



## CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (Z2021-108)

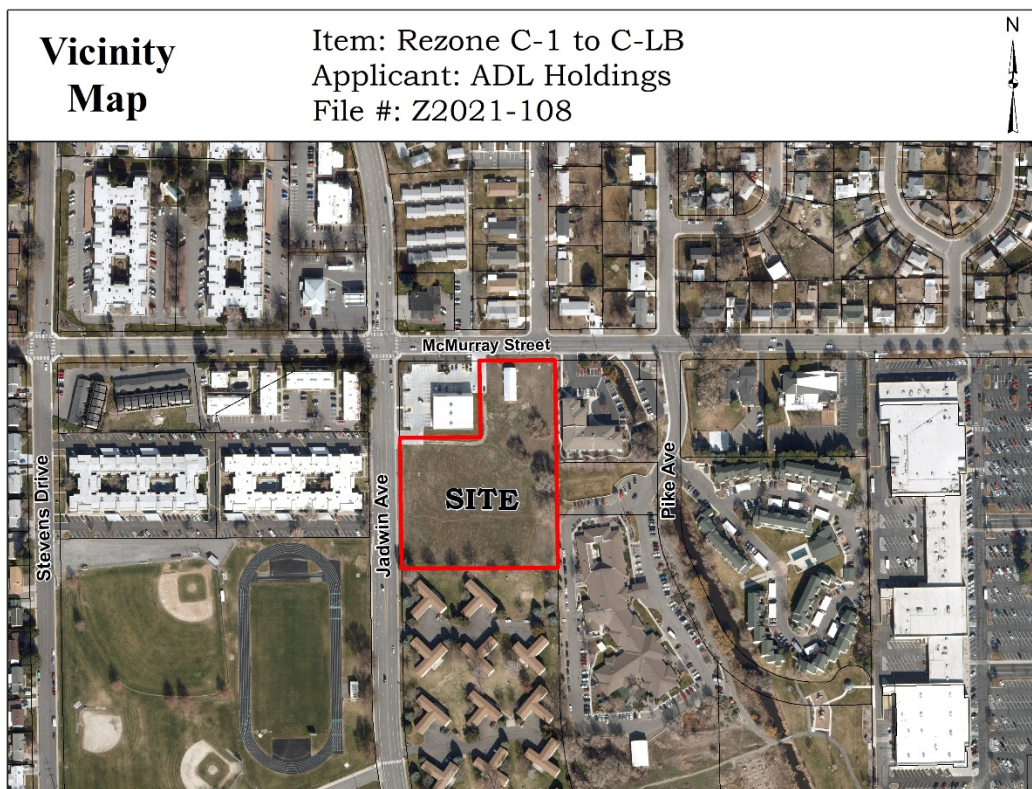
Notice is hereby given that ADL Holdings has filed a request to rezone a 3.9-acre parcel from C-1 (Retail Business) to Commercial Limited Business (C-LB). The project site is located near the southeast corner of the intersection of Jadwin Avenue and McMurray Street (APN 1-02982020745003). Application materials can be viewed online at [www.ci.richland.wa.us](http://www.ci.richland.wa.us).

The Richland Hearing Examiner will conduct a virtual public hearing and review of the application at 6:00 p.m., Monday, February 14, 2022. All interested parties are invited to participate in the virtual public hearing by visiting the City of Richland website ([www.ci.richland.wa.us](http://www.ci.richland.wa.us)).

**Environmental Review:** The proposal is not subject to environmental review. Pursuant to WAC 197-11-800(6)(c) the rezone application qualifies as a categorically exempt action.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Shane O'Neill, Senior Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to [soneill@ci.richland.wa.us](mailto:soneill@ci.richland.wa.us). Written comments should be received no later than 5:00 p.m. on Monday, January 31, 2022 to be incorporated into the staff report. Written comments received after Jan. 31 will be provided to the Hearing Examiner on the day of the public hearing. Written comment will not be accepted after 6 p.m. on February 13; however verbal comments may be presented during the public hearing.

The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.





## Zoning Map Amendment Application

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

### PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Washington Securities, & Investment Corporation

Address: 8901 W Tucannon Ave Suite 110, Kennewick, WA 99336

Phone: 509-531-4711

Email: wsic@eltopia.com

### APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: ADL Holdings LLC

UBI#: 603370315

Contact: Isaac Chamberlin & Aaron Locke

Address: 718 Rainier Ave S, Suite G - Seattle, WA 98144

Phone: 206-427-6485

Email: aaron@foundationgroupre.com

### DESCRIPTION OF WORK

Rezone parcel (102982020745003) from C1 to CLB.

### PROPERTY INFORMATION

Parcel #: 102982020745003

Legal Description: (attached in title report)

Current Zoning: C-1

Current Comp Plan: Commercial

Requested Zoning: C-LB

Current Use: Vacant Land

Proposed Use: NA

Area of Property: 172001.00

### 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:  
Property is in negotiation for sale.

Any hardship that may result in the event the rezone is not granted:  
Sale may or may not go through.

<p>The manner in which the proposed rezone conforms to patterns in adjacent zones:  CLB is an adjacency to the East of the parcel, there is residential abutting the property to the East and the South.</p>
<p>Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:  No adverse effects</p>
<p>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:  No change to the comprehensive plan so 'Not applicable'.</p>
<p>The benefits or detriments accruing to the City which would result from the granting or denial of this special permit:  This rezone will allow for an increased likelihood of future development.</p>
<p>Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone:  This may allow for a more dense development which would create a more feasible enviroment for future development.</p>
<p>Whether the proposed rezone represents spot zoning and whether a larger area should be considered:  not a spot zone.</p>
<p>Identify impacts on the environment and public safety:  no impact to the environment or public safety.</p>

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: Aaron Locke

eSigned via SeamlessDocx.com

*Aaron Locke*

Applicant Signature:

Key: 5c72afa08fc56080740d56b45e4d4d4d

Date December 22, 2021