



Z2021-107  
**Zoning Map Amendment Application**

**Note: A Pre-Application meeting is required prior to submittal of an application.**

**PROPERTY OWNER INFORMATION**

☐ Contact Person

Owner: Jerry Rhodes

Address: P.O. Box 1754, Richland, WA 99352

Phone: (509) 212-0900

Email: kchelp@aol.com

**APPLICANT/CONTRACTOR INFORMATION (if different)**

☒ Contact Person

Company: Knutzen Engineering

UBI#: 603-538-277

Contact: Paul Knutzen

Address: 5401 Ridgeline Drive Suite 160, Kennewick, WA 99338

Phone: (509) 222-0959

Email: paul@knutzenengineering.com

**DESCRIPTION OF WORK**

Changing the current zone from Agriculture (AG) to General Commercial (C-3).

**PROPERTY INFORMATION**

Parcel #: 1-0498-400-0005-000, 1-0398-300-0001-000

Legal Description: See attached survey legal descriptions.

Current Zoning: AG

Current Comp Plan: Commercial

Requested Zoning: C-3

Current Use: Commercial

Proposed Use: Commercial

Area of Property: 12.3 acres

**APPLICATION MUST INCLUDE**

1. Completed application and filing fee
2. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
3. Other information as determined by the Administrator

**ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE**

The unique characteristics, if any, of the property or circumstances of the owner:  
The subject properties are zoned Agriculture (AG) and is surrounded by both AG and General Commercial (C-3).  
The existing primary use of one of the lots is a catholic non-profit organization which is a non conforming use.  
The parcel has been difficult to develop due to the remaining developable land located away from the main street frontage .

Any hardship that may result in the event the rezone is not granted:

Site will remain undeveloped and underutilized in a growing and commercially driven portion of Richland.

The manner in which the proposed rezone conforms to patterns in adjacent zones:

The proposed rezoning will allow the underutilized land to be developed as a commercial lot.

Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:

Benefits to adjacent surrounding zones include development of an area of unimproved property that will finally become a valuable asset to the City of Richland.

Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title:

Requested zone change will bring existing commercial into conformance with Richland's zoning code, thereby solidifying its purpose within the comprehensive plan. No adverse effects are known.

The benefits or detriments accruing to the City which would result from the granting or denial of this special permit:

Rezone will result in developing an area of unimproved property, generating property, permit and sales tax revenue to the city. Development of the site will also benefit the city by reducing current issues with loitering and illegal dumping occurring on the undeveloped land. No detriments are known.

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone:

The proposed rezone remains commercial in nature, keeping in guiding principles set forth in the comprehensive plan, and brings an existing non-conforming use into compliance.

Whether the proposed rezone represents spot zoning and whether a larger area should be considered:

The rezone is not considered a spot zone as it remains commercial in nature within the comprehensive plan.

Identify impacts on the environment and public safety:

The rezoning will have no adverse impacts to the environment nor public safety. Proposed commercial rezone meets the intent of existing comprehensive plan for the site.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

*Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.*

Applicant Printed Name: Paul Knutzen

Applicant Signature:  Date 12/2/21