

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 2022-15

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING TITLE 23: ZONING REGULATIONS OF THE RICHLAND MUNICIPAL CODE AND THE OFFICIAL ZONING MAP OF THE CITY TO CHANGE THE ZONING ON 3.9 ACRES FROM NEIGHBORHOOD RETAIL (C-1) TO LIMITED BUSINESS (C-LB); SAID PROPERTY BEING LOCATED APPROXIMATELY 200 FEET SOUTH AND EAST OF THE JADWIN AVENUE AND MCMURRAY STREET INTERSECTION, AND ADOPTING THE FINDINGS AND CONCLUSIONS OF THE RICHLAND HEARING EXAMINER AS THE FINDINGS AND CONCLUSIONS OF THE RICHLAND CITY COUNCIL.

WHEREAS, on April 11, 2022, the Richland Hearing Examiner held a duly advertised open-record public hearing to consider a petition from ADL Holdings, LLC, acting on behalf of Washington Securities & Investment Corporation (Greg Markel), to change the zoning of the property hereafter described in Section 2 and located approximately 200 feet south and east of the intersection of Jadwin Avenue and McMurray Street; and

WHEREAS, following the April 11, 2022 open-record public hearing, the Richland Hearing Examiner issued a 9-page written recommendation to the Richland City Council that concluded with a favorable recommendation to approve the requested rezone; and

WHEREAS, the Richland City Council has considered the written recommendation of the Richland Hearing Examiner and the record created during the April 11, 2022 open-record public hearing; and

WHEREAS, as required by RMC 19.20.030, the Richland City Council conducted a closed-record decision hearing on May 3, 2022 and has considered the totality of the record.

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

Section 1. 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 interests of the public.

Section 2. Said property, depicted in **Exhibit A**, attached hereto and incorporated by this reference, is more particularly described as follows:

THE NORTHERLY 530.46 FEET OF BLOCK 745, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 & 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON. EXCEPT THE NORTHERLY 196 FEET OF THE WESTERLY 207 FEET THEREOF.

Section 3. Such property is rezoned from Neighborhood Retail (C-1) to Limited Business (C-LB).

Section 4. 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 8, 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 5. The findings of fact and conclusions of the Richland Hearing Examiner as provided in the Hearing Examiner's April 12, 2022 written recommendation are hereby adopted as the findings of fact and conclusions of the Richland City Council.

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 No. 8, 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.

Section 8. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 9. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

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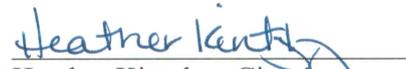
PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 17th day of May, 2022.


Michael Alvarez, Mayor

Attest:


Jennifer Rogers, City Clerk

Approved as to Form:


Heather Kintzley, City Attorney

First Reading: May 3, 2022
Second Reading: May 17, 2022
Date Published: May 22, 2022

Exhibit A

Item: Rezone C-1 to C-LB
Applicant: ADL Holdings
File #: Z2021-108

EXHIBIT A



