CITY OF MAPLE VALLEY, WASHINGTON

ORDINANCE NO. O-12-500

AN ORDINANCE OF THE CITY OF MAPLE VALLEY, WASHINGTON, AMENDING THE CITY’S OFFICIAL ZONING MAP TO INCLUDE A NEW ZONING DISTRICT, CENTRAL COMMERCE (CC), REZONING CERTAIN PROPERTIES, PROVIDING FOR SEVERABILITY, ESTABLISHING AN EFFECTIVE DATE, AND PROVIDING FOR CORRECTIONS.

WHEREAS, the City of Maple Valley wishes to amend its official zoning map to establish a new zoning district known as Central Commerce (CC); and

WHEREAS, the City of Maple Valley encouraged public participation in the review of the draft amendments to create a new zoning district, Central Commerce zone, that included an open house on February 1, 2012 and public hearings before the Planning Commission on February 15, 2010 and before the City Council on March 26, 2012; and

WHEREAS, the City of Maple Valley issued a SEPA threshold determination of non-significance (DNS) which included adoption of existing environmental documents for the proposed amendments on April 18, 2012; and

WHEREAS, the City of Maple Valley submitted the draft amendments to the Washington State Department of Commerce on February 21, 2011 and received no comments; and

WHEREAS, the City Planning Commission made a recommendation to adopt the proposed amendments to the Maple Valley Municipal Code on March 16, 2012; and

WHEREAS, in Ordinance O-12-498, the City Council amended the Land Use Element of the Comprehensive Plan to include a new land use titled Central Commerce (CC) on May 14, 2012; and

WHEREAS, the City Council adopted Ordinance O-12-499, adopting a new zoning district, Central Commerce zone, and the City Council wishes to amend its official Zoning Map to reflect the new Central Commerce zone and thereby rezoning certain commercial properties in the central area of the City from Business Park (BP) to Central Commerce (CC).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MAPLE VALLEY, WASHINGTON, DO ORDAIN AS FOLLOWS:
Section 1. Zoning Map Amendment. The City Council hereby amends the official zoning map to appear as set forth in Exhibit A, which is attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. Severability. If any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. Effective Date. A summary of this ordinance shall be published in the official newspaper of the City, and this ordinance shall take effect and be in full force May 31, 2012.

Section 4. 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 resolution, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or section/subsection numbering.


____________________________________
William T. Allison, Mayor

ATTEST:

____________________________________
Shaunna Lee-Rice, City Clerk

APPROVED AS TO FORM:

___________________________________
Christy A. Todd, City Attorney

Date of Publication: May 22, 2012
Effective Date: May 31, 2012
The City of Maple Valley

OFFICIAL ZONING MAP

AS RECOMMENDED BY THE
COMMUNITY DEVELOPMENT DEPARTMENT
AND THE PLANNING COMMISSION AND
ADOPTED BY CITY COUNCIL
ADOPTED: 05/14/2012, Ordinance No. 0-12-500

Revised 5/23/2012 Ord.# 500