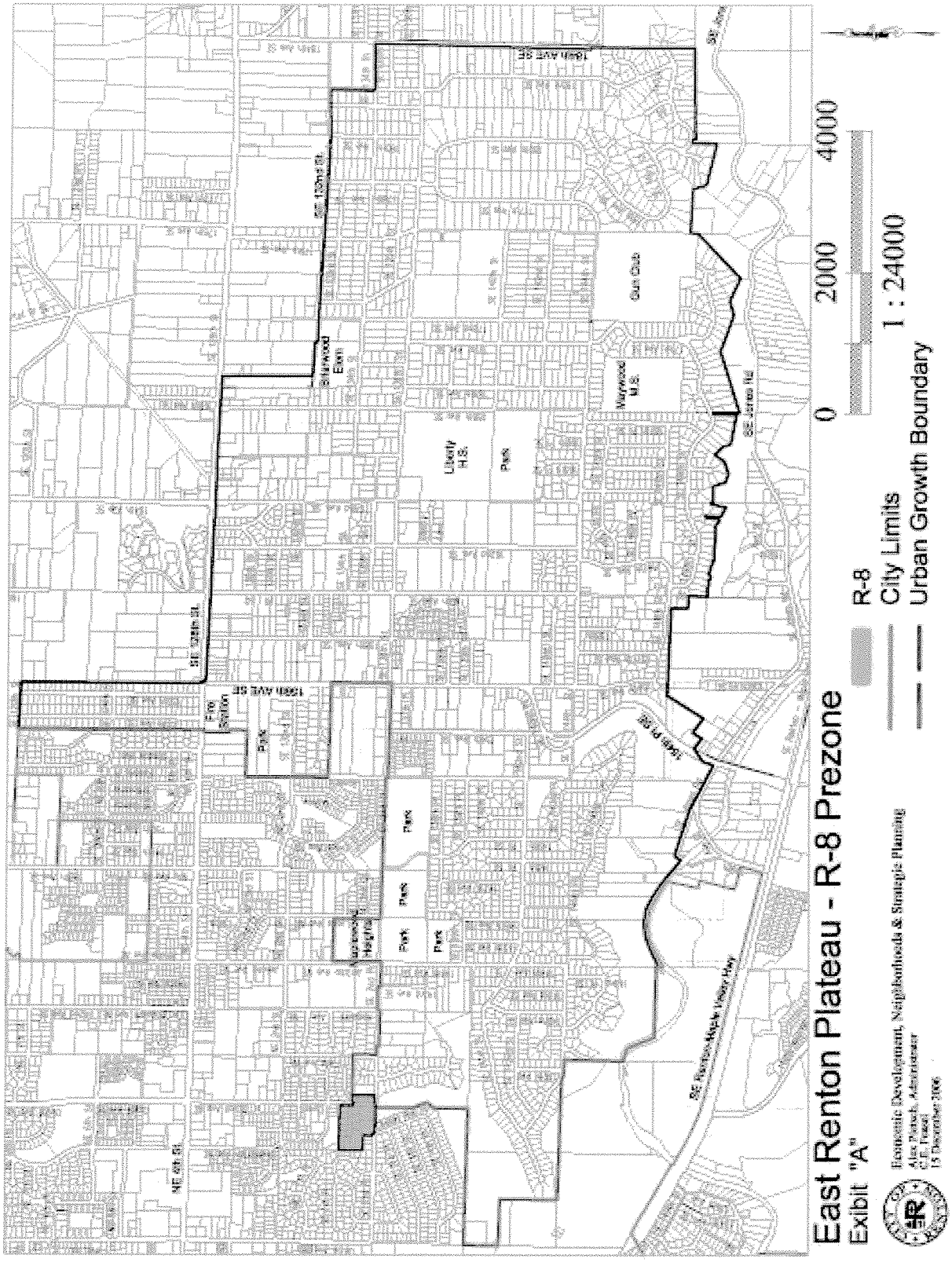
EAST RENTON PLATEAU
R-8 PREZONE
LEGAL DESCRIPTION

Goe's Place, recorded in Volume 85 of Plats, pages 12 and 13, records of King County;

TOGETHER WITH the west 120 feet of the South half of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 15, Township 23 North, Range 5 East, W.M.;

LESS roads.

All situate in King County, Washington.

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