

ORDINANCE NO. 484

AN ORDINANCE amending the title map adopted by Title 17 establishing land use classifications in the City of Gig Harbor: Amending the Zoning map adopted by said ordinance by providing a change of zone from R-1 (single family residential) to the R-3 (multi-family residential) for certain property described herein, and declaring the effective date of this ordinance.

WHEREAS, procedures for change in the zoning thereof have been duly taken and had in accordance with the provisions of Title 17 of the Gig Harbor Municipal Code, and;

WHEREAS, the City of Gig Harbor has, during their last area-wide zoning, designated the site R-1, and;

WHEREAS, the city has determined that conditions affecting the use of the property have substantially changed since the property was given its present zoning classification. Those changes include the development and increased occupancy of the "Woods" commercial complex and the location and development of the fire station to the west, and;

WHEREAS, the city finds that providing low to moderate income senior citizen housing is in the public interest, and;

WHEREAS, the R-3 classification bears a reasonable relationship to surrounding properties, and;

WHEREAS, the R-3 classification would be consistent with both the existing and pending comprehensive plans, and;

WHEREAS, the Planning Commission has recommended such change, and;

WHEREAS, the City Council has found the same to be and for good and proper reasons that affect the public welfare,

NOW, THEREFORE, the City Council of the City of Gig Harbor **DO ORDAIN** as follows:

Section 1.

That the following described real property situated in the City of Gig Harbor, County of Pierce, State of Washington, to wit:

The Westerly 350' of the South 1/2 of the North 1/2 and the North 1/2 of the South 1/2 of lots 5 and 6 in Section 8, Township 21 North, Range 2 East of the Willamette Meridian, except there from Wickersham County Road situated in Pierce County, Washington.

The same is hereby rezoned and classified R-3 (multi-family residential), rather than R-1 (single family residential).

Section 2.

The subsequent site plan approval SP-86-01 (Gig Harbor Retirement Center) allowing construction of a building housing 36 units for the elderly shall run and be binding upon the property. A copy of the approved site plan shall be attached to this ordinance rezoning this lot.

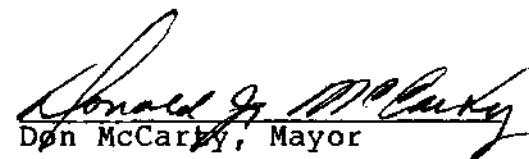
If the subsequent site plan is not implemented (property developed) within three years subsequent to council action on the rezone, the zoning shall resort back to the R-1 designation.

Section 3.

That the official zoning map of the City of Gig Harbor located in Title 17 of the Gig Harbor Municipal Code, be and the same is hereby amended to reflect such change in zoning of such area. That the City Clerk shall make this classification change on the city's official zoning map and certify said change in accordance with the terms of Title 17 of the Gig Harbor Municipal Code.

Section 4. This ordinance shall be published in the official newspaper of the City, and take effect and be in full force five (5) days after the date of publication.

PASSED at a regular meeting of the City Council held on the 23rd day of June, 1986.



Don McCarty, Mayor

ATTEST:



Michael R. Wilson
City Administrator/Clerk

Filed with city clerk: 6/5/86
Passed by city council: 6/23/86
Date published: 7/2/86
Date effective: 7/7/86