



Agenda
Planning Commission Meeting
Wednesday, September 28, 2022
Richland City Hall ~ Council Chambers
625 Swift Boulevard

Commission Members: Chair Maier, Vice-Chair Mealer and Members Eadie, Nicholson, Richardson, Smith and Townsend

Liaisons: Council Liaison: Mayor Alvarez
Council Liaison Alternate: Jones
Staff Liaison: Stevens

Regular Meeting - 6:00 p.m.

Welcome and Roll Call

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

2022.09.14 Planning Commission Meeting Minutes

Public Hearing Explanation:

Public Hearing : Please limit public hearing comments to 3 minutes. Comments must speak only to the item for which the hearing is convened. Records intended for the Planning Commission's consideration must be submitted to the Planning Manager by 4:00 p.m. the day of the meeting for distribution.

Unfinished Business - Public Hearing:

1. CA2021-108 Badger Mountain South LUDR Amendments (continued)

New Business - Public Hearing:

1. Proposed Land Surplus - A Portion of the Municipal Parking Lot Located at the Southwest Corner of Lee Boulevard and Jadwin Avenue
2. M2022-114 Atkins Technology Center, Building Height Increase

Public Comments: Please limit public comments to 2 minutes. The public comment period is not an opportunity for dialogue with the Planning Commission, or for posing questions with the expectation of an immediate answer. Many questions require an opportunity for information-gathering and deliberation. For this reason, the Planning Commission will accept comments, but will not directly respond to comments, questions or concerns during public comment. Records intended for the Planning Commission's consideration must be submitted to the Planning Manager by 4:00 p.m. the day of the meeting for distribution.

Communications:

Adjournment

Richland City Hall is ADA accessible. Any individual who has difficulty attending the meeting in-person may request to provide comments remotely. (Ch. 42.30 RCW) Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 9/28/2022

Agenda Category: Approval of Minutes

Prepared By: Carly Kirkpatrick, Administrative Assistant II

Subject:

2022.09.14 Planning Commission Meeting Minutes

Request:

Recommended Motion:

Summary:

Attachments:

1. 2022.09.14 Planning Commission Meeting Minutes DRAFT



**MINUTES
PLANNING COMMISSION MEETING
WEDNESDAY, SEPTEMBER 14, 2022
City Hall – 625 Swift Boulevard – Council Chamber
6:00 p.m.**

Call to Order:

Chairperson Maier called the meeting to order at 6:00 p.m. and welcomed attendees.

Attendance:

Present: Chairperson Maier, Vice-Chair Mealer, Commissioners Eadie, Townsend, Nicholson, and Richardson. Also present: Development Services Director Jensen, Transportation and Development Manager D'Alessandro, CDBG/Home Administrator Lehman, and Staff Assistant Damrell.

Absent: Commissioner Smith was excused.

Approval of Agenda:

Chair Maier presented the meeting agenda for approval and asked for a motion to approve.

VICE-CHAIR MEALER MOVED AND COMMISSIONER RICHARDSON SECONDED THE MOTION TO APPROVE THE SEPTEMBER 14, 2022 MEETING AGENDA. MOTION CARRIED 6-0.

Approval of Minutes:

Chairperson Maier presented the minutes from the August 24, 2022 Planning Commission meeting and the May 11, 2022 Planning Commission Workshop for approval.

COMMISSIONER RICHARDSON MOTIONED AND COMMISSIONER NICHOLSON SECONDED THE MOTION TO APPROVE THE MINUTES OF THE AUGUST 24, 2022 PLANNING COMMISSION MEETING AND THE MAY 11, 2022 PLANNING COMMISSION WORKSHOP. THE MOTION PASSED 6-0.

New Business – Public Hearing:

1. 2023 CDBG Application Presentation

Chairperson Maier recognized Ms. Lehman who explained that applicants for the 2023 Community Development Block Grant Community and Housing Needs program would speak. First would be the applicants for Public Service Requests. After they present, Public Facilities applicants would be heard.

Donna Tracy, representing the ARC of the Tri-Cities, 9904 Winthrop Dr, Pasco, WA and friend Jeff Morris, who regularly participates in a program at the ARC of the Tri-Cities. Ms. Tracy explained what ARC does for the community and expressed their financial needs. Commissioners asked questions of Ms. Tracy and discussed the needs.

Kyra, representing Senior Life Meals on Wheels, 1824 Fowler St, Richland, spoke regarding the financial needs of the Meals on Wheels program. She explained the cost of each meal and how they have used CDBG funds in the past. She explained how they would use the funds if they were granted to the organization. Commissioners then asked questions and discussed the funding needs.

Ms. Lehman then indicated that the applicants for Public Facilities would present their requests, starting with the City of Richland's Public Works Department.

Mr. D'Alessandro presented two projects where intersections needed to be upgraded to ADA standards. Commissioners discussed the requests and asked Mr. D'Alessandro questions.

Lisa Godwin, Executive Director of Elijah Family Homes, 1721 W Kennewick Ave, Kennewick, presented her first proposal to request reimbursement for a portion of the purchase price of a duplex they had purchased.

Carissa Lieberman, Transition to Success Program Director for Elijah Family Homes, explained several steps about how they help members of the community. She then presented their request for funding for renovating the duplex that was purchased from the previous request. Commissioners asked questions and discussed the funding needs.

Angie Pacheco of Domestic Violence Services of Benton and Franklin Counties 3311 W. Clearwater Ave, Kennewick, WA and a confidential location in the city of Richland spoke about the needs of DVS. Her request for funding is to purchase a duplex in Richland.

Brad Bricker, 1976 Birch Ave, Richland, is part of the development team for the duplex that DVS is hoping to purchase. He explained how he and his team are trying to help DVS.

Ken Bricker, 5408 Fern Loop, West Richland, explained why they wanted to partner with DVS.

Commissioners then discussed how to allocate the funding for Public Service Requests.

AT 7:46 P.M. CHAIRPERSON MAIER MOTIONED TO FULLY FUND THE PUBLIC SERVICE GRANT APPLICATIONS.

There was further discussion about the motion.

AT 7:50 P.M. CHAIRPERSON MAIER ENTERED A SUBSTITUTE MOTION TO FUND THE PUBLIC SERVICE GRANT APPLICATIONS AT 150% OF THE APPLICATION AMOUNT AND REALLOCATE THE DIFFERENCE TO PUBLIC FACILITIES GRANTS. COMMISSIONER RICHARDSON SECONDED THE MOTION. THE MOTION CARRIED 6-0 ON A ROLL-CALL VOTE.

Commissioners then discussed how to allocate the funding for Public Facilities requests.

AT 7:56 P.M. CHAIRPERSON MAIER MOTIONED TO RECOMMEND THAT THE CITY DOES NOT FUND ELIJAH FAMILY HOMES' PARTIAL COST TO PURCHASE A DUPLEX APPLICATION. COMMISSIONER RICHARDSON SECONDED THE MOTION.

Commissioners discussed the motion.

AT 8:01 P.M. A VOTE WAS TAKEN AND THE MOTION CARRIED 6-0 ON A ROLL-CALL VOTE.

AT 8:02 P.M. CHAIRPERSON MAIER MOTIONED TO RECOMMEND THAT THE CITY OF RICHLAND FUND \$30,000 TO THE RENOVATION OF THE ELIJAH FAMILY HOMES PROPERTY. COMMISSIONER RICHARDSON SECONDED THE MOTION.

Commissioners discussed the motion.

AT 8:13 P.M. A VOTE WAS TAKEN AND THE MOTION CARRIED 5-1 ON A ROLL-CALL VOTE WITH COMMISSIONER TOWNSEND BEING OPPOSED.

AT 8:14 P.M. COMMISSIONER TOWNSEND MOTIONED TO RECOMMEND THE CITY OF RICHLAND FUND \$150,000 TO THE DVS REQUEST AND \$84,100 TO THE CITY OF RICHLAND ADA ACCESSIBILITY PROGRAM. COMMISSIONER RICHARDSON SECONDED THE MOTION.

Commissioners then discussed the motion.

AT 8:18 P.M. A VOTE WAS TAKEN AND THE MOTION CARRIED 6-0 ON A ROLL-CALL VOTE.

Mr. Brad Bricker clarified to the Commissioners that the funding would be for the purchase of the house, but if administratively it couldn't be used for the purchase, they could use it for renovation.

AT 8:23 P.M. CHAIRPERSON MAIER MOVED THAT THEY RECOMMEND TO THE CITY OF RICHLAND AWARD FUNDS TO DOMESTIC VIOLENCE SERVICES FOR THE PURCHASE OF THE PROPERTY, BUT IF THE FUNDS CANNOT BE AWARDED FOR ADMINISTRATIVE REASONS, THAT THEY ARE AWARDED FOR THE SAME AMOUNT FOR THE RENOVATION OF THE HOME. COMMISSIONER RICHARDSON SECONDED THE MOTION. THE MOTION CARRIED 6-0 ON A ROLL-CALL VOTE.

Commissioners discussed how to distribute funds if there are additional funds or if there is a shortfall of funds.

AT 8:24 P.M. COMMISSIONER TOWNSEND MOVED THAT ALL REMAINING FUNDS AFTER ANY OVERAGES OR UNDERAGES AFTER ALL FUNDS ARE APPLIED ARE ADDED OR DEDUCTED FROM THE CITY OF RICHLAND PROJECTS. COMMISSIONER RICHARDSON SECONDED THE MOTION.

Commissioners discussed the motion.

AT 8:26 P.M. CHAIR MAIER MADE A SUBSTITUTE MOTION THAT ANY ADJUSTMENTS TO THE AWARD AMOUNT NEEDED BASED ON THE FINAL GRANT FUNDING ARE APPLIED TO THE CITY OF RICHLAND PUBLIC WORKS PROJECTS. COMMISSIONER RICHARDSON SECONDED THE MOTION. THE MOTION CARRIED 6-0 ON A ROLL-CALL VOTE.

AT 8:28 P.M. CHAIR MAIER MOVED TO RECOMMEND TO COUNCIL THAT THE CITY OF RICHLAND APPLIES FUNDING PER THE FUNDING REQUEST SPREADSHEET AND IF ANY FUNDING ADJUSTMENTS ARE REQUIRED THAT THEY ARE APPLIED ONLY TO THE CITY OF RICHLAND FUNDING AMOUNT. COMMISSIONER TOWNSEND SECONDED THE MOTION. THE MOTION CARRIED 6-0 ON A ROLL-CALL VOTE.

At 8:28 p.m., Chairperson Maier closed the public hearing.

Public Comments:

Chairperson Maier noted that nobody signed up for, or was in attendance, to provide any public comments.

Communications:

Chairperson Maier asked if there were any communications. There were none.

Adjournment:

Chairperson Maier adjourned the meeting at 8:29 p.m.

PREPARED BY: _____
Kevin Damrell, Permit Technician

REVIEWED BY: _____
Mike Stevens, Planning Manager

APPROVED BY: _____
Francesca Maier, Chairperson

DRAFT



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 9/28/2022

Agenda Category: Unfinished Business - Public Hearing

Prepared By:

Subject:

CA2021-108 Badger Mountain South LUDR Amendments (continued)

Request:

Recommended Motion:

Recommend continuance to October 26, 2022.

Summary:

AHBL and NorAm are continuing to make the requested changes and have asked that the item be continued to the October 26, 2022 hearing date. Staff is hoping to have a workshop with the Planning Commission on October 12, 2022 to review the changes that have been made to the draft LUDR.

Attachments:



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 9/28/2022

Agenda Category: New Business - Public Hearing

Prepared By: Amanda Wallner, Economic Development Manager

Subject:

Proposed Land Surplus - A Portion of the Municipal Parking Lot Located at the Southwest Corner of Lee Boulevard and Jadwin Avenue

Request:

Core Focus 3: Increase Economic Vitality

Recommended Motion:

The Planning Commission recommends surplus of 1,416 square feet of city property on the southern edge of 1001 Lee Blvd.

Summary:

City staff has determined that a piece of property approximately 204.68 feet by 6.92 feet is surplus to the city's needs. The subject parcel is approximately 1,416 square feet in size and is located just north of 3 Margaritas Family Mexican Restaurant along the south side of the adjoining sidewalk and extends the same width of the 3 Margaritas property.

The owners of the restaurant constructed an outdoor dining patio without a building permit and during that process, also encroached onto property owned by the City of Richland (part of the adjoining parking lot parcel). Through code enforcement efforts and working with the property owner, it has been determined that selling the parcel of land to 3 Margaritas is the best approach to solving the encroachment issue.

During the process, 3 Margaritas will be leasing the property.

The first step in the process is to surplus the property and staff is recommending approval of this action.

Attachments:

1. 3 Margaritas Outdoor Area -Aerial Photo



622

620

627

204.68 ft.

6.92 ft.

Cullum Ave

Jadwin Ave



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 9/28/2022

Agenda Category: New Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject:

M2022-114 Atkins Technology Center, Building Height Increase

Request:

Recommended Motion:

Planning staff recommends approval.

Summary:

Shane O' Neill of Clover Planning and Zoning submitted a building height increase request on behalf of the Atkins Technology Center at 498 University Drive. The site is currently owned by Innovation Center TCRD, LLC and was created via an exempt subdivision review. The project site is approximately 5.07 acres in size and is located in a Business Research Park (B-RP) zone, on the corner of University Drive and George Washington Way. Atkins Technology Center seeks to expand their operations by constructing a new facility. Atkins assists in the Hanford cleanup and provides educational opportunities for Washington State University students. This would include an office space and a shop area that would be 70 feet in height to accommodate their work on large vessels measuring up to 60 feet tall. A crane will be used to raise and lower these vessels through a removable hatch.

Attachments:

1. M2022-114_Height Request Full Report

**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT TO THE PLANNING COMMISSION**

GENERAL INFORMATION:

PROPOSAL NAME: Atkins Technology Center, Building Height Increase

LOCATION: 498 University Drive

APPLICANT: Atkins Technology Center

FILE NO.: M2022-114

DESCRIPTION: Requesting a building height increase in the Business Research Park (B-RP) zone, as provided for in footnote 6 of RMC 23.28.040

PROJECT TYPE: Miscellaneous – Planning Commission Authorization

HEARING DATE: September 28, 2022

REPORT BY: Kyle Hendricks, Planner

RECOMMENDED ACTION: Approval, subject to compatible use in the underlying zone

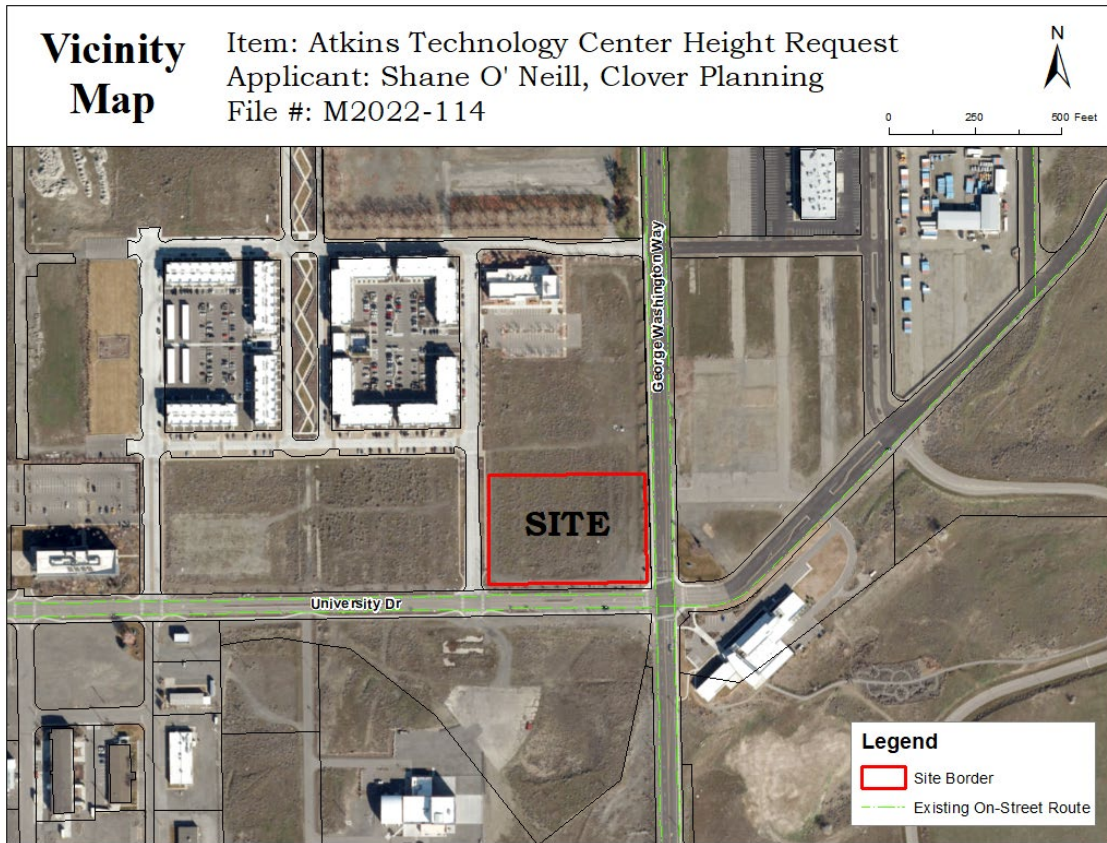


Figure 1 - Vicinity Map



Figure 2 – Aerial Image
Facing northeast

DESCRIPTION OF PROPOSAL

On August 29, 2022, Shane O' Neill of Clover Planning and Zoning submitted a building height increase request on behalf of the Atkins Technology Center at 498 University Drive. The site is currently owned by Innovation Center TCRD, LLC and was created via an exempt subdivision review. The project site is approximately 5.07 acres in size and is located in a Business Research Park (B-RP) zone, on the corner of University Drive and George Washington Way, as shown in Figure 1. Atkins Technology Center seeks to expand their operations by constructing a new facility. Atkins assists in the Hanford cleanup and provides educational opportunities for Washington State University students. This would include an office space and a shop area that would be 70 feet in height to accommodate their work on large vessels measuring up to 60 feet tall. A crane will be used to raise and lower these vessels through a removable hatch on the roof similar to what is shown in Figure 3 at the existing building directly south in Figure 1.

In the B-RP zone Per RMC 23.28.040 footnote 6, no building shall exceed 55 feet in height. This piece of code also mentions that Planning Commission may authorize a building height increase upon review and finding that the structure is (1) aesthetically pleasing in relation to the surrounding area and (2) is located a sufficient distance from the Columbia River. The applicant is requesting that the Planning Commission authorize a building height increase of 15 feet to accommodate the new facility, which they indicate needs to be a total of 70 feet. Approximately two thirds of the new building will benefit from the increased height allowance.



Figure 3 – Vessel removal

Source: HanfordVitPlant YouTube channel "Vit Plant lifts out vessel after successful testing campaign"

SITE DESCRIPTION & ADJACENT LAND USES

The site is currently vacant shrub land located on the corner of University Drive (to the south) and George Washington Way (to the east), and Pauling Avenue is to the west.

Existing structures in the area include the Lofts at Innovation Center Apartments to the northwest (2895 Pauling Avenue) which is accessed via Pauling Avenue. To the north is the Washington State University (WSU) Innovation Center at 2892 Pauling Avenue. To the east there is a laboratory facility, across George Washington Way. Diagonally across George Washington Way and along University Drive to the southeast, is the WSU Wine Science Center. To the south, across University Drive is the Atkins Engineering Laboratory which is approximately 54 feet tall.

The site is located approximately 2,600 feet west of the Columbia River. There is no direct view of the water as shown below in Figure 4, showing the ground floor view from the Innovation apartments.



Figure 4 – Southeast view of site

Staff picture from nearby apartments

AESTHETICS

The architectural plans shown in Figure 5 depicts the office composed of various materials like red brick, silver siding and vast windows that create a modern and appealing look. The shop area features grey masonry approximately eight feet in height with the remaining height consisting of a silver siding.

The modern architectural design is comparable to the WSU Wine Science building and the Innovation apartments that are located nearby. The office portion of this building will contribute to the modern architectural design that is being established in the area with the recent construction.



Figure 5 – Preliminary Rendering

ZONING

As previously mentioned, this site is located within the B-RP zone. The adjacent zoning is Parks and Public Facilities (PPF) district. In this area the Washington State Tri Cities campus occupies a majority of the PPF land with their various campus related activities.

B-RP Zone Purpose

The business research park use zoning classification (B-RP) is intended to provide locations for a range of business research and business park uses, including office and administrative uses, designed to be conducted wholly within enclosed buildings. It is also a purpose of this zoning classification to protect a portion of the existing industrial land base for research park facility development, which provides high-technology

employment opportunities. Light manufacturing uses that complement the business park or research park use that are free from offense in the form of odor, dust, gas, fumes, smoke, soot, heat, glare, explosions, liquids, waste, noise, vibrations, and disturbances in this use district may be permitted if pertinent to the primary use. The business research park zoning classification provides opportunities for employment in modern, attractive buildings on well-landscaped sites which may be close to residential areas, thereby resulting in a reduction of travel time to and from work. Campus type developments that include several buildings with a mix of uses that are related to the primary businesses are encouraged. This zoning classification is intended to be applied to those portions of the city that are designated business research park under the city of Richland comprehensive plan.

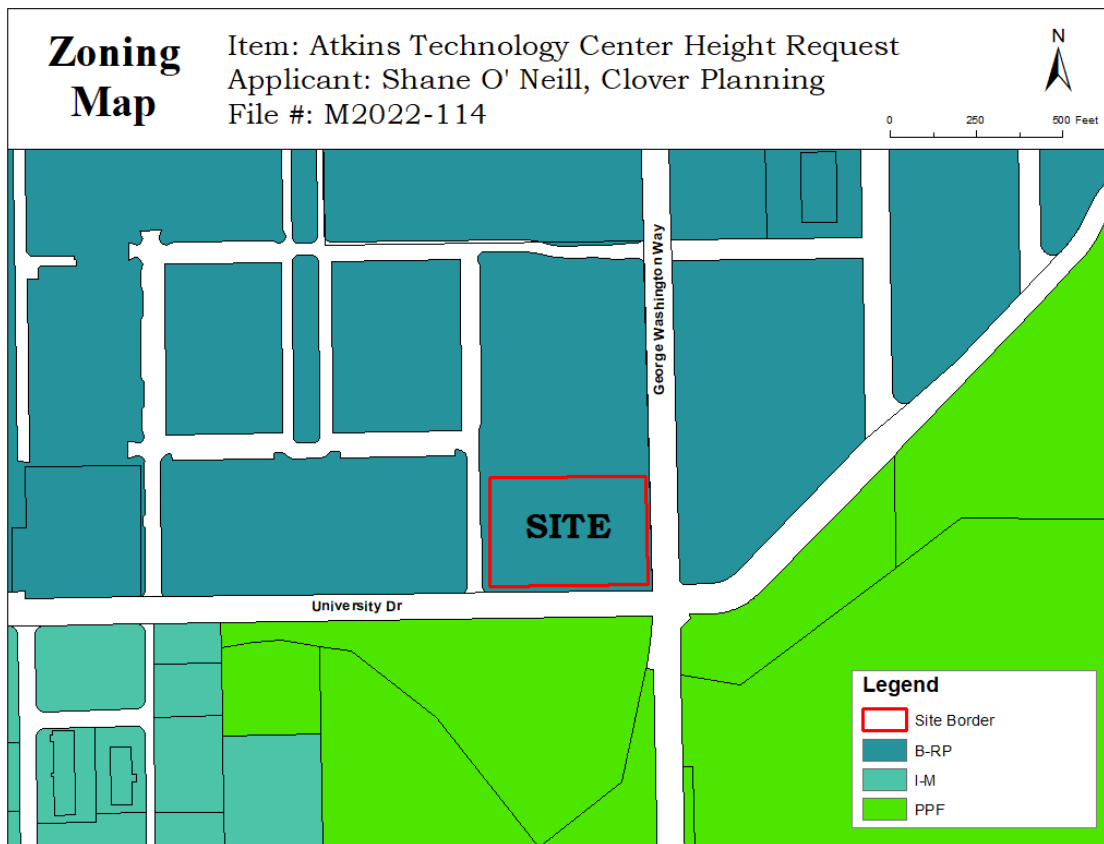


Figure 6 – Zoning Map

ANALYSIS

The site for this height increase request is approximately 5.07 acres, and is mainly vacant land, as shown in Figures 1 & 2. RMC 23.28.040 (6) allows a height increase in the B-RP zone:

Maximum Building Height. No building in a B-RP district shall exceed 55 feet in height. The planning commission may authorize an increase in building height to a maximum height of 100 feet, based upon a review of the structure and a finding that the proposed building is aesthetically pleasing in relation to buildings and other features in the vicinity and that the building is located at sufficient distance from the Columbia River to avoid creating a visual barrier. Exception: Private communications facilities may exceed the height limitation.

This request is asking for an increase of 15 feet to be allowed, which will accommodate the shop area totaling 70 feet in height. Currently the existing Atkins lab in conjunction with WSU building directly south of the site stands at approximately 54 feet according to records and has been used to work on these vessels shown in Figure 2, (one of which is being removed using a similar process that was briefly described in the request). There is a secondary structure attached to this building that exceeds the 55-foot limit and is approximately 80 feet tall. The proposed 70-foot-tall building would be the second tallest building in the area. Potential additions to the structure will not seek to benefit from the height increase.

Upon visiting the site, Planning staff observed no evidence that would suggest a 70 foot structure would have a particularly negative impact on the surrounding area. Considerations included site lines of the Columbia River, potential wildlife habitat and other potential nuisance.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the height increase request for Atkins Technology Center (M2022-114) and recommends approval of the request subject to the use being compatible with the underlying zoning based on the following:

1. The site is mostly vacant with limited uses in the surrounding area.
2. The office building appears to have modern design elements that will reflect the patterns of nearby existing buildings.
3. Nearly 2/3 of the total development will benefit from approval and will serve a significant function of the building.

4. The site is approximately 2,600 feet west of the Columbia River and is unlikely to inhibit views. This criterion is more suitable for projects in closer proximity to the river.
5. The B-RP zone allows for a maximum building height of 100 feet upon Planning Commission approval, this request is seeking 70 feet. A notable amount less than the maximum.
6. The existing structure to the south is 80 feet in height, so this will not be the tallest building in the area.
7. The owner of the property is Innovation Center TCRD, LLC.
8. The applicant is Atkins via Clover Planning and Zoning.
9. The site is in the B-RP zone.
10. Building permits will be required for this building, along with other development on the property.

RECOMMENDATION

Planning staff recommends approval, subject to the use of the shop area being compatible with the underlying zoning.

EXHIBIT LIST

1. B-RP Zone, Building Height Increase Request
2. Richland Municipal Code Regulations – Title 23.28

BR-P Zone, Building Height Increase Request

To: Richland Planning Commission

From: Atkins Technology Center c/o Shane O'Neill, Clover Planning & Zoning

RE: 498 University Drive/2806 George Washington Way

Planning Commissioners,

This letter is a formal request for approval of a building height increase in the Business Research Park (B-RP) zone. The subject site is approximately 3.2 acres of vacant land located at the northwest corner of University Drive and George Washington Way; east of Pauling Drive. This application requests a fifteen (15) foot building height increase as offered in RMC 23.28.040 footnote (6), provided below for your convenience:

RMC 23.28.040 footnote (6)

6. Maximum Building Height. No building in a B-RP district shall exceed 55 feet in height. The planning commission may authorize an increase in building height to a maximum height of 100 feet, based upon a review of the structure and a finding that the proposed building is aesthetically pleasing in relation to buildings and other features in the vicinity and that the building is located at sufficient distance from the Columbia River to avoid creating a visual barrier. Exception: Private communications facilities may exceed the height limitation.

Atkins Technology Center seeks to expand their operations by way of new construction. The proposed facility is illustrated in the architectural plans by Baker Architecture included herewith. Atkins assists in Hanford cleanup activities and offers educational opportunities to WSU students. Part of their work involves abatement of large vessels measuring up to sixty (60) feet in height. To accommodate this operational requirement a portion of the facility includes a seventy (70) foot-tall shop area with a removable roof hatch opening. The hatch will allow vessels to be lowered into the shop area by crane. Approximately two thirds of the total building will benefit from approval of the fifteen-foot height increase.

Aesthetically Pleasing Building

As shown in the architectural plans, portions of the new building include expansive walls consisting of more than 50% glass fenestration. The building uses a variety of exterior wall materials including CMU block, silver architectural siding, red bricks, charcoal ACM panels, glass wall panels, and other materials which have yet to be specified. Rooflines are interrupted by architectural features to avoid a continuous

roofline, as discouraged by design requirements in the Central Business District, for example. The building includes angled and cantilevered roofs projecting past exterior walls. The patio cover roof projects over pillar supports. Viewed from the west and from the south, angled roofs will create a distinct and unique silhouette creating a recognizable landmark from a distance.

The new building's modern architectural design is comparable to the Innovation Center Apartment buildings. The immediate vicinity surrounding the site is largely vacant. The nearest building, WSU viticultural sciences facility, is located to the southeast. This WSU building applies modern design elements similar to the proposed Atkins facility.

View Obstruction

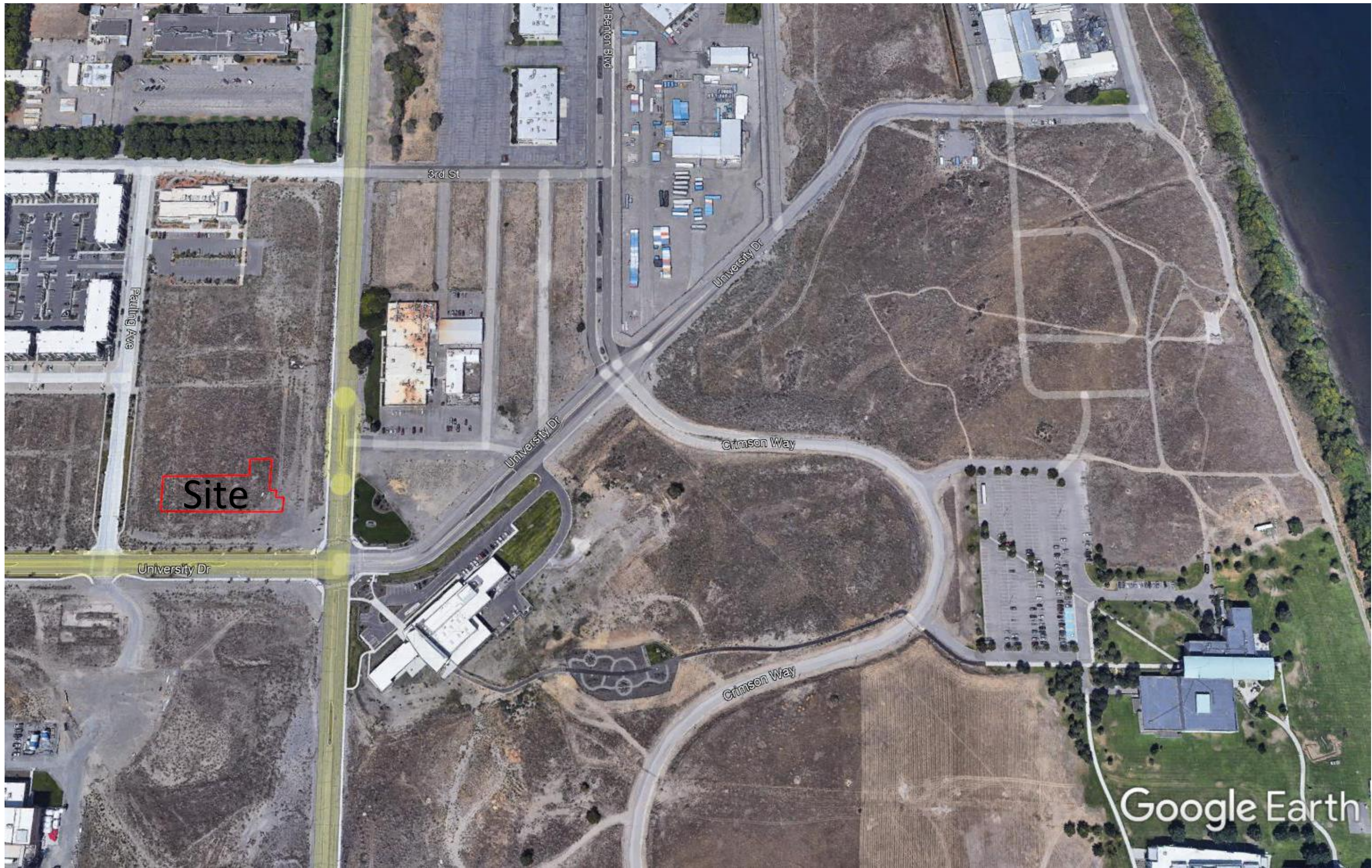
The site lies 2,600 feet west of the Columbia River shoreline. At a half mile away, the river is not visible from surrounding properties. The proposed Atkins building will sit south of the nearby 3-story Innovation Center apartment buildings. As evidenced by the imagery supplements provided herewith and as part of our hearing presentation, third story, east-facing, apartment units currently do not have a river view. Though tall, the proposed Atkins building will not obstruct any existing views of the Columbia River. The river view criterion is more applicable to properties closer to the river from which the river can reasonably be seen. The immediate vicinity is largely vacant.

We request the Planning Commission also consider the driving need behind the request. The site vicinity has a long-standing history of accommodating the unique logistical and land use needs of the Hanford clean-up project. To support regional economic vitality together with higher-level education, we cordially ask the Planning Commission to accommodate Atkins' dimensional variance request for a 20% building height increase to a total height of seventy (70) feet.

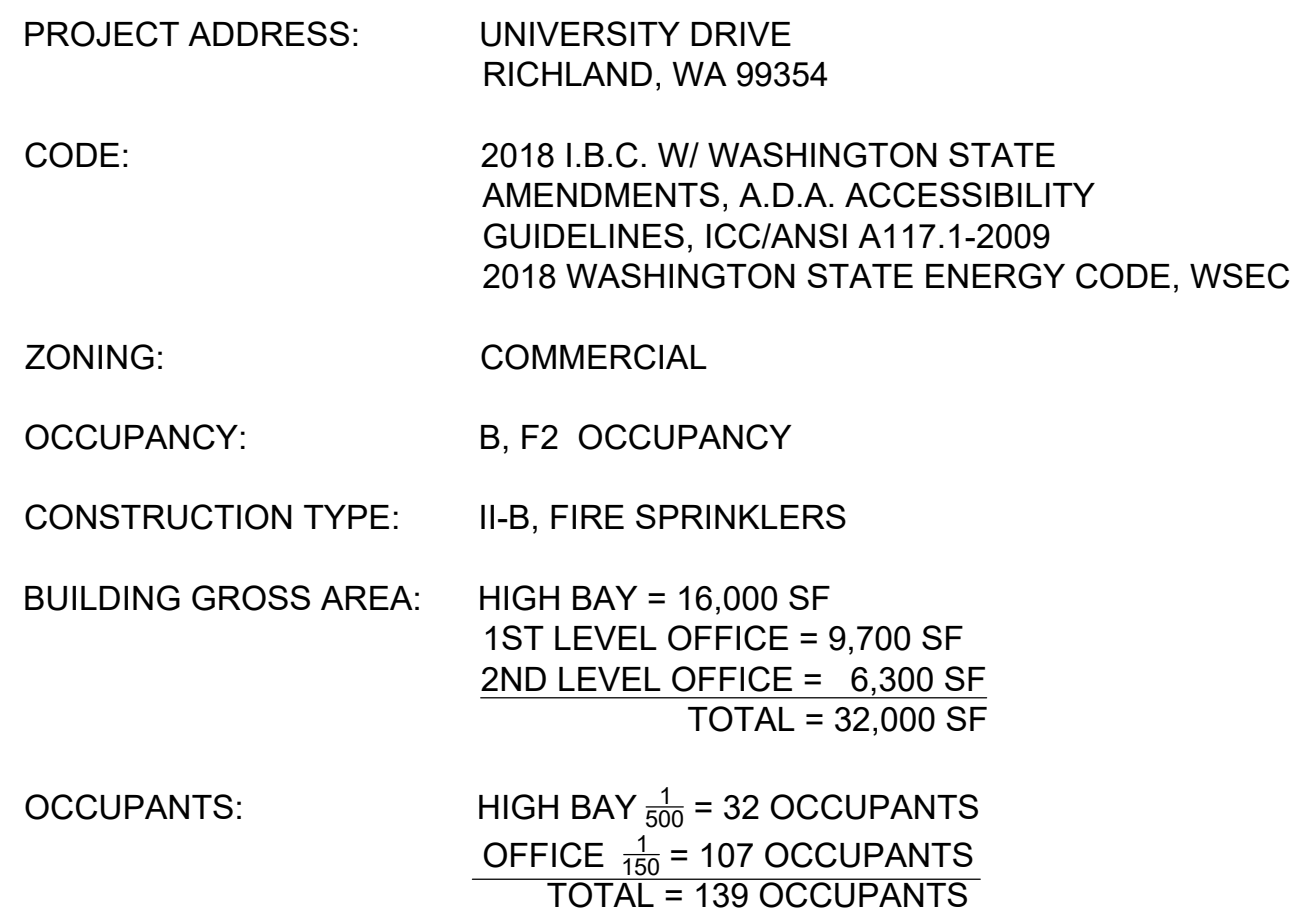
Sincerely,

Shane O'Neill

Clover Planning & Zoning, LLC.



SHEET INDEX:



ARCHITECT:
BAKER ARCHITECTURE
PO BOX 189
RICHLAND, WA 99352
CONTACT: BRUCE BAKER
PHONE: (509) 551-7425

G.1.1	GENERAL NOTES
A0.1	EXTERIOR RENDERING VIEWING SW
A0.2	EXTERIOR RENDERING VIEWING NW
A0.3	INTERIOR RENDERING VIEWING SW
A0.4	INTERIOR RENDERING VIEWING SE
AS1.1	OVERALL PRELIMINARY ARCHITECTURAL SITE PLAN
AS1.2	PRELIMINARY ARCHITECTURAL SITE PLAN
A1.1	PRELIMINARY EXTERIOR ELEVATIONS
A1.2	PRELIMINARY EXTERIOR ELEVATIONS
A1.3	PRELIMINARY EXTERIOR ELEVATIONS COLOR
A1.4	PRELIMINARY EXTERIOR ELEVATIONS COLOR
A2.1	PRELIMINARY FIRST LEVEL FLOOR PLAN
A2.2	PRELIMINARY SECOND LEVEL FLOOR PLAN
A3.1	BUILDING SECTIONS

GENERAL NOTES

1. WORK SHALL CONFORM WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, AND ALL OTHER APPLICABLE CITY, STATE OF WASHINGTON, AND FEDERAL GOVERNMENT CODES AND ORDINANCES.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF SITE CONDITIONS, INSTALLATION STANDARDS AND CONSTRUCTION CONDITIONS. DISCREPANCIES BETWEEN SITE CONDITIONS AND THE CONSTRUCTION DRAWINGS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT. WORK DONE WITHOUT THE ARCHITECT'S APPROVAL IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE THE START OF CONSTRUCTION AND BE RESPONSIBLE FOR THE SAME. THEY SHALL NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THE BID DOCUMENTS THAT ARE DISCOVERED.
4. CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR SAFETY. CONTRACTOR SHALL PROVIDE ADEQUATE SAFEGUARDS, SAFETY DEVICES AND PROTECTIVE EQUIPMENT AND TAKE ANY OTHER ACTIONS NECESSARY TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC AND TO PROTECT THE PROPERTY IN CONNECTION WITH THE PERFORMANCE OF THE WORK COVERED BY THE CONTRACT.
5. FIRE SPRINKLER AND FIRE ALARM SYSTEM SHALL BE PROVIDED. DESIGN BUILD AND SUBMITTED TO THE CITY FIRE MARSHAL FOR APPROVAL. SYSTEM SHALL CONFORM TO N.F.P.A. 72 SYSTEM AND SHALL CONSIST OF CONTROL UNIT, SIGNAL INITIATING DEVICE, NOTIFICATION DEVICE AND ANNUNCIATOR.
6. FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH IFC 906 AND NFPA 10, LOCATED IN MARKED OR VISIBLE LOCATION, PROVIDE A MINIMUM OF ONE 2A:10B:C RATED EXINGUISHER NO HIGHER THAN 40 " ABOVE FLOOR
7. ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED PER IFC SEC. 505.1
8. PROVIDE (1) KNOX BOX KEYS TO THE LOCAL FIRE DEPARTMENT KEY. THE KEY BOX SHALL BE INSTALLED AT A LOCATION APPROVED BY THE CITY FIRE DEPARTMENT. TOP OF KEY BOX TO BE MOUNTED NO HIGHER THE 5 FEET ABOVE FINISHED FLOOR.

PROJECT
SITE

ACCESSORY MOUNTING HEIGHTS FOR ACCESSIBILITY

CONTRACTOR SHALL COMPLY WITH WASHINGTON STATE BUILDING CODE 51-50 FOR MOUNTED CONTROLS AND FIXTURES. REFER TO ICC/ANSI A117.1 2009 FOR MOUNTING HEIGHTS.

GENERAL NOTES

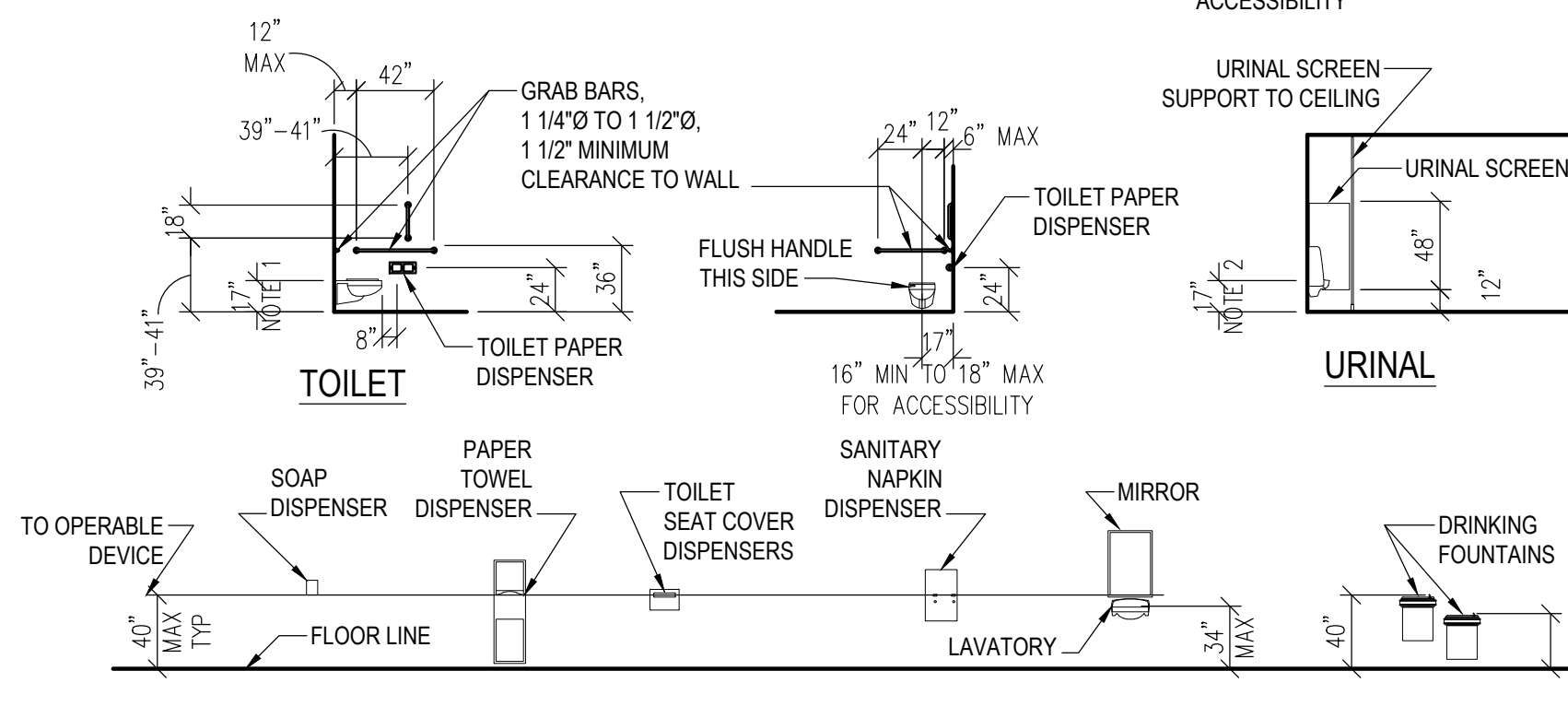
1. ALL OPERATING MECHANISMS OF ACCESSIBLE FIXTURES FOR PEOPLE WITH DISABILITIES SHALL BE MOUNTED AS SHOWN IN COMPLIANCE WITH ICC/ANSI A117.1 2009.
2. PROVIDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, WITH BRAILLE AT ALL STAIRS, RESTROOMS, AND LEGAL HANDICAP ENTRANCES. THIS SIGN SHALL BE MOUNTED 45" MINIMUM AND 60" MAXIMUM ABOVE THE FINISHED FLOOR TO THE BASELINE OF THE BRAILLE CELLS ON THE LATCH SIDE OF THE DOOR AND ALONG SIDE THE DOOR PER ICC/ANSI A117.1 2009 CHAPTER 7. SEE THE DIAGRAM BELOW FOR MORE INFORMATION.
3. SEE ENLARGED PLANS FOR DIMENSIONS FOR ACCESSIBLE TOILET COMPARTMENTS.

NOTE 1: TOILET MOUNTING HEIGHTS
17" MINIMUM TO 19" MAXIMUM STANDARD TO
TOP OF SEAT FOR ACCESSIBILITY

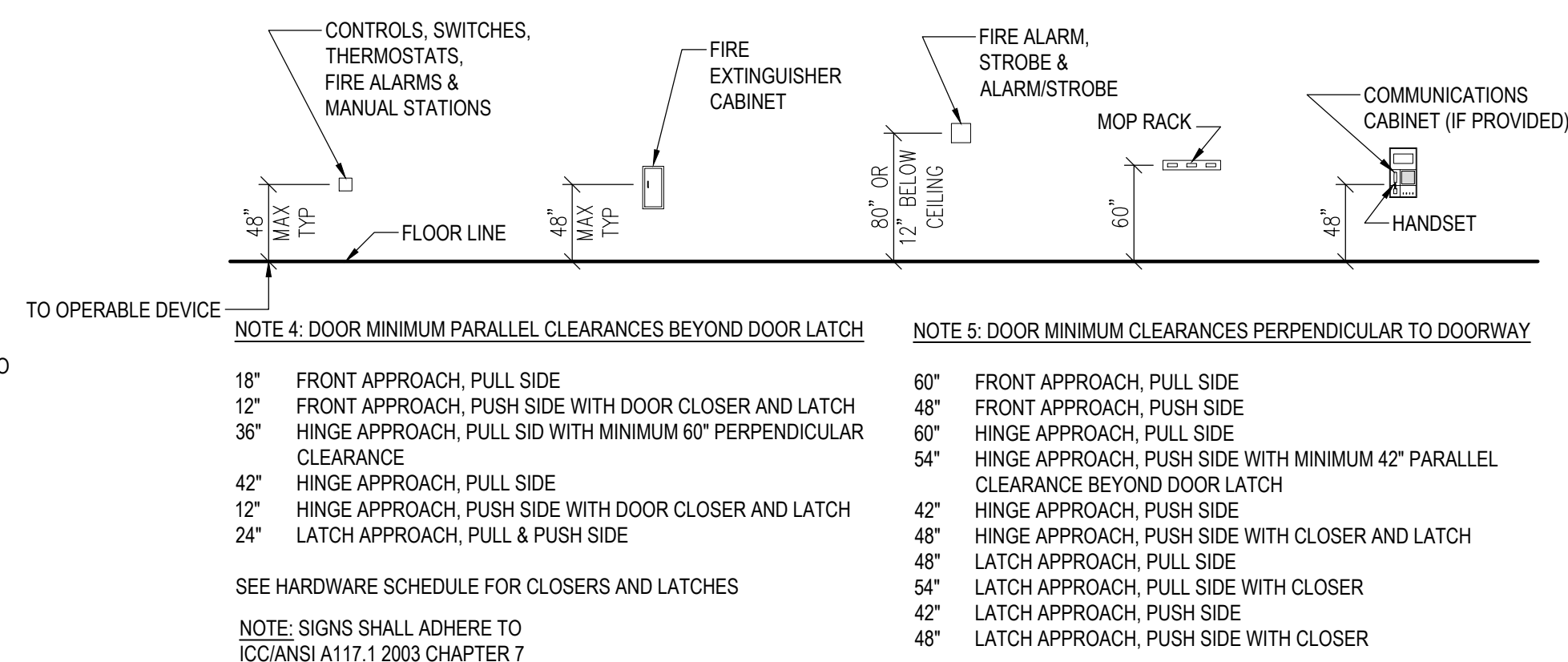
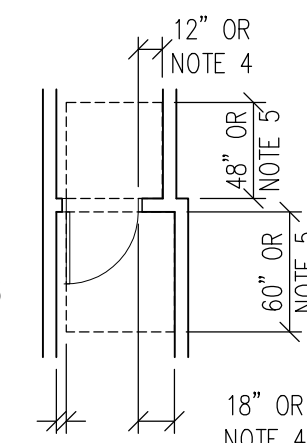
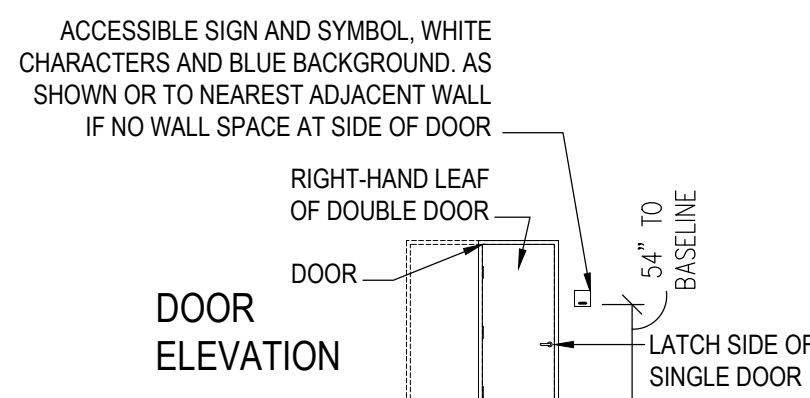
NOTE 2: URINAL MOUNTING HEIGHTS
24" STANDARD TO RIM
17" MAXIMUM TO RIM FOR ACCESSIBILITY

NOTE 3: DRINKING FOUNTAIN HEIGHTS

38"	MINIMUM TO 43" MAXIMUM STANDARD TO SPOUT OUTLET
36"	MAXIMUM TO SPOUT OUTLET FOR ACCESSIBILITY



MISCELLANEOUS FIXTURES

DOOR PLAN
MANUAL
SWING DOORSDOOR
ELEVATION

PRELIMINARY
NOT FOR
CONSTRUCTION

ATKINS

Atkins Technology Center
2774 Q Avenue, Richland, WA 99354
GENERAL NOTES

GENERAL

REVISIONS:

DATE: 8/29/2022
JOB NO.: 21-0218
DRAWN BY: BB

G1.1



PRELIMINARY
NOT FOR
CONSTRUCTION

ATKINS
Atkins Technology Center
2774 Q Avenue, Richland, WA 99354
EXTERIOR RENDERING VIEWING SW

REVISIONS:

NO.	DESCRIPTION	DATE

DATE: 8/29/2022
JOB NO.: 21-0218
DRAWN BY: BB



EXTERIOR RENDERING VIEWING NW
SCALE: N.T.S.

PRELIMINARY
NOT FOR
CONSTRUCTION

ATKINS
Atkins Technology Center
2774 Q Avenue, Richland, WA 99354
EXTERIOR RENDERING VIEWING NW

REVISIONS:

DATE:	8/29/2022
JOB NO.:	21-0218
DRAWN BY:	BB

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INTERIOR RENDERING VIEWING SW
SCALE: N.T.S.

PRELIMINARY
NOT FOR
CONSTRUCTION

ATKINS
Atkins Technology Center
2774 Q Avenue, Richland, WA 99354
INTERIOR RENDERING VIEWING SW

REVISIONS:

DATE:	8/29/2022
JOB NO.:	21-0218
DRAWN BY:	BB



INTERIOR RENDERING VIEWING SE
SCALE: N.T.S.

PRELIMINARY
NOT FOR
CONSTRUCTION

ATKINS
Atkins Technology Center
2774 Q Avenue, Richland, WA 99354
INTERIOR RENDERING VIEWING SE

REVISIONS:

DATE: 8/29/2022
JOB NO.: 21-0218
DRAWN BY: BB

REVISIONS:

DATE:	8/29/2022
JOB NO.:	21-0218
DRAWN BY:	BB

AS1.1



PRELIMINARY ARCHITECTURAL SITE PLAN

SCALE: 1" = 60'-0"

NORTH

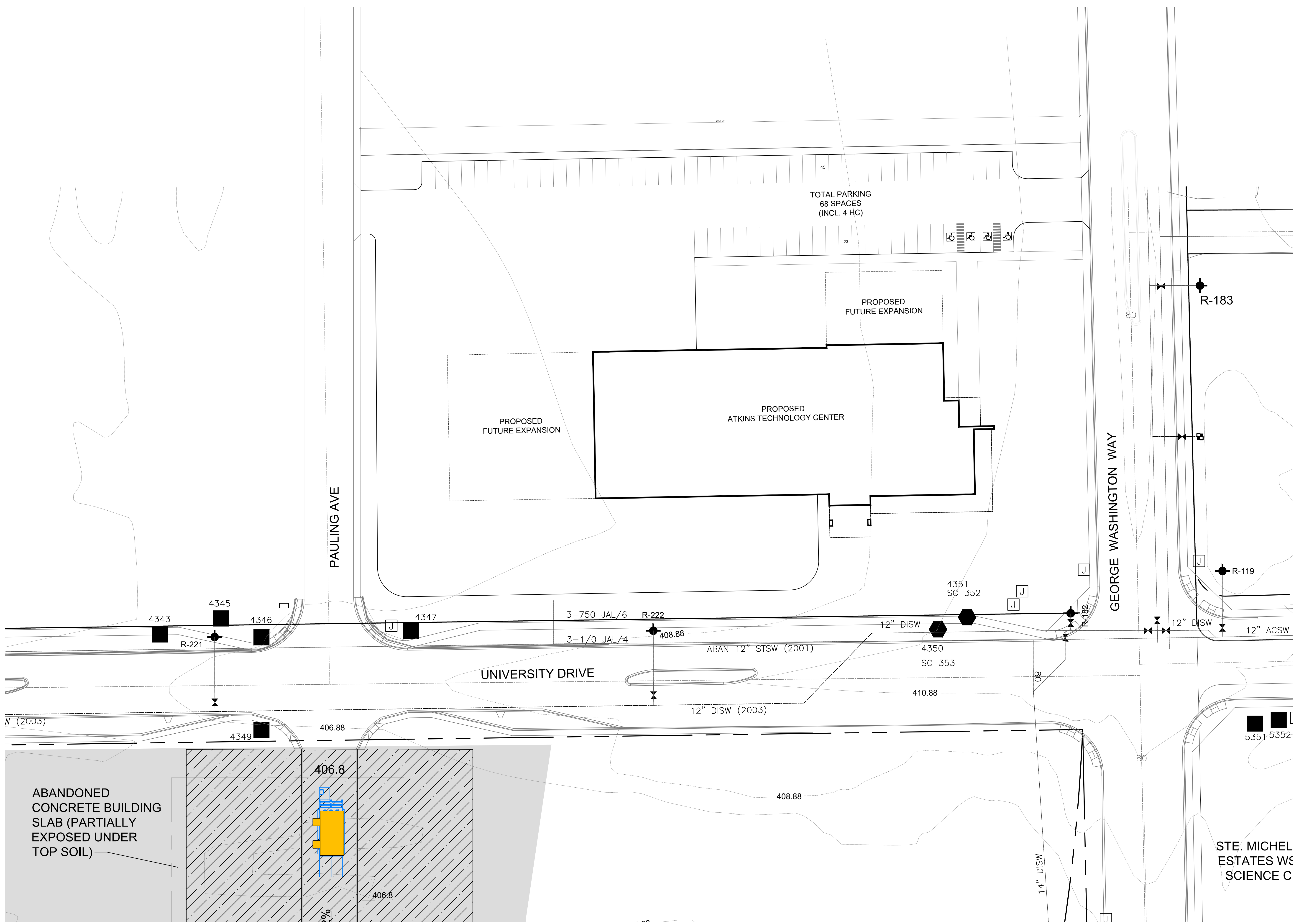
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CONSTRUCTION

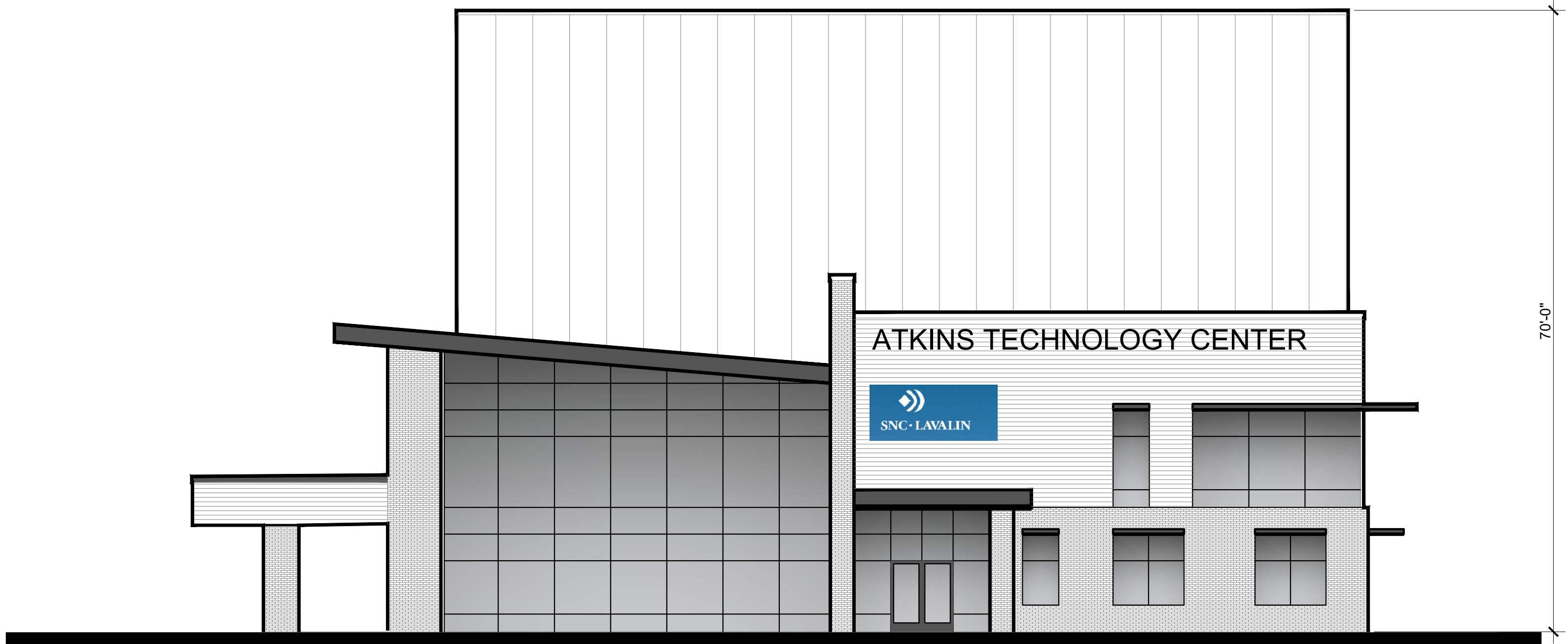
ATKINS
Atkins Technology Center
2774 Q Avenue, Richland, WA 99354
PRELIMINARY ARCHITECTURAL SITE PLAN

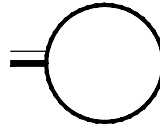
REVISIONS:

DATE:	8/29/2022
JOB NO.:	21-0218
DRAWN BY:	BB

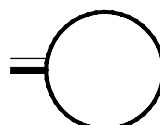
AS1.2





 EAST ELEVATION
SCALE: 3/32" = 1'-0"



 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

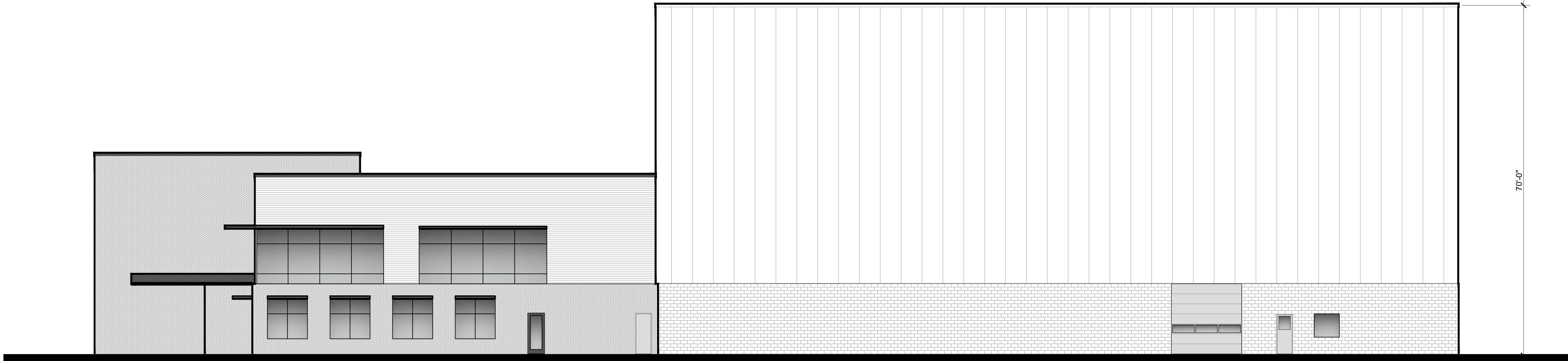
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NOT FOR
CONSTRUCTION

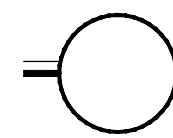
ATKINS
Atkins Technology Center
2774 Q Avenue, Richland, WA 99354
PRELIMINARY EXTERIOR ELEVATIONS

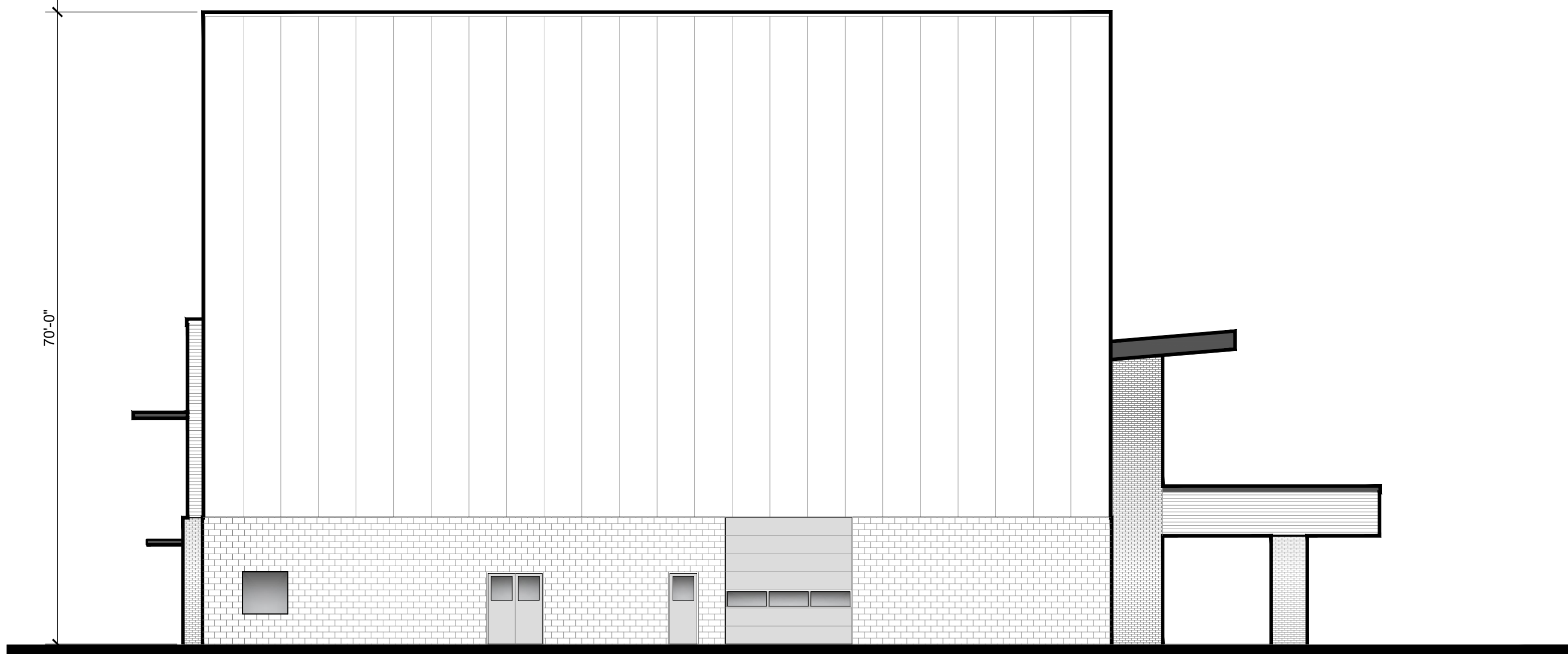
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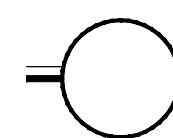
NO.	DESCRIPTION	DATE

DATE: 8/29/2022
JOB NO.: 21-0218
DRAWN BY: BB



 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



 WEST ELEVATION
SCALE: 3/32" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

ATKINS
Atkins Technology Center
2774 Q Avenue, Richland, WA 99354
PRELIMINARY EXTERIOR ELEVATIONS

REVISIONS:	

DATE:	8/29/2022
JOB NO.:	21-0218
DRAWN BY:	BB

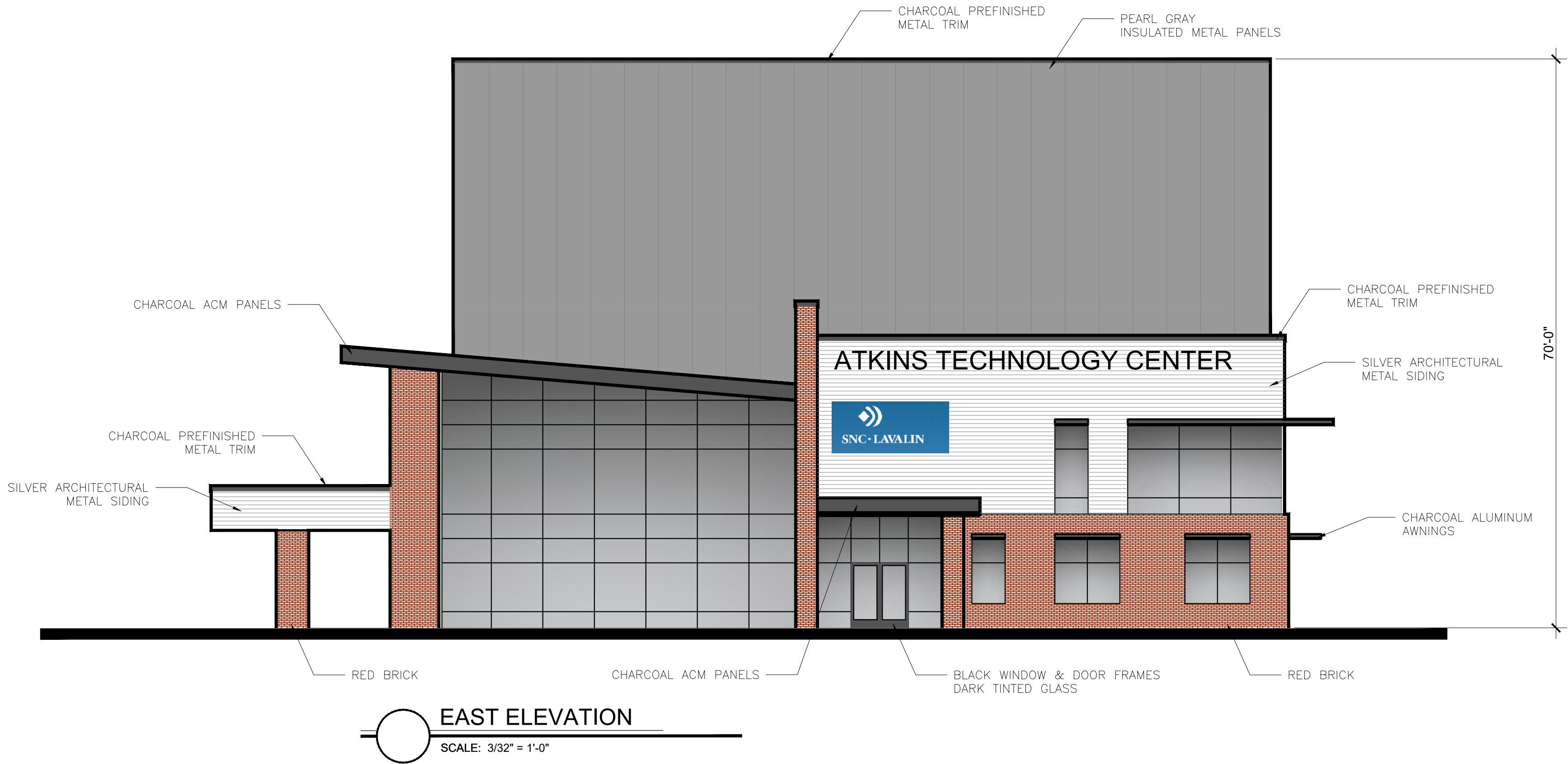
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NOT FOR
CONSTRUCTION

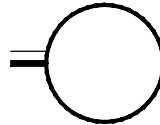
ATKINS
Atkins Technology Center
2774 Q Avenue, Richland, WA 99354
PRELIMINARY EXTERIOR ELEVATIONS COLOR

REVISIONS:	

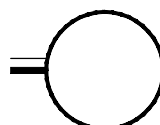
DATE:	8/29/2022
JOB NO.:	21-0218
DRAWN BY:	BB

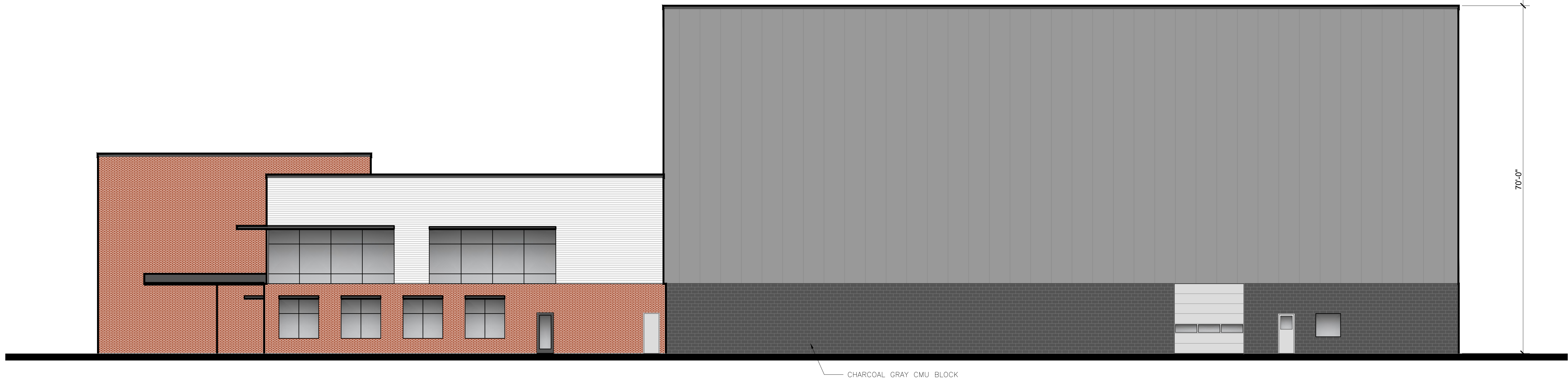
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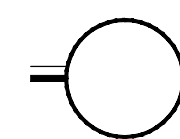


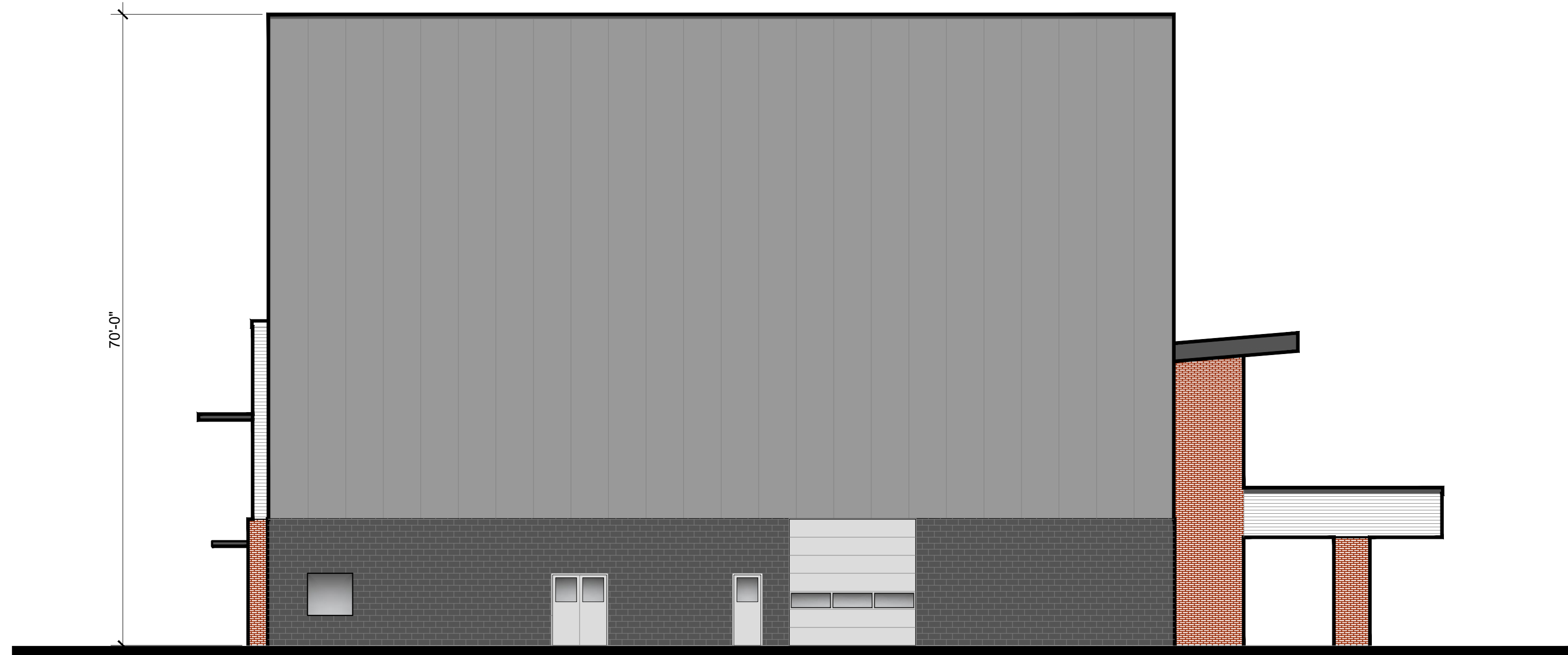
 **EAST ELEVATION**
SCALE: 3/32" = 1'-0"

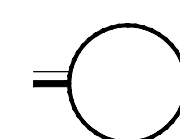


 **SOUTH ELEVATION**
SCALE: 3/32" = 1'-0"



 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



 WEST ELEVATION
SCALE: 3/32" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

ATKINS
Atkins Technology Center
2774 Q Avenue, Richland, WA 99354
PRELIMINARY EXTERIOR ELEVATIONS COLOR

REVISIONS:	

DATE: 8/29/2022
JOB NO.: 21-0218
DRAWN BY: BB

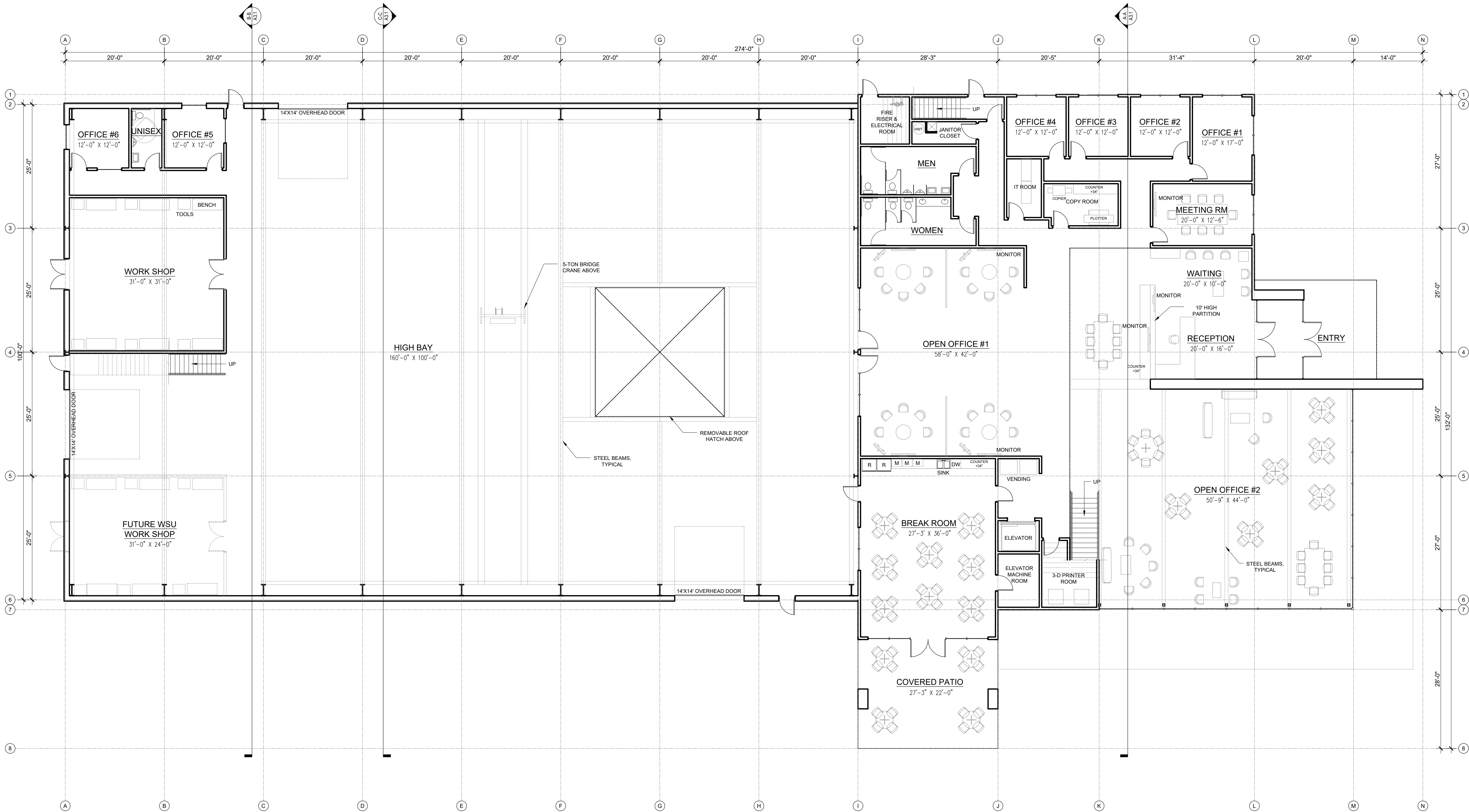
PRELIMINARY
NOT FOR
CONSTRUCTION

ATKINS
Atkins Technology Center
2774 Q Avenue, Richland, WA 99354
PRELIMINARY FIRST LEVEL FLOOR PLAN

REVISIONS:

DATE: 8/29/2022
JOB NO.: 21-0218
DRAWN BY: BB

A2.1



FIRST LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"



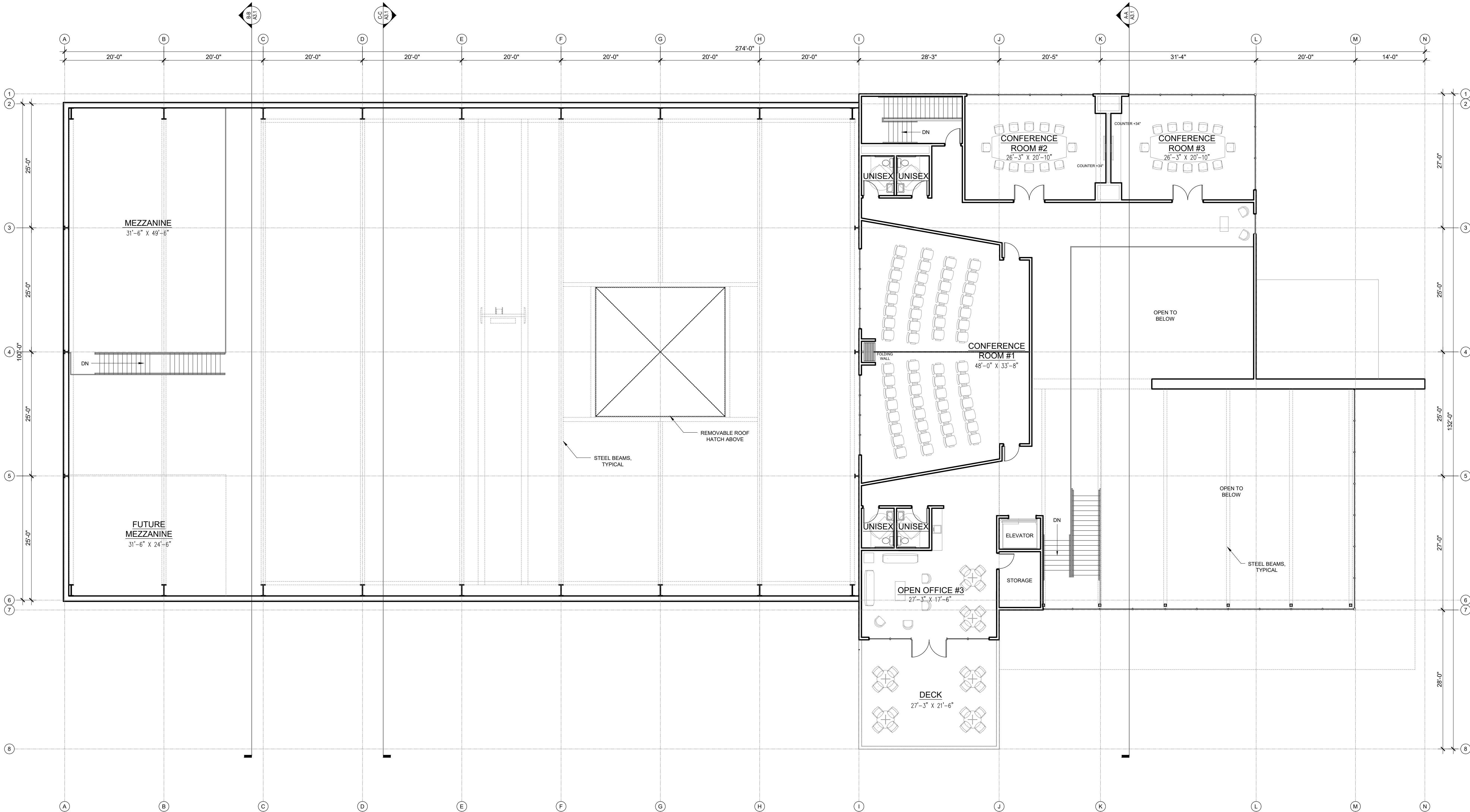
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NOT FOR
CONSTRUCTION

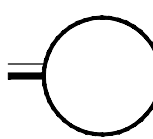
ATKINS
Atkins Technology Center
2774 Q Avenue, Richland, WA 99354
PRELIMINARY SECOND LEVEL FLOOR PLAN

REVISIONS:

DATE: 8/29/2022
JOB NO.: 21-0218
DRAWN BY: BB

A2.2



 **SECOND LEVEL FLOOR PLAN**
SCALE: 3/32" = 1'-0"



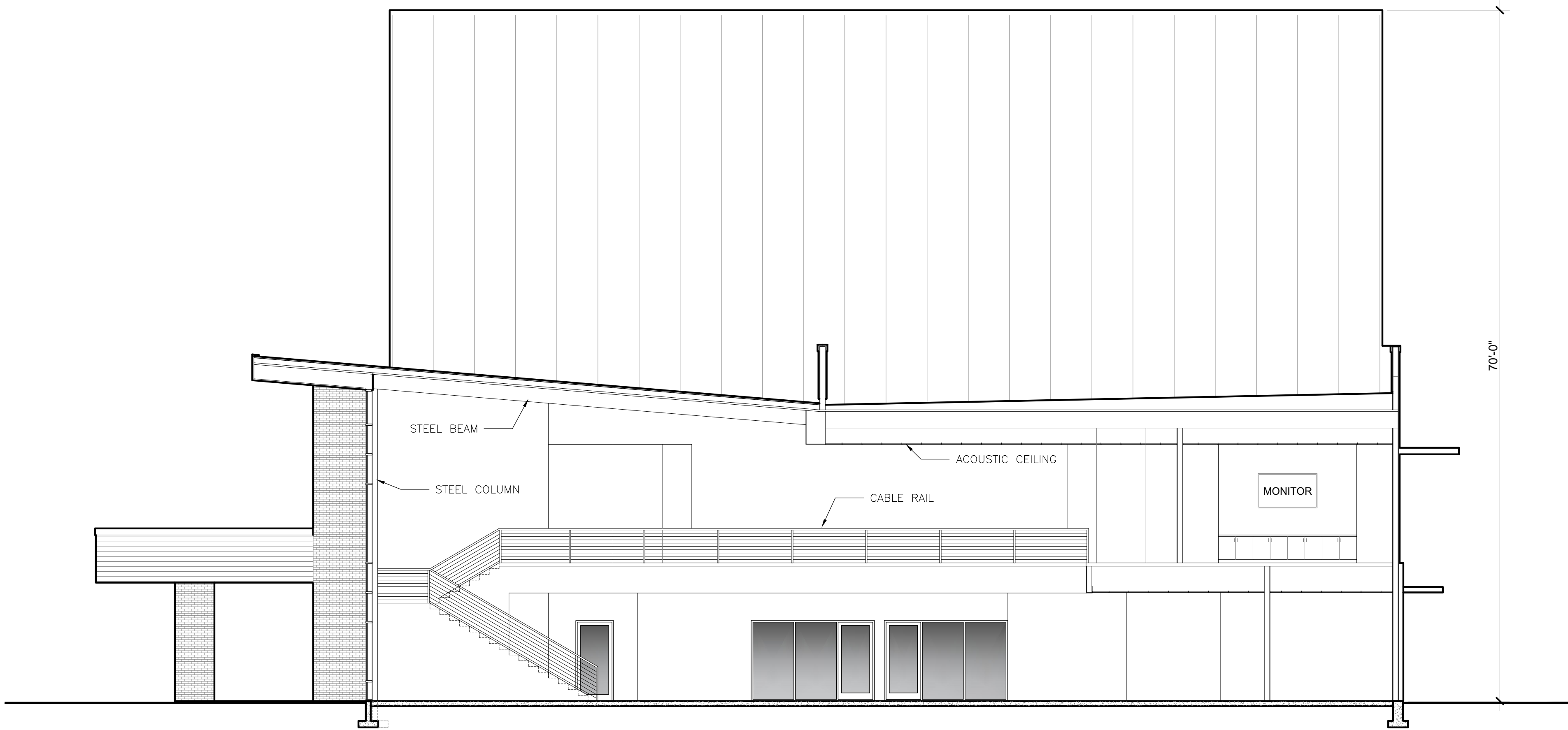
PRELIMINARY
NOT FOR
CONSTRUCTION

ATKINS
Atkins Technology Center
2774 Q Avenue, Richland, WA 99354
BUILDING SECTIONS

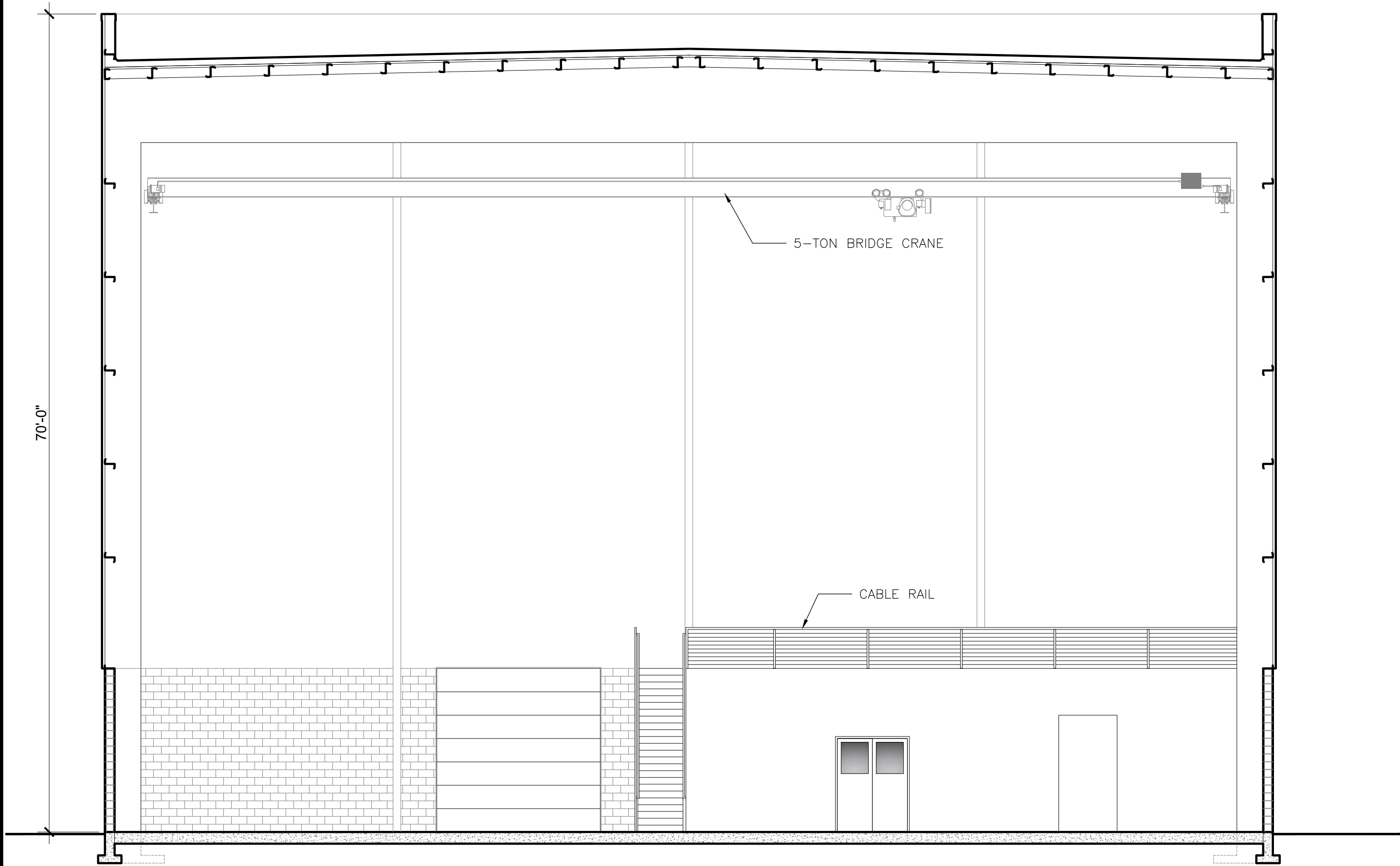
REVISIONS:

DATE: 8/29/2022
JOB NO.: 21-0218
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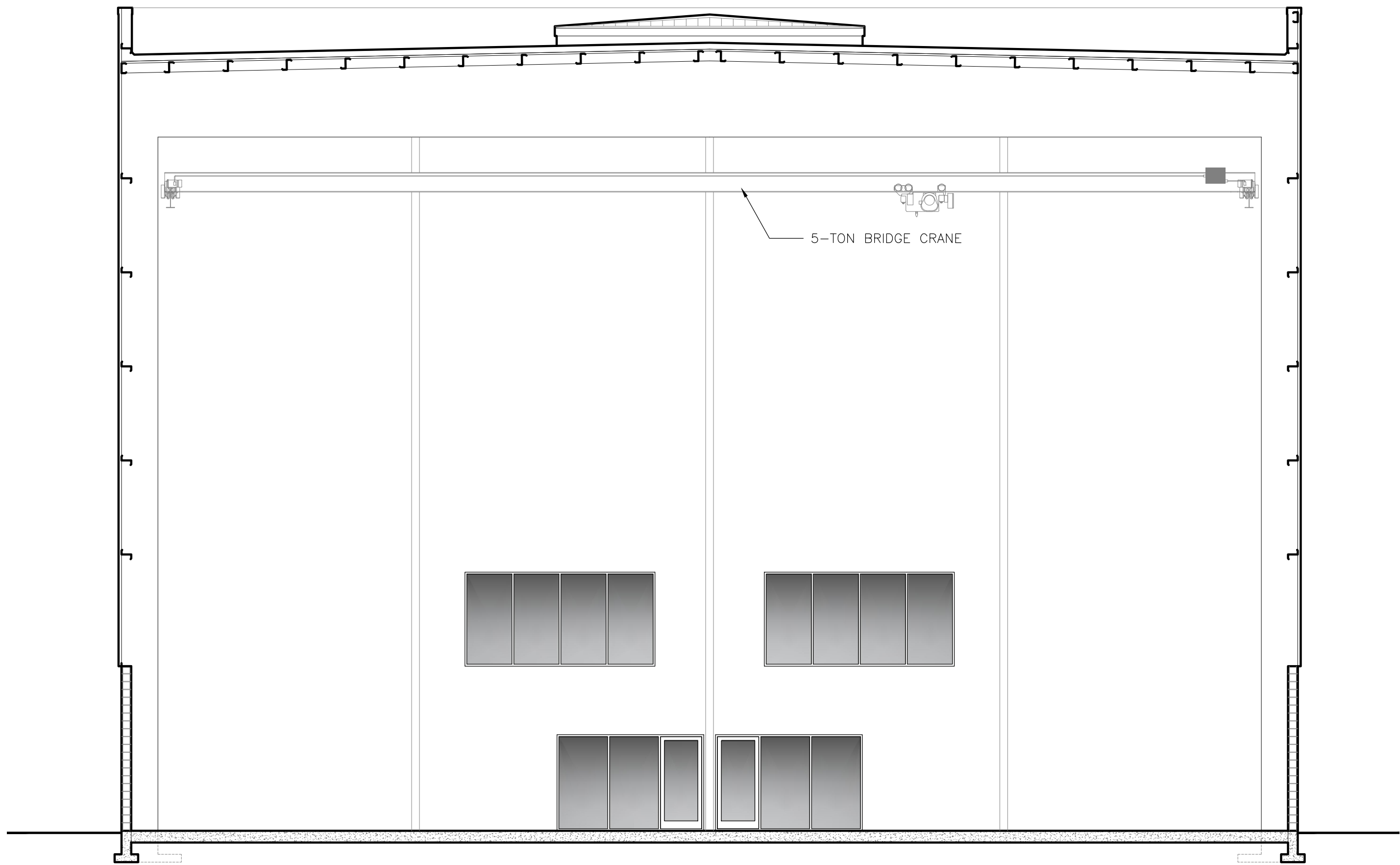
A3.1



SECTION A-A
SCALE: 1/8" = 1'-0"



SECTION B-B
SCALE: 1/8" = 1'-0"



SECTION C-C
SCALE: 1/8" = 1'-0"

Looking East

Columbia River



Looking Northeast

Site



Looking South

Site



Looking West





Image Landsat / Copernicus

Google Earth

Chapter 23.28

BUSINESS ZONING DISTRICTS

Sections:

- 23.28.010 Purpose of business use districts.
- 23.28.020 Business performance standards and special requirements.
- 23.28.025 Enforcement of performance standards.
- 23.28.030 Business use districts permitted land uses.
- 23.28.040 Site requirements for business use districts.
- 23.28.050 Parking standards for business use districts.
- 23.28.060 Landscaping requirements.

23.28.010 Purpose of business use districts.

A. The business research park use zoning classification (B-RP) is intended to provide locations for a range of business research and business park uses, including office and administrative uses, designed to be conducted wholly within enclosed buildings. It is also a purpose of this zoning classification to protect a portion of the existing industrial land base for research park facility development, which provides high-technology employment opportunities. Light manufacturing uses that complement the business park or research park use that are free from offense in the form of odor, dust, gas, fumes, smoke, soot, heat, glare, explosions, liquids, waste, noise, vibrations, and disturbances in this use district may be permitted if pertinent to the primary use. The business research park zoning classification provides opportunities for employment in modern, attractive buildings on well-landscaped sites which may be close to residential areas, thereby resulting in a reduction of travel time to and from work. Campus type developments that include several buildings with a mix of uses that are related to the primary businesses are encouraged. This zoning classification is intended to be applied to those portions of the city that are designated business research park under the city of Richland comprehensive plan.

B. The business and commerce use zoning classification (B-C) is intended to provide locations for a range of business and commerce uses, in a business park setting, where such uses are in close proximity to residential lands. It is also a purpose of this zoning classification to place appropriate use limitations and restrictions on business and commerce uses to ensure the protection of nearby residential uses. Areas of restriction include such items as increased building setbacks, stringent landscaping standards, restrictions on outdoor storage, architectural controls, outdoor lighting standards and access controls. The business and commerce zoning classification provides opportunities for employment in modern, attractive buildings on well-landscaped sites which may be close to residential areas, thereby resulting in a reduction of travel time to and from work. Developments that include several businesses with integrated building architecture, landscaping, and infrastructure are encouraged. This zoning classification is intended to be applied to some portions of the city that are designated industrial under the city of Richland comprehensive plan. [Ord. 28-05 § 1.02].

23.28.020 Business performance standards and special requirements.

A. B-RP Business Research. It is the intent of this section that:

1. Uses shall be conducted entirely within enclosed buildings;
2. On- and off-site hazardous waste treatment and storage facilities shall be located a minimum of 300 feet from surface water, residential zones and public gathering places;
3. Public pedestrian access around and through a site is encouraged and should include clearly marked travel pathways from the public street, through parking areas, to primary building entries;
4. Development of a trail system through landscaped areas is encouraged and should, where possible, connect to trail systems on adjacent sites; and
5. No more than 15 percent of the total number of acres in the B-RP zone or within a specific business park shall be developed with commercial uses. The applicant proposing a commercial use shall identify the properties that he/she is relying on to comply with this requirement. In the event that the applicant is relying

upon property(ies) that are not under the ownership of the applicant, then the applicant shall submit a written statement to the city signed by the affected property owners consenting to the application for a commercial use.

B. B-RP Residential, Day Care and Preschool Standards.

1. Residential development is permitted in the B-RP zone at an average density of eight dwellings per acre within a business park. Average density shall be determined by a calculation of the total land area (in acres) within a business park that are both developed and proposed for development with residential uses divided by the total number of dwelling units that are both developed and proposed for development. Any residential development approved through a special use permit must maintain a minimum density of six dwelling units per acre. Construction of residential units shall proceed as identified or conditioned in a special use permit approved by the Richland hearing examiner;

2. Detached single-family dwellings are prohibited unless:

- a. Detached single-family dwellings are part of a residential development as approved through the special use permit process, in which no more than 25 percent of the total number of dwelling units approved through the special use permit are detached single-family dwellings; and
- b. Detached single-family dwellings are a part of a common maintenance program, such as a homeowners' association, with attached conditions, covenants and restrictions to be approved by the city at the time of development and recorded by deed to run in perpetuity to the individual properties;

3. Dwelling units may be incorporated into a building occupied by a nonresidential use;

4. No more than 20 percent of the total number of acres in the B-RP zone or within a specific business park or master planned area shall be developed exclusively for residential uses. The applicant for a residential use project shall identify the properties that he/she is relying upon to comply with this requirement. In the event that the applicant is relying upon property(ies) that are not under the ownership of the applicant, then the applicant shall submit a written statement from the affected property owners consenting to the application for an exclusive residential use;

5. No site developed exclusively for residential uses shall exceed 10 acres in area;

6. No parcel or parcels of property developed exclusively for residential uses shall be contiguous to any other parcel or parcels of property developed exclusively for residential uses, if the combined total of all contiguous parcels developed exclusively for residential uses exceeds 20 acres in area;

7. Mixed use buildings that contain permitted uses (as identified in RMC 23.28.030) on the main floor of the building and residential uses on the upper floors of the building are permitted without regard to subsections (B)(4) through (6) of this section. All other provisions regulating the placement of residential uses in the B-RP zone shall apply;

8. Day care and preschool uses are permitted without regard to subsections (B)(4) through (6) of this section. All other provisions regulating the placement of day care and preschool uses in the B-RP zone shall apply;

9. Residential projects in the B-RP zone shall include provisions to connect with permitted uses in the zone which have the effect of minimizing the need for automotive commutes. Such connections may include shared open space, pedestrian trails, computer and/or communication links between buildings, or other similar features. Residential projects should also be designed to be compatible with the architectural character of existing, adjacent business parks;

10. Parking for residential structures shall be required in addition to any requirement for other permitted uses on the site; and

11. The applicant shall ensure that an emergency response plan is prepared by Benton County emergency services and that such emergency response plan is implemented prior to or simultaneously with the issuance of a certificate of occupancy for a project.

a. Prior to the submittal of a special use permit, the applicant shall consult with Benton County emergency services to determine the following:

i. The specific hazards to residential, day care and/or preschool populations that exist in the vicinity of the project site resulting from existing industrial land uses in the general area. Such hazards shall be determined and assessed through the review of risk management hazard plans that are on file with Benton County emergency services;

ii. The parameters of the emergency services plan that are necessary to support the proposal. Such plan will at a minimum address the following:

(A) Provisions for emergency notification;

(B) Identification of evacuation routes;

(C) Identification of special populations that may reside or be located within the proposed project (small children, seniors, individuals with mobility restrictions, etc.) for identification of specific provisions to address the safety of these special populations;

iii. Identification of any plans for sheltering residential populations during an emergency event and any specific building or site design features to be incorporated into the project to mitigate potential hazards created by nearby industrial facilities; and

iv. Identification of plans to inform the future residents of the residential project of the specific emergency notification procedures and actions that would be taken during an emergency event.

b. Following completion of the consultation process, the applicant shall obtain a written statement from Benton County emergency services that either:

i. Indicates that the proposed project site is located outside of any known hazard area which represents a threat to residential, day care or preschool populations as identified in the risk management plans on file with Benton County emergency services and that the requirement for a specific emergency response plan is waived; or

ii. Identifies the known hazards to residential, day care or preschool populations that are known to exist in or near the project site. Such report shall identify the specific mitigation measures that will be included in the emergency response plan. The applicant shall sign a statement acknowledging and agreeing to the mitigation measures included in the emergency response plan.

iii. The applicant is required to provide any information requested by Benton County emergency services for the preparation of an emergency response plan.

C. B-C Business Commerce. It is the intent of this section that:

1. Uses shall be conducted primarily within enclosed buildings.

2. On-site hazardous waste treatment and storage facilities shall be located a minimum of 300 feet from surface water, residential zones and public gathering places.

3. Development of a trail system through landscaped areas is encouraged and should, where possible, connect to adjoining trail systems and public sidewalks.

4. Uses shall not inflict upon the surrounding properties smoke, dirt, glare, vibrations, or noise beyond the maximum permissible levels hereby established:

a. Vibration. Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any point on or beyond any lot line of the property on which the use is located.

b. Toxic and Noxious Gases. No emission which would be demonstrably injurious to human health, animals or plant life common to the region, on the ground at or beyond any lot line on which the use is located will be permitted. Where such emission could be produced as a result of accident or equipment malfunction, adequate safeguards standard for safe operation in the industry involved shall be taken. This shall not be construed to prohibit spraying of pesticides on public or private property in accordance with state regulations as set forth in WAC Title 173, as codified or as hereinafter amended.

c. Heat, Glare and Humidity (Steam). In the B-C district any activity producing humidity in the form of steam or moist air, or producing heat or glare shall be carried on in such a manner that the heat, glare or humidity is not perceptible at any lot line on which the use is located. Building materials with high light reflective qualities shall not be used in the construction of buildings in such a manner that reflected sunlight will throw intense glare on areas surrounding the B-C district. Artificial lighting shall be hooded or shaded so that direct light of high intensity lamps will not result in glare when viewed from areas surrounding the B-C district.

d. Fire and Explosive Hazards. The storage, manufacture, use, or processing of flammable liquids or materials which produce flammable or explosive vapors or gases shall be permitted in accordance with the regulations of the fire prevention code and the building code of the city of Richland as set forth in the International Building Code and International Fire Code as adopted by the city of Richland or as hereinafter amended.

5. Wherever the B-C zone is applied to any property or properties, there shall be site design standards put in place that shall regulate the appearance of buildings within the B-C district. This requirement for site design standards shall be met in one of the following ways:

a. The property or properties that are part of the B-C zone shall also be subject to the standards set forth in subsection (D) of this section; or

b. The property or properties that are part of the B-C zone shall be subject to private conditions, covenants, and restrictions as proposed by applicants for a zone change proposal. Said conditions, covenants and restrictions shall include site design standards that are deemed appropriate for the intended character, appearance and physical characteristics of the property or properties that are a part of the B-C zone and the immediate vicinity. Such conditions, covenants, and restrictions shall be recorded at the time the zone change ordinance is approved and shall be binding on all new development that occurs on the property or properties that are a part of the B-C zone. Such conditions, covenants, and restrictions shall not be amended without the approval of the city of Richland.

D. B-C Site Design Standards. The following standards apply to the design of buildings within the B-C zone:

1. Building Design.

a. Wall planes shall not run in one continuous direction for more than 60 feet without an offset or setback in the building face, unless the building face contains windows, alcoves, canopies, cornices, cupolas, or similar architectural features.

b. At least 25 percent of the wall area fronting on a street should be occupied with windows, alcoves, canopies, cornices, cupolas, or similar architectural features.

c. Large buildings should have height variations to give the appearance of distinct elements.

d. Rooftop or outdoor mechanical equipment shall be fully screened from public view in a manner which is architecturally integrated with the structure. Screening shall be constructed to a finished standard using materials and finishes consistent with the rest of the building.

e. Roof-mounted equipment should be painted a compatible color with the roof screen.

f. Exterior building colors should be subdued. Primary colors or other bright colors should generally be used only as accents to enliven the architecture.

- g. Reflective glass is not permitted for glazing.
- h. Buildings whose exterior surfaces are more than 50 percent comprised of metal, excluding roof surfaces, are not permitted.

2. Loading and Service Areas.

- a. Truck docks and loading areas shall not be permitted on the side of the building that faces or abuts a public street.
- b. Refuse areas and service areas shall be screened from view of the public street.

3. Site Lighting.

- a. Lighting should be used to provide reasonable illumination for the security and safety of on-site areas such as parking, loading, shipping, and pathways.
- b. Lighting shall be designed to minimize glare or objectionable effects to adjacent properties.
- c. Site lighting poles shall not exceed 20 feet in height and shall direct the light downward.
- d. Lighting sources shall be shielded from adjacent properties.

4. On-Site Utilities.

- a. All site utilities shall be placed underground.
- b. Pad mounted equipment shall be appropriately located and screened in a manner consistent with required access and safety requirements.

5. Alternative Design. In the event that a proposed building and/or site does not meet the literal standards identified in this section, a property owner may apply to the Richland planning commission for a deviation from these site design standards. The Richland planning commission shall consider said deviation and may approve any deviation based on its review and a determination that the application meets the following findings:

- a. That the proposal would result in a development that offers equivalent or superior site design than conformance with the literal standards contained in this section;
- b. The proposal addresses all applicable design standards of this section in a manner which fulfills their basic purpose and intent; and
- c. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity. [Ord. 28-05 § 1.02; Ord. 07-11 § 1.01; Ord. 55-15 § 2; Ord. 48-17 § 3].

23.28.025 Enforcement of performance standards.

It is the intent of this section that:

- A. If in the opinion of the administrative officials a violation of the performance standards in RMC 23.28.020 has occurred, the administrative official shall send a written notice of the violation to the owners of the property and the manager of the operation involved by certified mail. The manager or responsible person shall have 30 days to correct the violation, unless in the opinion of the administrative official there is imminent peril to the life and property of persons adjacent to the alleged violation, in which case the violation shall be corrected immediately.
- B. Where determinations of violation can be made by the administrative official using equipment normally available to the city or obtainable without extraordinary expense, such determination shall be so made before notice of violation is issued.

C. Where technical complexity or extraordinary expense make it unreasonable for the city to maintain the personnel or equipment necessary to make the determination of violation, then the city shall call in properly qualified experts to make the determination. If expert findings indicate a violation of the performance standards, the costs of the determination shall be assessed against the properties or persons responsible for the violation in addition to the other penalties prescribed by this title. If no violation is found, cost of the determination shall be paid entirely by the city. [Ord. 28-05 § 1.02].

23.28.030 Business use districts permitted land uses.

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter 23.46 RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	B-RP	B-C
Automotive, Marine and Heavy Equipment Uses		
Automotive Repair – Major		P
Automotive Repair – Minor		P
Automotive Repair – Specialty Shop		P
Automobile Service Station	P	p ¹⁴
Bottling Plants	P	P
Car Wash – Automatic or Self-Service		p ¹
Fuel Station/Mini Mart	P	p ¹⁴
Business and Personal Services		
Automatic Teller Machines	P	P
General Service Businesses	P	P
Health/Fitness Facility	P	P
Health/Fitness Center	P	P
Laundry/Dry Cleaning, Retail	P	P
Mini-Warehouse	p ^{2,16}	p ²
Mailing Service	P	P
Personal Loan Business	P	P
Personal Services Businesses	P	P

Land Use	B-RP	B-C
Photo Processing, Copying and Printing Services	P	P
Telemarketing Services	S	P
Video Rental Store	P	P
Food Service		
Cafeterias	A	A
Delicatessen	A	A
Drinking Establishments	P	P
Portable Food Vendors	p ³	p ³
Restaurants/Drive-Through	A ⁴	A ⁴
Restaurants/Lounge	P	P
Restaurants/Sit Down	P	P
Restaurants/Take Out	P	P
Restaurants with Entertainment/Dancing Facilities	P	P
Vehicle-Based Food Service	p ¹⁵	p ¹⁵
Industrial/Manufacturing Uses		
Light Manufacturing Uses	P	P
Research, Development and Testing Facilities	P	P
Warehousing, Storage and Distribution		A
Wholesale Facilities and Operations		P
Office Uses		
Financial Institutions	P	P
Medical, Dental and Other Clinics	P	P
Newspaper Offices and Printing Works		P
Office – Consulting Services	P	P
Office – Corporate	P	P
Office – General	P	P
Office – Research and Development	P	P
Radio and Television Studios		P
Schools, Commercial	P	P
Schools, Trade	P	P
Travel Agencies	P	P
Public/Quasi-Public Uses		
Alternative Schools		p ⁵

Land Use	B-RP	B-C
Churches		p ⁶
Clubs or Fraternal Societies		p ⁶
Cultural Institutions		p ⁶
General Park Operations and Maintenance Activities	P	P
Passive Open Space Use	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	p ⁷	p ⁷
Public Agency Buildings	p ⁷	p ⁷
Public Agency Facilities	p ⁷	p ⁷
Public Parks	P	P
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P
Trail Head Facilities	P	P
Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use	P	P
Residential Uses		
Accessory Dwelling Unit	A	A
Apartment, Condominium (3 or More Units)	S ⁸	
Day Care Center	S ^{8,9}	A ⁹
Designated Manufactured Home	S ^{8,10,11}	
Dormitories, Fraternities, and Sororities	S ⁸	
Dwelling, One-Family Attached	S ^{8,10,11}	
Dwelling, One-Family Detached	S ^{8,10,11}	
Dwelling, Duplex	S ⁶	
Dwelling Units for a Resident Watchman or Custodian	A	A
Hotels or Motels	S ⁸	P
Nursing or Rest Home		P
Temporary Residence	p ^{8,10}	p ¹⁰
Retail Uses		
Parking Lot or Structure	P	P
Department Stores		P
Specialty Retail Stores	P	P
Miscellaneous Uses		
Bus Terminal	P	P
Bus Transfer Station	P	P
Community Festivals and Street Fairs	P	P

Land Use	B-RP	B-C
Convention Center	P	P
Farming of Land	P	P
Macro-Antennas	P	P
Monopole	p ¹²	S ¹²
Outdoor Storage	p ¹³	p ¹³
Storage in an Enclosed Building	P	P

1. RMC 23.42.270
 2. RMC 23.42.170
 3. RMC 23.42.185
 4. RMC 23.42.047
 5. RMC 23.42.260
 6. RMC 23.42.050
 7. RMC 23.42.200
 8. RMC 23.28.020(B)
 9. RMC 23.42.080
 10. RMC 23.42.110
 11. RMC 23.18.025
 12. Chapter 23.62 RMC
 13. RMC 23.42.180
 14. Permitted when located adjacent to a principal or minor arterial street as identified in Chapter 12.02 RMC, Street Functional Classification Plan.
 15. RMC 23.42.325
 16. Building design of mini-warehouses within the B-RP district shall conform to the following requirements: (a) Exterior building colors should be subdued. Primary colors or other bright colors should generally be used only as accents to enliven the architecture; (b) Exterior building surfaces shall be comprised of a mixture of building materials. Exterior wall surfaces shall not be primarily comprised of metal siding; (c) No more than five percent of the total land area within the B-RP district shall be devoted to mini-warehouse uses; (d) Mini-warehouses shall be enclosed on all sides with a solid concrete or masonry wall at least eight feet in height.
- [Ord. 28-05 § 1.02; Ord. 28-07; Ord. 07-11 § 1.02; Ord. 23-11 § 1.01; Ord. 43-17 § 1; Ord. 48-17 § 4; Ord. 07-19 § 8; Ord. 2022-01 § 1].

23.28.040 Site requirements for business use districts.

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. The number appearing in the box at the intersection of the column and row represents the dimensional standard that applies to that zoning district.

Standard	B-RP	B-C
Minimum Lot Area	None	None
Maximum Site Area (in acres)	Varies ¹	None
Minimum Density – Dwelling units/acre	6 units per acre	N/A
Average Density – Dwelling units/acre	8 units per acre	N/A
Minimum Front Yard Setback	Varies ²	Varies ³
Minimum Side Yard Setback	Varies ⁴	Varies ³
Minimum Rear Yard Setback	20 feet ⁵	Varies ³
Maximum Building Height – Main Building	55 feet ⁶	45 feet ⁷

1. Retail and service uses shall be clustered on sites no larger than five acres in size. Sites devoted exclusively to residential uses shall be located on sites no larger than 10 acres in size. Other permitted uses do not have a maximum site area.
2. The front yard setback area shall be landscaped. The front yard setback for all uses except residential uses shall be 25 feet. Residential uses shall maintain the following front yard setbacks:
 - a. Front yard to living area and/or side of garage: 10 feet.
 - b. Front yard to garage door: 20 feet.
 - c. Front yard to covered porch and/or deck: 10 feet.
3. The following minimum setbacks shall apply in the B-C zoning district:
 - a. Wherever a B-C zoned property abuts any property or properties that are a part of any PPF, SAG, R-1-12, R-1-10, R-2, R-2S, R-3 or residential PUD, a minimum building setback of 50 feet shall be provided, except that whenever a B-C zoned property abuts any property that is designated as single-family residential overlay within the Island View subarea plan, setbacks as set forth in subsection (c) of this footnote shall apply.
 - b. Where property lines of a parcel in the B-C district are not adjacent to properties located in other zoning districts, or are adjacent to a public right-of-way or to M-2, I-M, B-RP, or C-3 zoned properties, the following minimum yard requirements shall apply:
 - i. Front yard – 20 feet.
 - ii. Side yard – zero feet.
 - iii. Rear yard – zero feet.
 - c. Wherever a B-C zoned property abuts any property or properties that are part of a C-1, C-2, C-LB, CBD, WF or AG zones or wherever a B-C zoned property abuts any property that is designated as single-family residential overlay within the Island View subarea plan, the following minimum yard requirements shall apply:
 - i. Front yard – 20 feet.
 - ii. Side yard – 10 feet.
 - iii. Rear yard – 10 feet.
4. The side yard setback for all uses except commercial and residential uses is 20 feet. The side yard setback for multiple-family dwelling units is one foot of side yard per three feet of building height. The side yard setbacks for single-family detached dwelling units and an unattached side of attached dwelling units shall be five feet. The side yard setback for commercial uses is 20 feet when the adjoining property is developed with noncommercial uses and zero feet when the adjoining property is developed with commercial uses or a parking lot.
5. The rear yard setback for all uses except residential uses shall be 20 feet, except when commercial uses adjoin property that is developed with other commercial uses or a parking lot, then the rear yard setback shall be zero feet. Residential uses shall have a minimum rear yard setback of 10 feet.
6. Maximum Building Height. No building in a B-RP district shall exceed 55 feet in height. The planning commission may authorize an increase in building height to a maximum height of 100 feet, based upon a review of the structure and a finding that the proposed building is aesthetically pleasing in relation to buildings and other features in the vicinity and that the building is located at sufficient distance from the Columbia River to avoid creating a visual barrier. Exception: Private communications facilities may exceed the height limitation.
7. No building in a B-C district shall exceed 45 feet in height. The planning commission may authorize an increase in building height to a maximum height of 55 feet, based upon a review of the structure and a finding that the proposed building is aesthetically pleasing in relation to buildings and other features in the vicinity and that the building would be situated in a fashion so as not to interfere with views from surrounding properties. Exception: Private communications facilities may exceed the height limitation.
[Ord. 28-05 § 1.02; Ord. 04-09; Ord. 20-09; amended during 2011 recodification].

23.28.050 Parking standards for business use districts.

Off-street parking space shall be provided in all industrial zones in compliance with the requirements of Chapter 23.54 RMC. [Ord. 28-05 § 1.02].

23.28.060 Landscaping requirements.

A. In the B-RP zoning district, the following minimum landscaping requirement applies: At least 25 percent of a business park shall be landscaped. Landscaped areas may incorporate pedestrian amenities such as meandering pathways or trails, street furniture such as benches, public art features or similar features. Specific parcels of property within a business park do not have to meet the required percentage of landscaping; provided, that the overall business park maintains the minimum landscaping requirement of 25 percent for all developed parcels within the park; provided further, that parking lot landscaping as required in RMC 23.54.140 and landscaping within a required front yard shall be required in all cases.

B. The following landscaping standards apply to the development of property within the B-C district.

1. All off-street parking areas designed for employee and/or customer parking shall be paved and shall meet the landscape standards set forth in RMC 23.54.140. Parking/loading dock areas designed for truck maneuvering, parking and/or loading shall meet the requirements for perimeter landscaping only. No interior landscaping for truck parking/loading areas shall be required.
2. Wherever a B-C zoned property abuts any property or properties that are a part of any PPF, SAG, R-1-12, R-1-10, R-2, R-2S, R-3 or residential PUD zone, a landscape buffer strip a minimum of 25 feet in width shall be provided, except that B-C zoned property that abuts any property or properties that are designated as single-family residential overlay within the Island View subarea plan shall be exempt from this requirement.

Perimeter landscape strips required for off-street parking areas, as set forth in RMC 23.54.140, may be included within the required landscape buffer. Evergreen and deciduous trees, of which no more than 40 percent of the trees may be deciduous, shall be planted within the required landscape buffer. A minimum of five trees per 1,000 square feet of buffer area shall be required. The landscape buffer is intended as a screen, and need not completely obscure the development.

3. A landscape buffer strip a minimum of 10 feet in width shall be provided adjacent to any public right-of-way. Perimeter landscape strips required for off-street parking areas, as set forth in RMC 23.54.140, may be included within the required landscape buffer.

4. All areas not covered by buildings, paved parking areas or sidewalks or other pedestrian paths shall be landscaped.

5. All landscaped areas shall be served by an underground irrigation system or shall be provided with a readily available water supply with at least one outlet located within 150 feet of all plant material requiring irrigation.

6. All delivery truck and maintenance vehicle parking areas, all truck dock and loading areas, all refuse and service areas and all outdoor storage areas shall be screened by means of a sight-obscuring fence or sight-obscuring landscaping materials or a combination of landscaping and fencing materials that together create a six-foot-tall sight-obscuring screen. Outdoor storage shall not extend above the height of the sight-obscuring screen.

7. Landscaped areas may incorporate pedestrian amenities such as meandering pathways or trails, street furniture such as benches, public art features or similar features.

8. Wherever trees are required in landscape buffer strips, the following minimum standards shall apply: Evergreen trees shall be a minimum height of five feet at the time of planting. Deciduous trees shall be a minimum height of 10 feet at the time of planting. [Ord. 28-05 § 1.02; Ord. 20-09].