

WHEN RECORDED RETURN TO:

Richland City Clerk's Office
625 Swift Boulevard, MS-05
Richland, WA 99352

ORDINANCE NO. 36-20

AN ORDINANCE of the City of Richland amending Title 23: Zoning Regulations of the Richland Municipal Code and the Official Zoning Map of the City to change the zoning on 7.4 acres from Retail Business (C-2) to Limited Business (C-LB); said property being located approximately 700 feet west of the Steptoe Street/Highway SR-240 roundabout, and adopting the findings and conclusions of the Hearing Examiner as the findings and conclusions of the Richland City Council.

WHEREAS, on August 10, 2020 and on August 25, 2020, the Richland Hearing Examiner held a duly advertised public hearing to consider a petition from Young Asset Management, LLC (Nick Wright) acting on behalf of Tapteal Properties, LLC to change the zoning of the property hereafter described in Section 2 and located approximately 700 feet west of the Steptoe Street/Highway SR-240 roundabout; and

WHEREAS, on September 14, 2020, the Richland Hearing Examiner issued a written decision recommending approval of the requested rezone; and

WHEREAS, the Richland City Council has considered the record created during the August 10, 2020 and August 25, 2020 public hearings, and the written recommendation of the Richland Hearing Examiner.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. The findings and conclusions of the Richland Hearing Examiner as provided in the September 14, 2020 Recommendation are hereby adopted as the findings and conclusions of the Richland City Council.

Section 2. It is hereby found, as an exercise of the City's police power, that the best land use classification for the land described below is Limited Business (C-LB) when consideration is given to the interest of the general public.

Section 3. Said property, depicted in **Exhibit A**, attached hereto and incorporated by this reference, is more particularly described as follows:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, LYING NORTH OF THE COLUMBIA IRRIGATION DISTRICT CANAL, WEST OF THE PORT OF BENTON RAILROAD RIGHT-OF-WAY, SOUTH OF THE COLUMBIA PARK TRAIL RIGHT-OF-WAY AND EAST OF A PARCEL IDENTIFIED BY BENTON COUNTY PARCEL IDENTIFICATION NUMBER 1-25981000012000.

Section 4. Such property is rezoned from Retail Business (C-2) to Limited Business (C-LB).

Section 5. Richland Municipal Code Title 23 and the Official Zoning Map of the City, as adopted by Section 23.08.040 of said Title, are hereby amended by amending Sectional Map Number 14, which is one of a series of maps constituting said Official Zoning Map, as shown on the attached **Exhibit B**, and bearing the number and date of passage of this Ordinance, and by this reference made a part of this Ordinance and of the Official Zoning Map of the City.

Section 6. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this Ordinance and the attached amended Sectional Map Number 14, duly certified by the City Clerk as a true copy.

Section 7. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

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PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of October, 2020.



Ryan Lukson, Mayor

Attest:



Jennifer Rogers, City Clerk

Approved as to form:



Heather Kintzley, City Attorney

Date Published: October 25, 2020

Zoning Map

Item: Rezone C-2 to C-LB
Applicant: Tapteal Properties LLC
File #: Z2020-103

Exhibit A to Ordinance No. 36-20



