



Agenda
Board of Adjustment Meeting
Thursday, April 17, 2025
Richland City Hall ~ Council Chambers
625 Swift Boulevard

Board Members: Chair Raffa, Vice-Chair Van Hoff, and Members Booker, Bricker, and McKinley

Staff Liaison: Planning Manager Stevens

Regular Meeting - 6:00 p.m.

Welcome and Roll Call

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

1. August 15, 2024 Board of Adjustment Meeting Minutes

Public Hearing Explanation:

Unfinished Business - Public Hearing:

New Business - Public Hearing:

2. PLN-T2-2025-00012 - 466 Keene Road Major Variance from the Minimum Setback Requirements
- Kyle Hendricks, Planner

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.



BOARD OF ADJUSTMENT AGENDA ITEM COVERSHEET

Meeting Date: 4/17/2025

Agenda Category: Approval of Minutes

Prepared By: Carly Kirkpatrick, Administrative Assistant II

Subject:
August 15, 2024 Board of Adjustment Meeting Minutes

Department:
Development Services

Recommended Motion:
Move to approve the Meeting Minutes for the August 15, 2024 Board of Adjustment meeting.

Summary:
Meeting Minutes for the August 15, 2024 Board of Adjustment Meeting are attached for review and consideration.

Attachments:

1. 2024.08.15 Board of Adjustment Meeting Minutes

Fiscal Impact Summary: None.



**MINUTES
BOARD OF ADJUSTMENT MEETING
THURSDAY, AUGUST 15, 2024
City Hall – 625 Swift Boulevard – Council Chamber
6:00 p.m.**

Call to Order:

Chair Raffa called the meeting to order at 6:00 p.m.

Attendance:

Present: Chair Raffa, Vice-Chair Van Hoff and Board Member Bricker. Also, in attendance was Planning Manager Stevens, and Administrative Assistant II Kirkpatrick.

Approval of Agenda:

VICE-CHAIR VAN HOFF MOVED AND MEMBER BRICKER SECONDED THE MOTION TO APPROVE THE AGENDA. MOTION PASSED 3-0.

Approval of Minutes:

Chair Raffa presented the meeting minutes of the July 18, 2024 meeting.

VICE-CHAIR VAN HOFF MOVED AND BOARD MEMBER BRICKER SECONDED THE MOTION TO APPROVE THE MINUTES OF THE JULY 18, 2024, AS PRESENTED. MOTION PASSED 3-0.

Public Hearing:

Administrative Assistant II Kirkpatrick read the Public Hearing Explanation.

New Business

PLN-T2-2024-00004 – 507 George Washington Way Major Variance from Rear Yard Setback

Planning Manager Stevens affirmed that proper notice was given and had received no comments. He then went over the staff report giving the history and proposed changes, and why staff supports approval of variance with conditions of approval. The applicant is asking to construct a home office where an existing garage and carport are currently located with an addition of a restroom.

At the conclusion of the staff report, Chair Raffa opened the public Hearing at 6:13 p.m.

The applicants were present and got up in support of their application. The contractor was also in attendance and spoke in support of the application.

No other public testimony was given.

Chair Raffa closed public hearing at 6:15 p.m. and thanked staff for their thorough staff report and presentation.

Vice-Chair Van Hoff asked a question regarding the easement that was mentioned in the staff report. Mr. Stevens brought up the site plan and showed the easement and confirmed that it would not interfere with any structures.

BOARD MEMBER BRICKER MOVED AND VICE-CHAIR VAN HOFF SECONDED THE MOTION TO APPROVE THE VARIANCE REQUEST WITH THE CONDITIONS OF APPROVAL. MOTION PASSED 3-0.

COMMUNICATIONS:

Chair Raffa reminded members to reserve the 3rd Thursday of each month for future meetings, and that there is still one open position on the board.

ADJOURNMENT:

Chair Raffa adjourned the meeting at 6:21 p.m.

PREPARED BY:

Carly Kirkpatrick, Administrative Assistant II

APPROVED BY:

Justin Raffa, Chair



BOARD OF ADJUSTMENT AGENDA ITEM COVERSHEET

Meeting Date: 4/17/2025

Agenda Category: New Business - Public Hearing

Prepared By: Kyle Hendricks, Planner

Subject:

PLN-T2-2025-00012 - 466 Keene Road Major Variance from the Minimum Setback Requirements

Department:

Development Services

Recommended Motion:

I move that the Board of Adjustment concur with the Findings and Conclusions set forth in the staff report and approve the variance to RMC 23.22.040 authorizing the construction of a multi-tenant commercial building within 30 feet of the front property boundary.

Summary:

RPS Planning Consulting on Behalf of Keene Road LLC, has applied for a major variance, requesting relief from the minimum setback requirements in the Neighborhood Retail Business (C-1 zone) district. Approval of this request would allow the construction of a multi-tenant commercial building within 30' of the fronting street boundary (Englewood Drive), rather than 45' as required in Richland Municipal Code Title 23.22.

Attachments:

1. 466 Keene Major Variance Staff Report

Fiscal Impact Summary: None.



Richland

STAFF REPORT

TO: BOARD OF ADJUSTMENT
FILE NO.: PLN-T2-2025-00012

PREPARED BY: KYLE HENDRICKS
DEVELOPMENT SERVICES

MEETING DATE: APRIL 17, 2025

GENERAL INFORMATION

APPLICANT: RICK SIMON, RPS PLANNING CONSULTING LLC, APPLICANT, ON BEHALF OF KEENE ROAD LLC, OWNER.

REQUEST: VARIANCE TO RMC 23.22.040 ALLOWING THE CONSTRUCTION OF AN APPROXIMATELY 9,193 SQUARE FOOT MULTI-TENANT COMMERCIAL BUILDING WITHIN 30 FEET OF THE FRONT PROPERTY LINE, RATHER THAN 45 FEET AS PER RMC 23.22.040.

LOCATION: 466 KEENE ROAD, APN 126982013402002

ZONING: C-1 (NEIGHBORHOOD RETAIL BUSINESS)

LEGAL DESCRIPTION: LOT 2 OF SHORT PLAT 3402, LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON CO., WA.

ADJACENT USES: **NORTH** – VACANT
EAST – YOKES SUPERMARKET
SOUTH – MULTI-TENANT COMMERCIAL BUILDING
WEST (Across Englewood Drive) – CURRENTLY VACANT, AN APPLICATION FOR ANOTHER MULTI-TENANT COMMERCIAL BUILDING IS UNDER REVIEW.

REASON FOR REQUEST

The applicant is requesting a variance from RMC 23.22.040 (Site requirements for commercial use districts) to authorize the construction of a 9,193 square foot multi-tenant commercial building approximately 30 feet from the front property line along Englewood Drive. The commercial site requirement table requires a 45-foot front yard setback in the C-1 zone. There is a caveat to this requirement “Each lot shall have a front yard 45 feet deep or equal to the front yards of existing buildings in the same C-1 district and within the same block”. It should be noted that the neighboring multi-tenant building was addressed from Keene Road, so it was likely reviewed that the front at the time was Keene Road. The subject lot directly abuts Englewood Drive, therefore per the definition of front yard, Englewood Drive has been determined to be the front yard, requiring the 45-foot setback.

RICHLAND MUNICIPAL CODE PROVISIONS

RMC 23.22.040 (Site requirements for commercial use districts) applies a forty five-foot (45) minimum front yard setback to primary structures. For convenience, the pertinent setback requirement is highlighted on the following table.

Standard	C-LB	C-1	C-2	C-3	CBD
Minimum Lot Area	None	None	None	None	None
Maximum Density – Multifamily Dwellings (Units/Square Foot)	1:1,500	N/A	N/A	N/A	None
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	N/A	N/A
Minimum Front Yard Setback ¹⁴	20 feet	45 feet ¹	0 feet ²	0 feet ²	
Minimum Side Yard Setback	0 feet ⁶	0 feet ⁷	None	None	0 feet ^{6, 8}
Minimum Rear Yard Setback	0 feet ^{6, 8}	0 feet ⁷	None	None	0 feet ^{6, 8}
Maximum Building Height ^{14, 15}	55 feet	30 feet	80 feet	80 feet	
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies, and basements)	500 feet	N/A	N/A	N/A	N/A

1. Each lot shall have a front yard 45 feet deep or equal to the front yards of existing buildings in the same C-1 district and within the same block.

14. The medical, uptown and parkway districts of the CBD zoning district are established as shown by Plates 23.22.040(1), (2) and (3).

SITE DESCRIPTION

466 Keene Road is a 38,920 square foot (0.89-acre) lot that is mostly vacant land with light vegetation. The lot is irregularly shaped, and resembles a fishhook, with a narrow strip of land wrapping around the property that hosts the Yokes store. The lot is generally flat, but there is a gradual slope from the southern boundary to the northern boundary. When measuring the widest piece of the subject, the area most conducive to development, there is approximately 34,818 square feet of area. It should also be noted that there is a half circle shape, that is cut out from the subject property. This half circle area is a part of the Yokes Pharmacy drive through window. In short, the subject lot is irregularly shaped and forces development to a particular side of the lot.

ANALYSIS

The developable area of the subject lot is roughly the shape of a right-angle triangle with a half circle piece cut out. This half circle piece extends roughly 25 feet. This results in development being forced to a side of the lot. There are no applicable side or rear setback requirements in the C-1 zone for this lot since it is not immediately adjacent to residential lots, the half circle piece does provide a peculiar condition.

In accordance with RMC 23.70.150 “No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts shall be considered

grounds for the issuance of a variance". The condition of the neighboring lot shall not be considered grounds for approving the variance.

The merits of this application are discussed below in terms of the applicable variance review criteria.

PUBLIC NOTICE

Application Date:	February 21, 2025
Notice of Application & Hearing Mailed:	March 18, 2025
Notice of Application & Hearing Posted:	March 17, 2025
Public Hearing:	April 17, 2025

A combined Notice of Application & Hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site, publication in the *Tri-City Herald* and posting on the City's website.

COMMENTS

At the time this report was prepared, the City received no comments of concern from other public agencies or nearby neighbors.

STAFF FINDINGS

The following are Staff's findings relative to the requirement for the granting of a variance as set forth in Richland Municipal Code (RMC) Sections 23.70.110, Applications and 23.70.140, Findings. The applicant's responses can be found in the application materials, Exhibit 1.

1. Special conditions and circumstances exist which are peculiar to the subject property and not applicable to other properties in the same zoning district.

There is a curve to Englewood Drive, which creates a triangular shape to the lot. In addition to this condition there is also an unusual side property line that would push any development closer to the street frontage by about 25 feet. **The requested variance appears to be in compliance with this criteria.**

2. Literal interpretation of the ordinance would deny the applicant rights commonly enjoyed by other properties in the district.

The literal interpretation of the code would severely limit the development potential of the subject site. The 45 foot setback, in combination with the unusual side yard shape would force a building to be unreasonably narrow. **The requested variance appears to be in compliance with this criteria.**

3. The special conditions and circumstances do not result from actions of the applicant.

Staff agrees with the applicants claim that the configuration of the lot was created by a previous subdivision, by a different applicant. **The requested variance appears to be in compliance with this criteria.**

4. The requested variance will not confer a special privilege to the applicant that is denied others in the same use district.

The requested variance would not confer a special privilege as the proposed location would be similar to that of the neighboring building, which was approved for unknown reasons in its location. **The requested variance appears to be in compliance with this criteria.**

5. Justification for granting the variance.

Granting this variance can be justified as it will allow the unusually shaped lot to be developed in a reasonable manner. **The requested variance appears to be in compliance with this criteria.**

6. The variance is the minimum necessary to make reasonable use of the property.

The proposed request appears to be the minimum necessary because applying the 45 foot minimum front yard setback would render a large portion of the lot as undevelopable. Additionally, the half circle cutout

that is used for the neighbor lots drive through, effectively creates a side yard setback, which is not a normal function of the C-1 zoning code. **The requested variance appears to be in compliance with this criteria.**

7. The variance would be consistent with the general purpose and intent of the Code and would not be injurious to the surrounding neighborhood or detrimental to the public welfare.

As previously stated, granting the variance request would allow for the reasonable development of the subject lot. **The requested variance appears to be in compliance with this criteria.**

SUGGESTED CONCLUSIONS OF LAW

1. The Board of Adjustment has jurisdiction to hold a public hearing and issue a decision for the proposed Zoning Variance.
2. The proposed Variance is consistent with the goals and policies of the City's Comprehensive Plan.
3. The Board of Adjustment is able to grant the proposed Variance request as the requested Variance is the minimum necessary to make reasonable use of the property and is consistent with the general purpose and intent of the Code.
4. Literal interpretation of the ordinance would deny the applicant of rights commonly enjoyed by other properties in the district as the minimum front yard setback is oriented in a manner that impacts the subject to a greater degree than other lots in the C-1 zone.

SUGGESTED FINDINGS OF FACT:

1. Rick Simon of RPS Planning Consulting LLC has applied for a Variance on behalf of Adrian Garcia, property owner, allowing a multi-tenant commercial building to be built approximately 30 feet from the front property line, when the minimum front yard setback is 45 feet.
2. The subject property is located at 466 Keene Road.
3. The subject site is generally bordered by other commercial uses.
4. The subject site is approximately 38,920 square feet in size.
5. The lot is generally shaped like a fish hook, and the useable land is approximately 34,818 square feet in size.
6. The subject site is currently vacant.
7. Richland Municipal Code Section 23.22.040 imposes a forty-five (45) foot minimum front yard setbacks for commercial uses in the C-1 zoning district.
8. Pursuant to RMC 23.70.060 the Board of Adjustment is the authorized review body for Variance review proceedings.
9. The site is designated as Commercial by the City's Comprehensive Plan.
10. The site is not located within the jurisdiction of the City's Shoreline Master Program, nor does it contain any critical areas regulated by RMC 22.10.
11. All public notification requirements have been met.
12. No comments of concern from public agencies were received.

13. No public comments were received.
14. Requirements for granting variances are set forth in Richland Municipal Code (RMC) Sections 23.70.110, Applications and 23.70.140, Findings.
15. The requested variance is the minimum necessary to continue reasonable use of the property.
16. Literal interpretation of the ordinance does not deny the applicant rights commonly enjoyed by other properties in the district.

RECOMMENDED MOTION:

I move that the Board of Adjustment concur with the Findings and Conclusions set forth in the staff report and **APPROVE** the variance to RMC 23.22.040 authorizing the construction of a multi-tenant commercial building within 30 feet of the front property boundary.

EXHIBIT LIST:

- Exhibit 1 – Variance application
- Exhibit 2 – Site plan and vicinity map
- Exhibit 3 – Public notice & affidavits
- Exhibit 4 – Agency Comments



City of Richland
 625 Swift Blvd
 Richland WA 99352
 (509) 942-7794

Plan Snapshot Report

Plan Type: Type 2	Plan #: PLN-T2-2025-00012	App Date: 02/21/2025
Work Class: T2 - Major Variance	District: City of Richland	Exp Date: 06/21/2025
Status: In Review		Completed: NOT COMPLETED
Description: Variance from 45' front yard setback requirement in the C-1 zone to permit a commercial building with a 35' setback		Approval Expire Date:

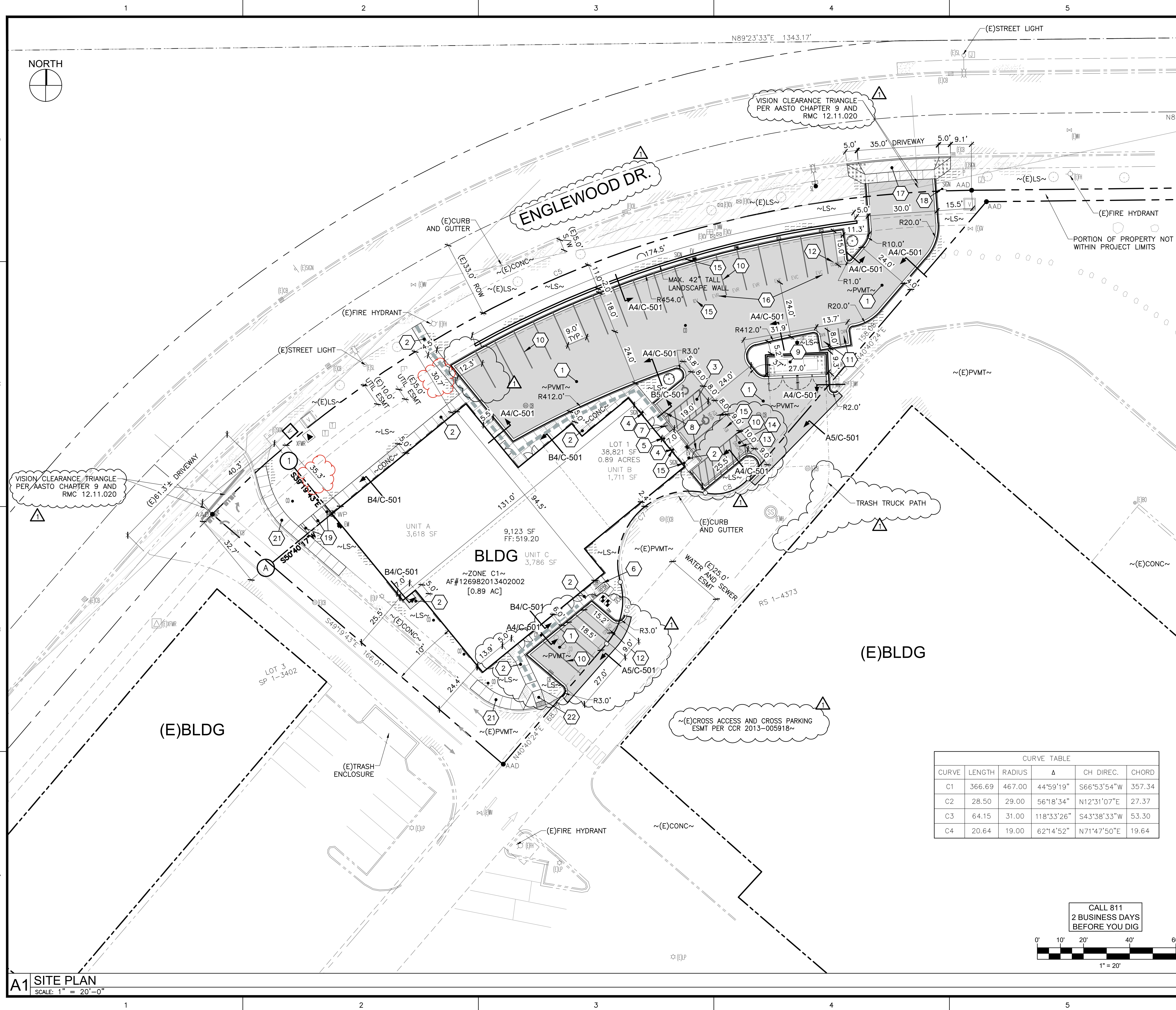
Parcel: 126982013402002	Main	Address: 460 Keene Rd Richland, WA 99352	Zone:
		466 Keene Rd Richland, WA 99352	Main

Contractor Knutzen Engineering 5401 Ridgeline Drive Ridgeline DR Ste 160 Ste 160 Kennewick, WA 99338 Business: (509) 222-0959 Mobile: (509) 440-1817	Applicant Rick Simon 98402 N HARRINGTON RD WEST RICHLAND, WA 99353-8722 Home: (509) 531-0142 Business: (509) 531-0142 Mobile: (509) 531-0142	Property Owner Chad Leinback Home: (509) 380-4031 Business: (509) 380-4031
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Plan Custom Fields

<p>What unusual conditions exist on your property.</p>	<p>The site is generally a triangular shaped parcel that measures less than an acre in size but contains 372 feet of usable frontage along Englewood Drive. caused in part by the curvature of Englewood Drive, the siting of the Yoke's Grocery Store and the odd configuration of the lot when the short plat was originally created in 2013. About 48% of the usable portions of the lot are taken up by the 45 foot front setback requirement,</p>	<p>Were these conditions caused directly by you.</p> <p>The applicant is not responsible for the configuration of the property boundaries within the commercial center. The existing setback on the adjacent building, which is located within both the same commercial center and within the same C-1 zoning district led the applicants to a reasonable presumption that similar setbacks from Englewood Drive would apply to their project</p>	<p>How does code deprive you rights enjoyed by others</p> <p>The usable portion of the project site is severely restricted by the imposition of the 45 foot setback requirement. Forty-eight percent of the usable portions of the lot or 16,740 square feet is not available for building placement. By comparison, the adjacent lot to the south only loses 27% of its area to the 45 foot front yard setback requirement.</p>
<p>Does this variance create a special privilege.</p>	<p>No special privilege would be granted by the applicant through the approval of this variance application. Rather, the variance requests a setback variance of only 10 feet (45' setback is required and the setback proposed is 35'). The adjacent building is out of compliance with this required setback standards by 21'.</p>	<p>Other considerations.</p> <ul style="list-style-type: none"> • The proposed building setback exceeds that of the adjacent commercial building and so would not result in any visual impairment of traffic travelling by the building or in entering or exiting onto the private access drive; • The land across Englewood Drive west of the site is included within the same C-1 zone that applies to the project site. So, there is no need to 	<p>separate differing land uses through the front yard setback requirement in this instance;</p> <ul style="list-style-type: none"> • The proposed building would exceed any requirements for separation of buildings and uses than any requirement imposed by the city for fire safety or other public safety standards; and • The project is consistent with the city's landscaping standards

and both the scale and height of the proposed building is consistent with the adjacent commercial building.



KEY NOTES

- 1 STANDARD ASPHALT SECTION - 3" THICK ASPHALT OVER 6" TOP COURSE PER WSDOT 9-03.9(3)
- 2 STANDARD CONCRETE SECTION - 4" THICK CONCRETE SIDEWALK OVER 4" TOP COURSE PER WSDOT 9-03.9(3). TROWEL CONTROL JOINTS AT 5' O.C. AND INSTALL EXPANSION JOINTS AT 30' O.C.
- 3 PAINT WHITE 4" WIDE PARKING STRIPING, LETTERING, AND ACCESSIBLE PARKING SYMBOLS PER ADA REQUIREMENTS AS SHOWN ON PLAN. SEE DETAIL B1/C-501
- 4 ACCESSIBLE PARKING SIGN, SEE DETAIL B2/C-501
- 5 ACCESSIBLE AISLE SIGN, SEE DETAIL B3/C-501
- 6 (7)STALL BIKE RACK, SEE DETAIL C2/C-501
- 7 PROVIDE EMBEDDED ADA DETECTABLE WARNING STRIP ARMOR TILE ADA-C-2448 OR ENGINEER APPROVED EQUAL
- 8 WHEEL STOP, SEE DETAIL C1/C-501
- 9 DOUBLE TRASH ENCLOSURE, SEE DETAIL C4/C-501 AND PER CITY STD DETAILS SW2B AND SW3
- 10 PAINT 4" WIDE WHITE PARKING STRIPE, PER WSDOT M-20.10
- 11 PAINT 18" TALL WHITE "MC" MOTORCYCLE STALLS
- 12 PAINT 18" TALL WHITE "COMPACT" STALLS
- 13 PAINT 18" TALL WHITE "LOADING" STALL
- 14 PAINT 4" WHITE STRIPE WITH 36" SPACING NO PARKING STRIPED AREA
- 15 EV STALL PAINT AND SIGN INSTALLED AT THIS TIME, PER CITY STD DETAILS TR3 AND TR5
- 16 FUTURE EVR/EVC STALL PAINT AND SIGN, SHOWN FOR REFERENCE, NOT INSTALLED AT THIS TIME
- 17 COMMERCIAL DRIVEWAY ENTRANCE, PER CITY STD DWG ST3A
- 18 "STOP" SIGN, PER MUTCD R1-1, PER CITY STD DETAILS TR3 AND TR5
- 19 3 SETS OF (2)6" DEEP CONCRETE STEPS WITH 5.0' LANDING, SEE DETAIL D5/C-501
- 20 NOT USED
- 21 CONTRACTOR TO REMOVE PORTIONS OF EXISTING CONCRETE SIDEWALK THAT IS DAMAGED OR IS OVER 2% CROSS SLOPE AND REPLACE WITH STANDARD CONCRETE SECTION - 4" THICK CONCRETE SIDEWALK OVER 4" TOP COURSE PER WSDOT 9-03.9(3). TROWEL CONTROL JOINTS AT 5' O.C. AND INSTALL EXPANSION JOINTS AT 30' O.C. FIELD VERIFY EXISTING CONDITIONS
- 22 CONTRACTOR TO REMOVE EXISTING RAMP AND REPLACE WITH ACCESSIBLE RAMP WITH CONCRETE WALK AROUND, SEE DETAIL A1/C-502

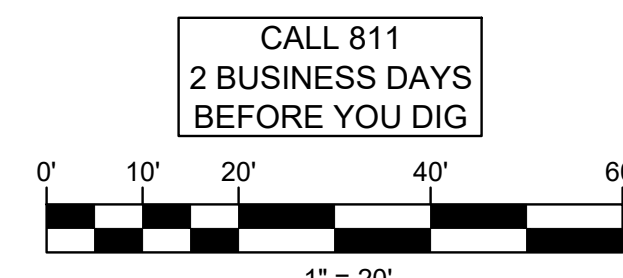
LEGEND

■■■■■ ADA COMPLIANT PATH TO SIDEWALK

NOTES

1. SEE SHEET C-001 FOR GENERAL NOTES AND LEGEND.
2. CURB RETURN RADII ARE 5.0' RADIUS UNLESS NOTED OTHERWISE.
3. DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE. FIELD VERIFY ALL MEASUREMENTS AND INVERTS PRIOR TO START OF WORK.
4. A SEALED EXPANSION JOINT MATERIAL SHALL BE USED AT JOINTS WHERE NEW CONCRETE ABUTS EXISTING CONCRETE (TYP). SEE WSDOT STD PLAN A-40.10-04 FOR REINFORCEMENT BAR SPACING AND JOINTS.
5. WHERE NEW SIDEWALK, DRIVEWAY OR ACCESSIBLE RAMP TIES INTO (E)SIDEWALK, REMOVE AND REPLACE ADDITIONAL SIDEWALK PANEL FOR ADA TRANSITION IF REQUIRED.
6. REFER TO LANDSCAPE FOR FENCING, GATES AND/OR MOW STRIP.
7. AREA: 27,073 SF IMPERVIOUS AREA, 8,055 SF PERVIOUS AREA (23%), 35,128 SF TOTAL PROJECT AREA WITHIN PROPERTY. TOTAL PROPERTY AREA 35,128 SF.
8. REFER TO SHEET C-501 FOR CITY STANDARD NOTES.

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C1	366.69	467.00	44°59'19"	S66°53'54"W	357.34
C2	28.50	29.00	56°18'34"	N12°31'07"E	27.37
C3	64.15	31.00	118°33'26"	S43°38'33"W	53.30
C4	20.64	19.00	62°14'52"	N71°47'50"E	19.64



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PARKING ANALYSIS

TYPE	REQUIREMENT	UNITS	QUANTITY
RETAIL SUITE A/B	1/300 SF	7,404 SF	25
RETAIL SUITE C		1,711 SF	5
REDUCTION	PER 23.54.080	10%	-3
TOTAL REQUIRED			27
ACCESSIBLE VAN/EV			1
ACCESSIBLE			1
EV STALLS			2
EV READY STALLS			3
EV CAPABLE STALLS			3
MOTORCYCLE STALLS			2
TOTAL PROVIDED			27
ACCESSIBLE VAN/EV			1
ACCESSIBLE			1
EV STALLS			2
EV READY/COMPACT STALLS			3
EV CAPABLE/COMPACT STALLS			3
COMPACT STALLS			2
MOTORCYCLE STALLS			2
STANDARD STALLS			14

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

NO.	DATE	DESIGN	CHKD	APPD	PTK
1	02/13/25	SJT	PTK		

PAUL T. KNUTZEN
STATE OF WASHINGTON
4433
REGISTERED PROFESSIONAL ENGINEER
02/13/25

SITE PLAN
CROSKREY VENTURES, LLC.
ENGLEWOOD PLAZA
460 ENGLEWOOD DR. RICHLAND, WA 99352

APPROVAL		
DESIGN	SJT	07/24/24
CHECKED	PTK	07/24/24
APPROVED	PTK	07/24/24
SCALE: AS NOTED		
CADFILE: 24016C001		
JOB No.	REV.	
24016		

DWG. No.
C101

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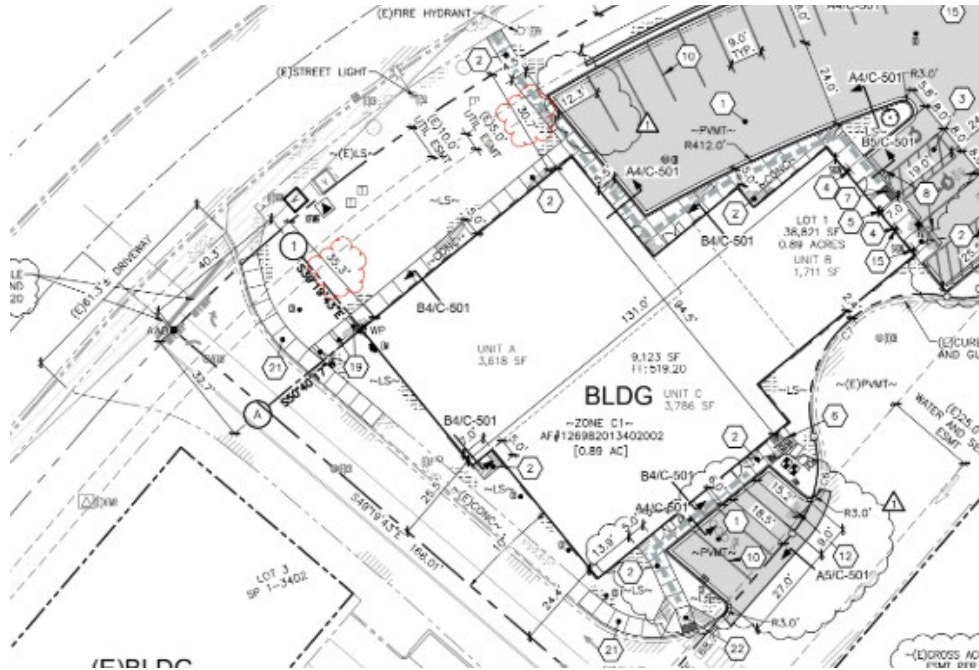
Project Description Keene Road LLC Variance Request:

The applicant, Keene Road Properties, LLC proposes to construct a commercial building known as the “Englewood Plaza” located at 460 Keene Road, Richland. The site is within the commercial center anchored by Yokes Fresh Market, located just north and east of the intersection of Keene Road and Englewood Drive. The site itself is located adjacent to the northeasterly driveway that provides access to the commercial center From Englewood Drive. It is immediately west of Yoke’s Grocery Store and north of an existing commercial strip center at 480 Keene Road that contains the Badger Mountain Dental Offices. The site itself is an irregularly shaped parcel that contains approximately 650 feet of frontage along Englewood Drive, which includes a long thin strip of property that wraps around the back of the Yoke’s Grocery Store. The usable portion of the parcel includes approximately 372 feet of Englewood Drive frontage and contains 35,126 square feet in usable area. The eastern boundary of the site also includes a cul-de-sac bulb that serves the adjacent Yoke’s pharmacy.



Slide 1: Englewood Plaza Vicinity Map

The proposed commercial building would total 9,115 square feet in area and provide off-street parking for 27 cars on a project area measuring .81 acres or 35,128 square feet. Access to the site would be provided from the interior existing access driveway that forms the eastern boundary of the site. A new driveway would be extended onto Englewood Drive from the northeast corner of the site.



Slide 2: Site Plan for Englewood Plaza

The site is located within the C-1 Neighborhood Retail district. The Richland Municipal Code (Section 23.22.040) typically requires a setback of 45 feet from the public right-of-way; however, there is a footnote that includes the following provision:

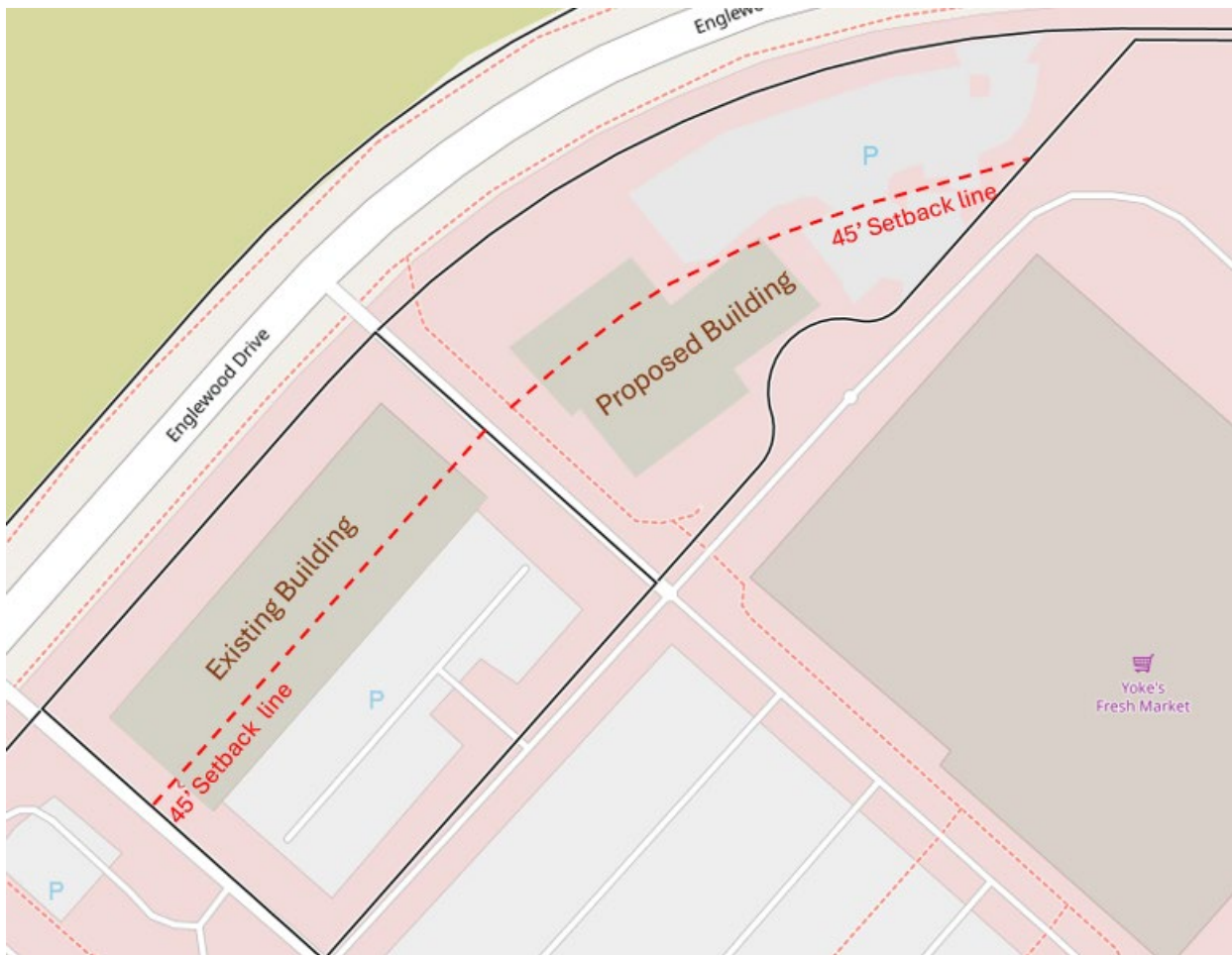
“each lot shall have a front yard 45 feet deep or equal to the front yards of existing buildings in the same C-1 district and within the same block.”

The condition qualifying for this reduced setback is in fact present. The adjacent building (480 Keene Road) is located only 23 feet from Englewood Drive. The proposed building setback is 30 feet.

	480 Keene Road	Project Site
Lot Size	37,026 sq. ft.	35,128. ft.
Building Size	7,343 sq. ft.	9,115 sq. ft.
Building Coverage (in percent)	20%	26%
Building Setback	24 feet	30 feet proposed
Usable Lot frontage on Englewood Drive	223 feet	372 feet
Area within lot consumed by front yard setback area	10,035 sq. ft or 27% of lot area	16,740 sq. ft. or 48% of lot area
Portion of building located within 45' of right-of-way	4,048 square feet 55% of building	892 sq. ft. 9.7% of building

Data Source: Benton County Assessor Property Maps

Table 1



Slide 3: Comparison Between Site and Adjacent Lot

Rationale for Variance Request:

In order to approve a variance request, the Board of Adjustment needs to find that the circumstances and conditions as set forth in RMC 23.70.110 are met. Below the four criteria are listed along with a response detailing how this application meets those criteria:

- A. *That special conditions and circumstances exist which are peculiar to the land, structures, or buildings involved and which are not applicable to other lands, structures, or buildings in the same district.*

Response: The configuration of the parcel represents a peculiar circumstance that justifies the issuance of a variance. The site is a triangular shaped parcel that measures less than an acre in size but contains 372 feet of usable frontage along

Englewood Drive. (Total amount of Englewood Drive frontage extends approximately 650 feet.) This excessive amount of frontage along a public street is caused in part by the curvature of Englewood Drive, the siting of the Yoke's Grocery Store and the odd configuration of the lot when the short plat was originally created in 2013. About 48% of the usable portions of the lot are taken up by the 45 foot front setback requirement, severely limiting the development potential of the lot. Another 10% of the lot is given over to the unusable narrow strip of property that wraps around the Yoke's Grocery Store property. (Refer to Slide 1 above.) As a point of comparison, the adjacent parcel, which is roughly the same size, only includes 223 feet of frontage along Englewood Drive. The standard setback of 45' applied to this lot consumes only 27% of this parcel.

The configuration of the parcel also includes a cul-se-sac bulb along the eastern boundary of the site that further reduces the buildable area of the property.

Note that the actual building setback of the 480 Keene Property is approximately 24 feet from Englewood Drive. Apparently, at the time the building was originally constructed in 2017, setbacks were determined for the entire commercial center, not for individual buildings. The original development of Yoke's shopping center provided for a large common parking area directly in front (south) of the retail grocery building, with two access points into the site from Englewood Drive. No direct access from Keene Road was provided (except for a shared driveway that served both the adjacent city park and the easternmost pad site of the commercial center.) Building setbacks from Keene Road and the Keene Road trail corridor are well in excess of 100 feet. Pad sites are located along the perimeter of the center, including both the site and the adjacent strip center. Both the existing strip center and the proposed development of the site are oriented towards the interior of the center and the shared parking area. Building entrances and signage are both oriented towards the interior parking lot, not Englewood Drive. The proposed development would follow this same pattern and maintain an even greater setback from Englewood Drive than the adjacent building. In viewing the entire commercial center as a single entity, the proposed building and its setback is entirely appropriate. The development proposal represents the completion of the commercial center and follows the previously established development pattern.

However, the City's current setback determination is that the proposed project must maintain the original 45 foot setback requirement, in spite of the previous development pattern, Therefore, this variance application has been submitted for the Board's consideration.

- B. That literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title.*

Response: As delineated in Table 1 above, the usable portion of the project site is severely restricted by the imposition of the 45 foot setback requirement. Forty-eight percent of the usable portions of the lot or 16,740 square feet are not available for building placement. By comparison, the adjacent lot to the south only loses 27% of its area to the 45 foot front yard setback requirement. The actual setback of the adjacent building at approximately 24 feet encumbers a significantly smaller portion of the lot. Only about 14% of the lot area of the adjacent parcel is used for the front yard setback. Holding the applicant to the 45 foot setback standard would deprive the applicant of the development rights granted to the adjoining property owner. Even with the requested variance, the setback of the proposed building would be 6 feet greater than that of the adjacent building.

- C. *That the special conditions and circumstances do not result from the actions of the applicant.*

Response: The applicant is not responsible for the configuration of the property boundaries within the commercial center. The existing setback on the adjacent building, which is located within both the same commercial center and within the same C-1 zoning district led the applicants to a reasonable presumption that similar setbacks from Englewood Drive would apply to their project. Granting the requested variance does not confer any special privilege to the applicant. Rather, it grants a similar privilege to those already enjoyed by the adjacent landowner.

- D. *That granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, structures or buildings in the same district.*

Response: No special privilege would be granted by the applicant through the approval of this variance application. Rather, the variance requests a setback variance of only 15 feet (45' setback is required and the setback proposed is 30' at its closest point to the right-of-way). The adjacent building is out of compliance with this required setback standards by 21'.

Finally, it is worthwhile noting that the requested variance application is consistent with the overall intent of the zoning code. Section 23.04.020 of the code states that the purpose of the zoning code is to "protect and promote the public health, safety, morals and general welfare." Building setbacks from public streets are in place for a variety of reasons. Among them: to ensure that sight distance along public streets is maintained for the safety of the travelling public; to provide for the separation of differing land uses; to ensure adequate space remains between buildings to provide fire safety, adequate light, air and ventilation; to provide space for landscaping and for the overall aesthetic appeal of buildings when viewed from the public right-of-way. If there are other reasons for commercial building setbacks we are not aware of them. The requested variance is consistent with these purposes as follows:

- The proposed building setback exceeds that of the adjacent commercial building and would not result in any visual impairment of traffic travelling by the building or in entering or exiting onto the private access drive;
- The land across Englewood Drive west of the site is included within the same C-1 zone that applies to the project site. So, there is no need to separate differing land uses through the front yard setback requirement in this instance;
- The proposed building would exceed any requirements for separation of buildings and uses than any requirement imposed by the city for fire safety or other public safety standards; and
- The project is consistent with the city's landscaping standards and both the scale and height of the proposed building is consistent with the adjacent commercial building.

From: [Hendricks, Kyle](#)
To: [Simon, Rick \(rpsimon60@gmail.com\)](mailto:rpsimon60@gmail.com)
Cc: [Stevens, Mike](#)
Subject: 460 Keene
Date: Thursday, March 20, 2025 11:26:00 AM
Attachments: [image001.png](#)

Hello Rick,

I'm reaching out because the designers for the multi-tenant project at 460 Keene have applied for 2nd review. To start, Planning will not be able to approve due to the variance request being processed, notices of application have been sent out this week.

However, I did notice their site plan is showing a 30' setback at one corner of the proposed building but your variance application is requesting setback relief for 35'. Can you please clarify?

Thank you,



Kyle Hendricks

Planner

625 Swift Blvd., MS-35 | Richland, WA 99352

(509) 942-7683

From: [Rick Simon](#)
To: [Hendricks, Kyle](#)
Cc: [Chad Leinback](#); [Paul Knutzen](#)
Subject: Variance Application for 460 Keene Road
Date: Wednesday, March 26, 2025 2:46:12 PM
Attachments: [Keene Road LLC - Variance Application Narrative - 3-26 Revisions.docx](#)
[Keene Road LLC Site Plan.pdf](#)

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Kyle,

Here is the updated variance application that corrects the discrepancy that you pointed out in your email last week. Thank you.

[Rick Simon](#)

KEENE ROAD LLC – MAJOR VARIANCE APPLICATION

LEGAL DESCRIPTION

Parcel # / Geo ID	126982013402002		
Use Code	59 Retail - Other		
Township	09	Section	26
Range	28	Legal Acres	0.89
Neighborhood	61000	Subdivision / Section	-
Land Size Acres	0.8900	Land Size Sq Foot	38,768
Legal Description	SECTION 26, TOWNSHIP 9 NORTH, RANGE 28 EAST, QUARTER NW: SHORT PLAT #3402, LOT 2 RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 3402, RECORDS OF BENTON COUNTY, WASHINGTON. AF#2013-027568, 8/08/2013.		
Taxing District	R3	Exemption	None

Transaction Identification Data for reference only:

Issuing Agent: **Benton Franklin Title Company**
Issuing Office:
Issuing Office's ALTA® Registry ID: **1072211**
Issuing Office File Number: **BF19018**
Property Address: **Vacant Land, Richland, WA 99352**

SCHEDULE A

Name and Address of Title Insurance Company:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
1408 North Westshore Blvd., Suite 900, Tampa, FL 33607
Policy No.: **OX-14543972**

Amount of Insurance: **\$500,000.00** Premium: **\$1,307.00**

Date of Policy: **March 22, 2024, at 11:56AM**

1. The Insured is:
Mathew Croskrey, Nathan Croskrey and Chad Leinback
2. The estate or interest in the Land insured by this policy is:
Fee Simple
3. Title is vested in:
Mathew Croskrey, Nathan Croskrey and Chad Leinback
4. The Land referred to in this policy is described as follows:
Lot 2, [SHORT PLAT NO. 3402](#), according to the survey thereof recorded under Auditor's File No. 2013-027568, records of Benton County, Washington.
5. This policy incorporates by reference the endorsements designated below, adopted by the as of the date of Policy.

SCHEDULE BPolicy No.: **OX-14543972****EXCEPTIONS FROM COVERAGE**

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

STANDARD EXCEPTIONS:

- A. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records
- B. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
- C. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
- D. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
- E. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; (d) Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements and equitable servitudes, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records
- F. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
- G. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B..

END OF SCHEDULE B SECTION I STANDARD EXCEPTIONS

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SPECIAL EXCEPTIONS:

1. **LAST HALF OF GENERAL TAXES FOR 2024 OWING IN THE SUM OF \$3,198.87. TAX ACCOUNT NO. 1-2698-201-3402-002. (FULL YEAR GENERAL TAXES WERE IN THE AMOUNT OF \$6,397.78) FIRST HALF TAXES ARE DELINQUENT MAY 1; LAST HALF TAXES ARE DELINQUENT NOVEMBER 1.**
2. **LIABILITY TO FUTURE ASSESSMENT BY KENNEWICK IRRIGATION DISTRICT.**
3. **EASEMENT AND COVENANTS CONTAINED AND RESERVED IN DEED THROUGH WHICH TITLE IS CLAIMED, EXECUTED BY NORTHERN PACIFIC IRRIGATION COMPANY UNDER AUDITOR'S FILE NO. 183100, AS FOLLOWS:**

RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF LATERALS, FLUMES AND WASTE DITCHES OF THE NORTHERN PACIFIC IRRIGATION COMPANY HERETOFORE CONSTRUCTION OR HEREAFTER CONSTRUCTED OVER AND ACROSS SAID LANDS TO SURVEY, LOCATE, CONSTRUCT, ENLARGE AND REPAIR THE SAME. NO IRRIGATION WATER SHALL BE ALLOWED TO RUN TO USELESS WASTE UPON SAID LANDS AND THERE SHALL BE CONSTRUCTED AND MAINTAINED AT THE COST OF THE OWNER SUCH CANALS AS MAY BE NECESSARY TO CARRY ANY SURPLUS WATER BY GRAVITY FLOW BACK TO SUCH POINT AS THE IRRIGATION COMPANY MAY DESIGNATE WITHIN A DISTANCE OF 660 FEET FROM SAID LAND. THE OWNER WAIVES ANY AND ALL CLAIMS FOR LOSS OR DAMAGE BY REASON OF ANY BREAK, LEAKAGE OR OVERFLOW OF CANALS OR LATERALS.

4. **CONTRACT BETWEEN UNITED STATES AND NEIL KLEYN AND EILEEN M. KLEYN, AND THE TERMS AND CONDITIONS THEREOF, RECORDED MARCH 25, 1977, UNDER AUDITOR'S FILE NO. 370141.**
5. **EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FOR OILS, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND VARIOUS RIGHT-OF WAYS;
FROM: THE STATE OF WASHINGTON
RECORDING NO.: 394895**
6. **RIGHT OF WAY CONTRACT, AND THE TERMS, COVENANTS, AND CONDITIONS THEREOF;
RECORDED: MARCH 18, 1960
RECORDING NO.: 433724
TO: CASCADE NATIONAL GAS CORPORATION
FOR: OIL/GAS PIPELINE**
7. **LICENSE AND THE TERMS AND CONDITIONS THEREOF;
GRANTOR: STAPLES AND SON FRUIT COMPANY, INC.
GRANTEE: CITY OF RICHLAND
DATED: MAY 24, 1971
RECORDED: JUNE 17, 1971
RECORDING NO.: 622682**

RELINQUISHMENT RECORDED UNDER AUDITOR'S FILE NO. [2014-001533](#).

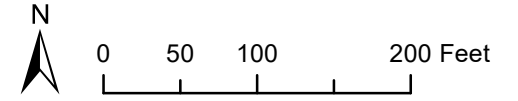
8. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;
RECORDED: February 22, 2013
AUDITOR'S FILE NO.: [2013-005918](#)
9. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: KEENE ROAD INVESTMENTS, LLC, ET AL.
REGARDING: COMMON AREA MAINTENANCE
RECORDED: February 22, 2013
AUDITOR'S FILE NO.: [2013-005919](#)
10. MATTERS SHOWN ON RECORD SURVEY NO. [5222](#).
11. EASEMENTS DELINEATED ON THE FACE OF SAID SHORT PLAT.
12. NOTES AS CONTAINED ON THE FACE OF SAID SHORT PLAT.
13. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: CITY OF RICHLAND
PURPOSE: SEWER AND WATER
RECORDED: October 15, 2013
AUDITOR'S FILE NO.: [2013-034904](#)
AREA AFFECTED: SEE INSTRUMENT
14. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: KEENE ROAD INVESTMENTS, LLC
AND: SKANN CO, LLC
RECORDED: March 09, 2015
AUDITOR'S FILE NO.: [2015-006358](#)

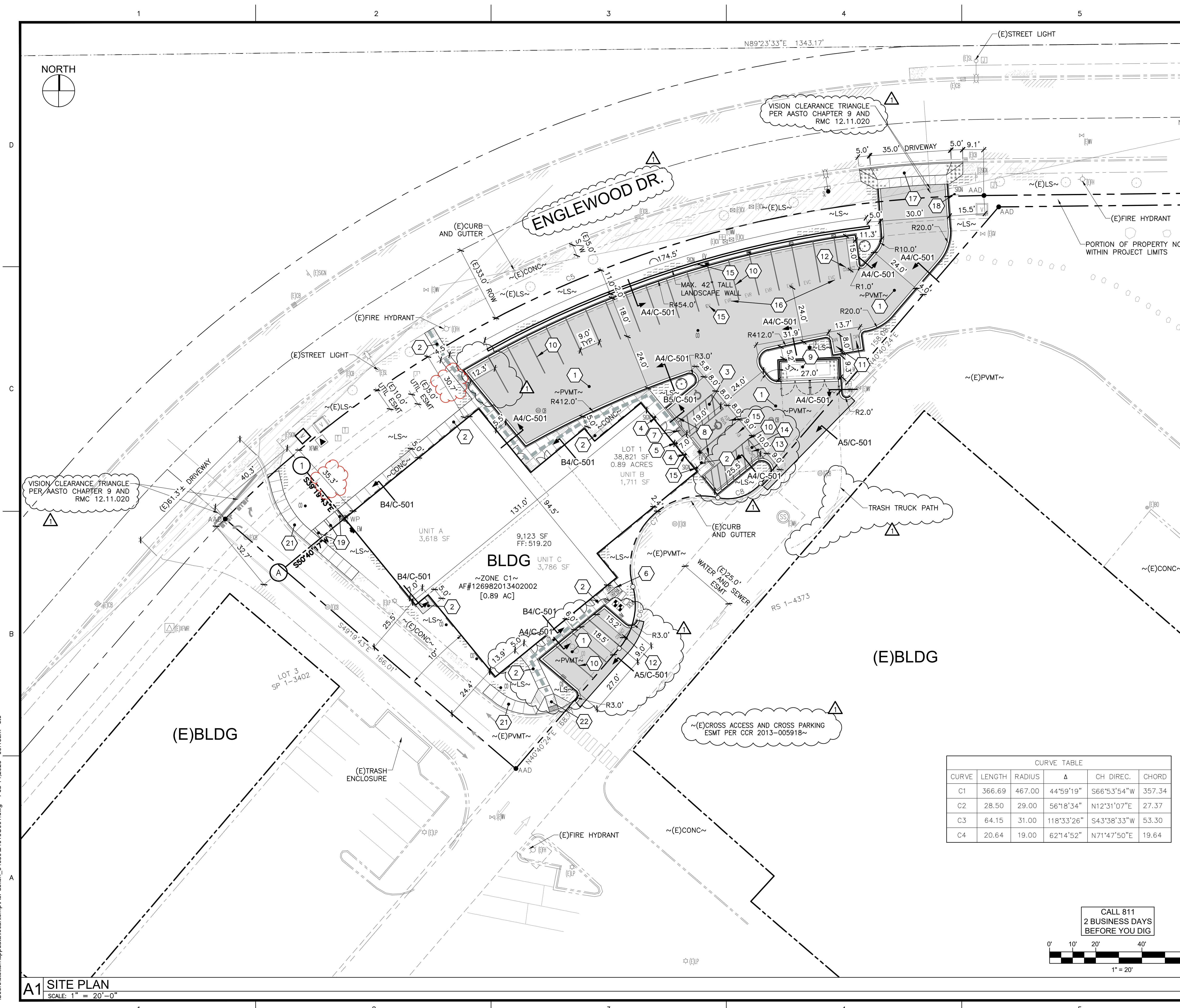
END OF SCHEDULE B - SECTION I SPECIAL EXCEPTIONS

Vicinity Map

Item: 466 Keene Road Variance
Applicant: RPS Planning Consulting
File #: PLN-T2-2025-00012

Exhibit 2





KEY NOTES

- STANDARD ASPHALT SECTION - 3" THICK ASPHALT OVER 6" TOP COURSE PER WSDOT 9-03.9(3)
- STANDARD CONCRETE SECTION - 4" THICK CONCRETE SIDEWALK OVER 4" TOP COURSE PER WSDOT 9-03.9(3). TROWEL CONTROL JOINTS AT 5' O.C. AND INSTALL EXPANSION JOINTS AT 30' O.C.
- PAINT WHITE 4" WIDE PARKING STRIPING, LETTERING, AND ACCESSIBLE PARKING SYMBOLS PER ADA REQUIREMENTS AS SHOWN ON PLAN. SEE DETAIL B1/C-501
- ACCESSIBLE PARKING SIGN, SEE DETAIL B2/C-501
- ACCESSIBLE AISLE SIGN, SEE DETAIL B3/C-501
- (7)STALL BIKE RACK, SEE DETAIL C2/C-501
- PROVIDE EMBEDDED ADA DETECTABLE WARNING STRIP ARMOR TILE ADA-C-2448 OR ENGINEER APPROVED EQUAL
- WHEEL STOP, SEE DETAIL C1/C-501
- DOUBLE TRASH ENCLOSURE, SEE DETAIL C4/C-501 AND PER CITY STD DETAILS SW2B AND SW3
- PAINT 4" WIDE WHITE PARKING STRIPE, PER WSDOT M-20.10
- PAINT 18" TALL WHITE "MC" MOTORCYCLE STALLS
- PAINT 18" TALL WHITE "COMPACT" STALLS
- PAINT 18" TALL WHITE "LOADING" STALL
- PAINT 4" WHITE STRIPE WITH 36" SPACING NO PARKING STRIPED AREA
- EV STALL PAINT AND SIGN INSTALLED AT THIS TIME, PER CITY STD DETAILS TR3 AND TR5
- FUTURE EVR/EVC STALL PAINT AND SIGN, SHOWN FOR REFERENCE, NOT INSTALLED AT THIS TIME
- COMMERCIAL DRIVEWAY ENTRANCE, PER CITY STD DWG ST3A
- "STOP" SIGN, PER MUTCD R1-1, PER CITY STD DETAILS TR3 AND TR5
- 3 SETS OF (2)6" DEEP CONCRETE STEPS WITH 5.0' LANDING, SEE DETAIL D5/C-501
- NOT USED
- CONTRACTOR TO REMOVE PORTIONS OF EXISTING CONCRETE SIDEWALK THAT IS DAMAGED OR IS OVER 2% CROSS SLOPE AND REPLACE WITH STANDARD CONCRETE SECTION - 4" THICK CONCRETE SIDEWALK OVER 4" TOP COURSE PER WSDOT 9-03.9(3). TROWEL CONTROL JOINTS AT 5' O.C. AND INSTALL EXPANSION JOINTS AT 30' O.C. FIELD VERIFY EXISTING CONDITIONS
- CONTRACTOR TO REMOVE EXISTING RAMP AND REPLACE WITH ACCESSIBLE RAMP WITH CONCRETE WALK AROUND, SEE DETAIL A1/C-502

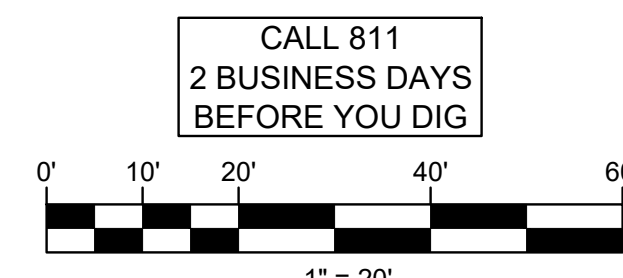
LEGEND

ADA COMPLIANT PATH TO SIDEWALK

NOTES

- SEE SHEET C-001 FOR GENERAL NOTES AND LEGEND.
- CURB RETURN RADI ARE 5.0' RADIUS UNLESS NOTED OTHERWISE.
- DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE. FIELD VERIFY ALL MEASUREMENTS AND INVERTS PRIOR TO START OF WORK.
- A SEALED EXPANSION JOINT MATERIAL SHALL BE USED AT JOINTS WHERE NEW CONCRETE ABUTS EXISTING CONCRETE (TYP). SEE WSDOT STD PLAN A-40.10-04 FOR REINFORCEMENT BAR SPACING AND JOINTS.
- WHERE NEW SIDEWALK, DRIVEWAY OR ACCESSIBLE RAMP TIES INTO (E)SIDEWALK, REMOVE AND REPLACE ADDITIONAL SIDEWALK PANEL FOR ADA TRANSITION IF REQUIRED.
- REFER TO LANDSCAPE FOR FENCING, GATES AND/OR MOW STRIP.
- AREA:
27,073 SF IMPERVIOUS AREA, 8,055 SF PERVIOUS AREA (23%), 35,128 SF TOTAL PROJECT AREA WITHIN PROPERTY. TOTAL PROPERTY AREA 35,128 SF.
- REFER TO SHEET C-501 FOR CITY STANDARD NOTES.

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C1	366.69	467.00	44°59'19"	S66°53'54"W	357.34
C2	28.50	29.00	56°18'34"	N12°31'07"E	27.37
C3	64.15	31.00	118°33'26"	S43°38'33"W	53.30
C4	20.64	19.00	62°14'52"	N71°47'50"E	19.64

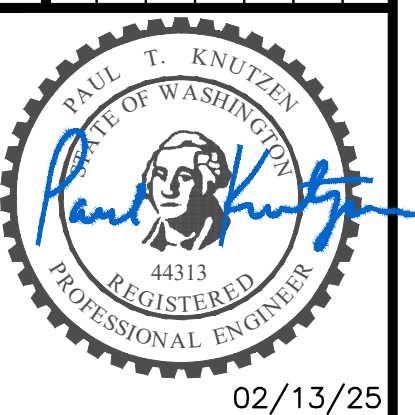


PARKING ANALYSIS

TYPE	REQUIREMENT	UNITS	QUANTITY
RETAIL SUITE A/B	1/300 SF	7,404 SF	25
RETAIL SUITE C		1,711 SF	5
REDUCTION	PER 23.54.080	10%	-3
TOTAL REQUIRED			27
ACCESSIBLE VAN/EV			1
ACCESSIBLE			1
EV STALLS			2
EV READY STALLS			3
EV CAPABLE STALLS			3
MOTORCYCLE STALLS			2
TOTAL PROVIDED			27
ACCESSIBLE VAN/EV			1
ACCESSIBLE			1
EV STALLS			2
EV READY/COMPACT STALLS			3
EV CAPABLE/COMPACT STALLS			3
COMPACT STALLS			2
MOTORCYCLE STALLS			2
STANDARD STALLS			14

KNUTZEN ENGINEERING
 5401 RIDGELINE DR. SUITE 160
 KENNEWICK, WA 99338
 1-509-222-0959
 www.knutzenengineering.com

NO.	DATE	DESIGN	CHKD	APPD	PTK
1	02/13/25	SJT	PTK		



SITE PLAN
 CROSKREY VENTURES, LLC.
 ENGLEWOOD PLAZA
 460 ENGLEWOOD DR. RICHLAND, WA 99352

APPROVAL		
DESIGN	SJT	07/24/24
CHECKED	PTK	07/24/24
APPROVED	PTK	07/24/24
SCALE: AS NOTED		
CADFILE: 24016C001		
JOB No.	REV.	
24016		

DWG. No. **C101**



SITE PLAN



Richland

CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (PLN-T2-2025-00012)

Notice is hereby given that RPS Planning Consulting LLC on Behalf of Keene Road LLC, has applied for a major variance, requesting relief from the minimum setback requirements in the Neighborhood Retail Business (C-1 zone) district. This request would allow the construction of a multi-tenant commercial building within 35' of the fronting street boundary (Englewood Drive), rather than 45' as required in Richland Municipal Code Title 23.22. Additional information can be found on this webpage <https://www.ci.richland.wa.us/departments/development-services/planning/land-use>.

Project Site: The project site is located at 466 Keene Road (APN 1-26982013402002).

Public Hearing: The Richland Board of Adjustment will conduct a public hearing and review of the application at 6:00 p.m., Thursday, April 17, 2025 at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is not subject to environmental review.

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Kyle Hendricks, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us.

Comment Period Begins: March 19, 2025

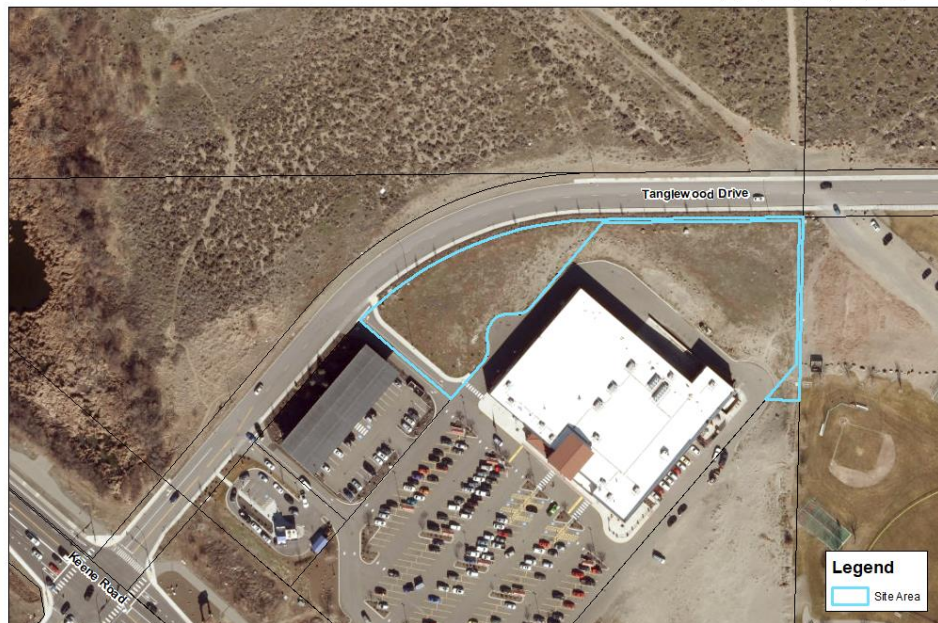
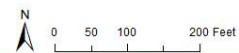
Comment Period Ends: April 9, 2025

Written comments must be received no later than 5:00 p.m. on Wednesday, April 9th, 2025, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning and Title 19 Development Regulations Administration. Appeal procedures of decisions related to the above referenced applications 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.

Vicinity Map

Item: 466 Keene Road Variance
Applicant: RPS Planning Consulting
File #: PLN-T2-2025-00012





Richland

CITY OF RICHLAND REVISED NOTICE OF APPLICATION AND PUBLIC HEARING (PLN-T2- 2025-00012)

Notice is hereby given that RPS Planning Consulting on Behalf of Keene Road LLC, has applied for a major variance, requesting relief from the minimum setback requirements in the Neighborhood Retail Business (C-1 zone) district. This request would allow the construction of a multi-tenant commercial building within 30' of the fronting street boundary (Englewood Drive), rather than 45' as required in Richland Municipal Code Title 23.22. Additional information can be found on this webpage <https://www.ci.richland.wa.us/departments/development-services/planning/land-use>.

Project Site: The project site is located at 466 Keene Road (APN 1-26982013402002).

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Environmental Review: The proposal is not subject to environmental review.

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Kyle Hendricks, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us.

Comment Period Begins: March 26, 2025

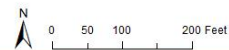
Comment Period Ends: April 9, 2025

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Vicinity Map

Item: 466 Keene Road Variance
Applicant: RPS Planning Consulting
File #: PLN-T2-2025-00012

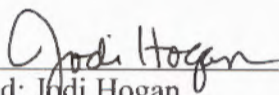


1
2 **AFFIDAVIT OF MAILING**

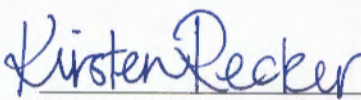
3
4 STATE OF WASHINGTON)
5 COUNTY OF BENTON) ss.
6)

7 COMES NOW, Jodi Hogan, who, being first duly sworn upon oath deposes and says:

- 8 1. I am an employee in the Planning Division of the Development Services Department for the
9 City of Richland.
10 2. On the 18th day of March ,2025 I mailed a copy of the attached NOTICE OF PUBLIC
11 HEARING (PLN-T2-2025-00012 466 KEENE RD) to the attached list of individuals via regular
12 USPS on the date indicated above. The Richland Board of Adjustment will conduct a public hearing
13 and review of the application on April 17th, 2025.

14 
15 Signed: Jodi Hogan

16 SIGNED AND SWORN to before me this 18th day of March ,2025 by Jodi Hogan.

17 
18 Notary Public in and for the State of Washington,

19 
20 Print Name

21 Residing at 625 Swift Blvd, Richland WA

22 My appointment expires: 09/06/2028

23 AFFIDAVIT OF MAILING - 1
24 Address list attached.
25



owner	addr_line1	addr_state	addr_city	addr_zip	situs_num	situs_street	situs_street	situs_street	situs_city	situs_state	situs_zip
LOGAN PARTNERS LLC	PO BOX 1940	OR	BEND	97709	496	KEENE RD			RICHLAND WA		99352
CHANG TRUSTEES KYUNG SIK & MI JUNG	1920 N PITTSBURGH ST STE A	WA	KENNEWICK	99336	480	KEENE RD			RICHLAND WA		99352
CROSKREY MATHEW & NATHAN	435 NICKLAUS CT	WA	RICHLAND	99352	460	KEENE RD			RICHLAND WA		99352
KEENE ROAD INVESTMENTS LLC	1200 CHESTERLEY DR STE 210	WA	YAKIMA	98902		UNDETERM			RICHLAND WA		99352
SPOKANE TEACHERS CREDIT UNION	1620 N SIGNAL DR	WA	LIBERTY LAKE	99019	430	KEENE RD			RICHLAND WA		99352
SOUTH RICHLAND INVESTMENTS LLC	PO BOX 141268	WA	SPOKANE	99214-1268	454	KEENE RD			RICHLAND WA		99352



Richland

CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (PLN-T2-2025-00012)

Notice is hereby given that RPS Planning Consulting LLC on Behalf of Keene Road LLC, has applied for a major variance, requesting relief from the minimum setback requirements in the Neighborhood Retail Business (C-1 zone) district. This request would allow the construction of a multi-tenant commercial building within 35' of the fronting street boundary (Englewood Drive), rather than 45' as required in Richland Municipal Code Title 23.22. Additional information can be found on this webpage <https://www.ci.richland.wa.us/departments/development-services/planning/land-use>.

Project Site: The project site is located at 466 Keene Road (APN 1-26982013402002).

Public Hearing: The Richland Board of Adjustment will conduct a public hearing and review of the application at 6:00 p.m., Thursday, April 17, 2025 at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is not subject to environmental review.

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Kyle Hendricks, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us.

Comment Period Begins: March 19, 2025

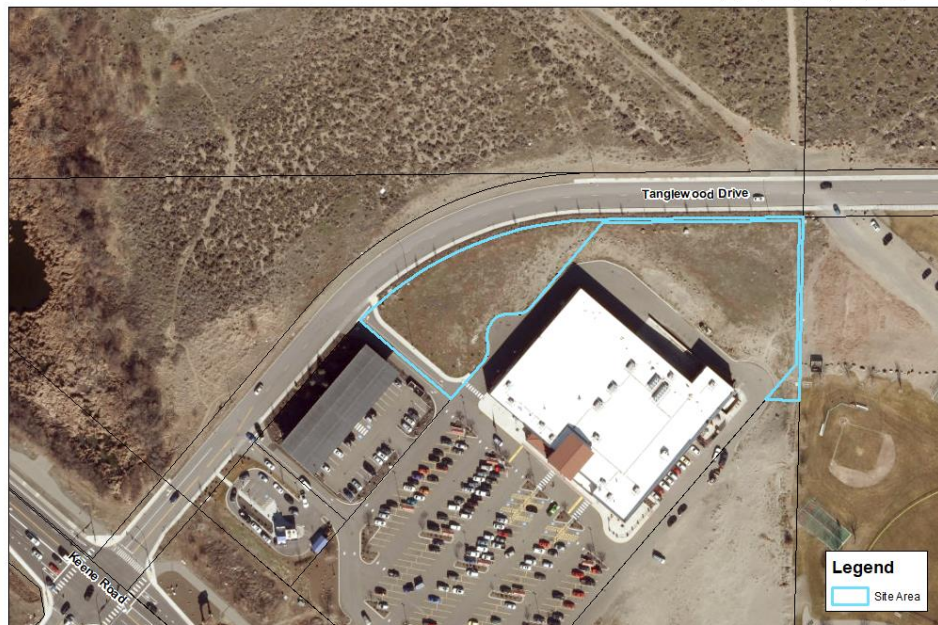
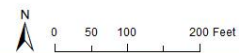
Comment Period Ends: April 9, 2025

Written comments must be received no later than 5:00 p.m. on Wednesday, April 9th, 2025, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning and Title 19 Development Regulations Administration. Appeal procedures of decisions related to the above referenced applications 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.

Vicinity Map

Item: 466 Keene Road Variance
Applicant: RPS Planning Consulting
File #: PLN-T2-2025-00012



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AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Jodi Hogan, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.
2. On the 27th day of March, 2025 I mailed a copy of the attached CITY OF RICHLAND REVISED NOTICE OF APPLICATION AND PUBLIC HEARING AND OPTIONAL DNS (PLN-T2-2025-00012) to the attached list of individuals via regular USPS or email on the date indicated above.

Jodi Hogan
Signed: Jodi Hogan

SIGNED AND SWORN to before me this 27th day of March 2025 by



Kirsten Recker
Notary Public in and for the State of Washington,

Kirsten Recker
Print Name

Residing at 625 Swift Blvd. Richland, WA

My appointment expires: 09/06/2028

AFFIDAVIT OF MAILING - 1
Notice of Closed Record Hearing attached.
Address list attached.

owner	addr_line1	addr_state	addr_city	addr_zip	situs_num	situs_street	situs_street	situs_street	situs_city	situs_state	situs_zip
LOGAN PARTNERS LLC	PO BOX 1940	OR	BEND	97709	496	KEENE RD			RICHLAND WA		99352
CHANG TRUSTEES KYUNG SIK & MI JUNG	1920 N PITTSBURGH ST STE A	WA	KENNEWICK	99336	480	KEENE RD			RICHLAND WA		99352
CROSKREY MATHEW & NATHAN	435 NICKLAUS CT	WA	RICHLAND	99352	460	KEENE RD			RICHLAND WA		99352
KEENE ROAD INVESTMENTS LLC	1200 CHESTERLEY DR STE 210	WA	YAKIMA	98902		UNDETERM			RICHLAND WA		99352
SPOKANE TEACHERS CREDIT UNION	1620 N SIGNAL DR	WA	LIBERTY LAKE	99019	430	KEENE RD			RICHLAND WA		99352
SOUTH RICHLAND INVESTMENTS LLC	PO BOX 141268	WA	SPOKANE	99214-1268	454	KEENE RD			RICHLAND WA		99352



Richland

CITY OF RICHLAND REVISED NOTICE OF APPLICATION AND PUBLIC HEARING (PLN-T2- 2025-00012)

Notice is hereby given that RPS Planning Consulting on Behalf of Keene Road LLC, has applied for a major variance, requesting relief from the minimum setback requirements in the Neighborhood Retail Business (C-1 zone) district. This request would allow the construction of a multi-tenant commercial building within 30' of the fronting street boundary (Englewood Drive), rather than 45' as required in Richland Municipal Code Title 23.22. Additional information can be found on this webpage <https://www.ci.richland.wa.us/departments/development-services/planning/land-use>.

Project Site: The project site is located at 466 Keene Road (APN 1-26982013402002).

Public Hearing: The Richland Board of Adjustment will conduct a public hearing and review of the application at 6:00 p.m., Thursday, April 17, 2025 at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is not subject to environmental review.

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Kyle Hendricks, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us.

Comment Period Begins: March 26, 2025

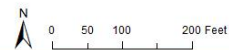
Comment Period Ends: April 9, 2025

Written comments must be received no later than 5:00 p.m. on Wednesday, April 9th, 2025, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning and Title 19 Development Regulations Administration. Appeal procedures of decisions related to the above referenced applications 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.

Vicinity Map

Item: 466 Keene Road Variance
Applicant: RPS Planning Consulting
File #: PLN-T2-2025-00012



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AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

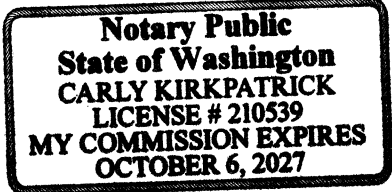
COMES NOW, **Kyle Hendricks**, who, being first duly sworn upon oath deposes and says:

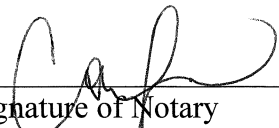
- 1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.
- 2. On the 17th day of March 2025, I posted the attached NOTICE OF PUBLIC HEARING, File Number PLN-T2-2025-00012 (Major Variance) in the following locations:

Approximately 513 feet Northeast of the Keene Road and Englewood Drive intersection, near the driveway entrance on Englewood Drive closest to the supermarket.


Signed: Kyle Hendricks

SIGNED AND SWORN to before me this 18th day of March, 2025, by Kyle Hendricks.




Signature of Notary
Carly Kirkpatrick
Printed Name
Notary Public in and for the State of Washington,
Residing in Benton County
My appointment expires: Oct. 6, 2027

Published on:

03/23/25



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
36823	645815	Print Legal Ad-IPL02231910 - IPL0223191	BOA PHN PLN-T3-2025-0	1	66 L

Attention: Jennifer Anderson

CITY OF RICHLAND/LEGALS
 625 SWIFT BLVD. MS-05
 RICHLAND, WA 99352

janderson@ci.richland.wa.us

**CITY OF RICHLAND
 NOTICE OF APPLICATION,
 PUBLIC HEARING**

Notice: RPS Planning Consulting LLC on behalf of Keene Road LLC has applied for a major variance, requesting relief from the minimum setback requirements in the Neighborhood Retail Business (C-1 zone) district. This request would allow the construction of a multi-tenant commercial building within 35' of the fronting street boundary (Englewood Drive), rather than 45' as required in Richland Municipal Code Title 23.22. Additional information can be found on the City of Richland's website at <https://www.ci.richland.wa.us/departments/development-services/planning/land-use>.

Project Site: The project site is located at 466 Keene Road (APN 1-26982013402002).

Public Hearing: The Richland Board of Adjustment will conduct a public hearing and review of the application on **Thursday, April 17, 2025 at 6:00 p.m.** at Richland City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is not subject to environmental review.

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Kyle Hendricks, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us. Comment Period Begins: March 19, 2025. Comment Period Ends: April 9, 2025. Written comments must be received no later than 5:00 p.m. on Wednesday, April 9, 2025, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning and Title 19 Development Regulations Administration. Appeal procedures of decisions related to the above-referenced applications 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.

Date Published: Sunday, March 23, 2025
 IPL0223191
 Mar 23 2025

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

Mary Castro, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time (s) commencing on 03/23/2025, and ending on 03/23/2025 and that said newspaper was regularly distributed to its subscribers during all of this period.

1 insertion(s) published on:

03/23/25

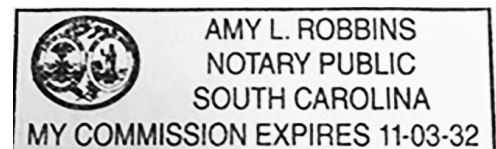
Mary Castro

(Signature of Legals Clerk)

Sworn to and subscribed before me this 24th day of March in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina, residing in Beaufort County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
36823	645815	Print Legal Ad-IPL02231910 - IPL0223191	BOA PHN PLN-T3-2025-0	1	66 L

Attention: (company)

CITY OF RICHLAND/LEGALS
 625 SWIFT BLVD. MS-05
 RICHLAND, WA 99352

janderson@ci.richland.wa.us

**CITY OF RICHLAND
 NOTICE OF APPLICATION,
 PUBLIC HEARING**

Notice: RPS Planning Consulting LLC on behalf of Keene Road LLC has applied for a major variance, requesting relief from the minimum setback requirements in the Neighborhood Retail Business (C-1 zone) district. This request would allow the construction of a multi-tenant commercial building within 35' of the fronting street boundary (Englewood Drive), rather than 45' as required in Richland Municipal Code Title 23.22. Additional information can be found on the City of Richland's website at <https://www.ci.richland.wa.us/departments/development-services/planning/land-use>.

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Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning and Title 19 Development Regulations Administration. Appeal procedures of decisions related to the above-referenced applications 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.

Date Published: Sunday, March 23, 2025
 IPL0223191
 Mar 23 2025

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

Mary Castro, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time (s) commencing on 03/23/2025, and ending on 03/23/2025 and that said newspaper was regularly distributed to its subscribers during all of this period.

1 insertion(s) published on:

03/23/25

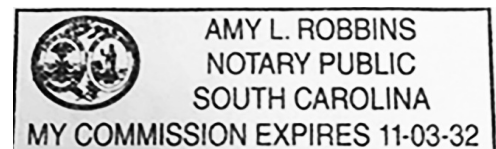
Mary Castro

(Signature of Legals Clerk)

Sworn to and subscribed before me this 24th day of March in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina, residing in Beaufort County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

From: [Castle,Angela C \(CONTR\) - TERR-PASCO](#)
To: [Planning](#)
Cc: [Kinch,James L \(BPA\) - TERR-BELL-1](#)
Subject: RE: Revised 466 Keene Variance PLN-T2-2025-00012
Date: Friday, March 28, 2025 8:00:16 AM
Attachments: [image001.png](#)

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Kyle,

Bonneville Power Administration's (BPA) has had the opportunity to review the edited application for the variance located at 466 Keene Road..

In researching our records, we have found that this proposal will not directly impact BPA facilities over 200 feet east of the subject properties. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please feel free to contact Luke Kinch at (509) 468-3095, by email at JLKinch@bpa.gov.

Thank you for the opportunity to review this application.

Angela Castle

[BONNEVILLE POWER ADMINISTRATION](#)

[DEPARTMENT OF ENERGY](#)

(CONTR) Actalent

Realty Technician II | TERR | East

accastle@bpa.gov | 509-544-5124

From: Planning <planning@ci.richland.wa.us>

Sent: Wednesday, March 26, 2025 3:38 PM

To: ian_gray@yakama.com <ian_gray@yakama.com>; Castle,Angela C (CONTR) - TERR-PASCO <ACCastle@bpa.gov>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Craig Hamilton <c.hamilton@bces.wa.gov>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodders@bpa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Davis, Deanna <d.davis@bces.wa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; gis@co.benton.wa.us; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcshane@kid.org>; Kinch,James L (BPA) - TERR-BELL-1 <JLKinch@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <Katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>;

Cummings, Nicole M (BPA) - TERR-TRI CITIES RMHQ <NMCummings@bpa.gov>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Planning.Department@co.benton.wa.us; PublicWorks@co.benton.wa.us; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Schluter, Shaun <sschluter@CI.RICHLAND.WA.US>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>

Subject: Revised 466 Keene Variance PLN-T2-2025-00012

Hello all,

A discrepancy was discovered between the submitted variance application and the site plan of the intended building. The intended request is to build the multi-tenant commercial building within 30' of the fronting street boundary. The typical front yard setback in the C-1 zone is 45'.

Please review and reply with any comments or questions by end of day April 9th, 2025

Thank you,



Kyle Hendricks

Planner

625 Swift Blvd., MS-35 | Richland, WA 99352

(509) 942-7683

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.

From: [Castle,Angela C \(CONTR\) - TERR-PASCO](#)
To: [Planning](#)
Cc: [Kinch,James L \(BPA\) - TERR-BELL-1](#)
Subject: RE: 466 Keene Road Variance Referral Packet PLN-T2-2025-00012
Date: Tuesday, March 18, 2025 10:02:34 AM
Attachments: [image001.png](#)

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Kyle,

Bonneville Power Administration's (BPA) has had the opportunity to review an application for an application for the variance application located at 466 Keene Road..

In researching our records, we have found that this proposal will not directly impact BPA facilities over 200 feet east of the subject properties. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please feel free to contact Luke Kinch at (509) 468-3095, by email at JLKinch@bpa.gov.

Thank you for the opportunity to review this application.

Angela Castle

[BONNEVILLE POWER ADMINISTRATION](#)

[DEPARTMENT OF ENERGY](#)

(CONTR) Actalent

Realty Technician II | TERR | East
accastle@bpa.gov | 509-544-5124

From: Planning <planning@ci.richland.wa.us>

Sent: Monday, March 17, 2025 1:52 PM

To: ian_gray@yakama.com <ian_gray@yakama.com>; [Castle,Angela C \(CONTR\) - TERR-PASCO](mailto:Castle,Angela C (CONTR) - TERR-PASCO) <ACCastle@bpa.gov>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Craig Hamilton <c.hamilton@bces.wa.gov>; [Rodgers,Deborah \(CONTR\) - TERR-TRI CITIES RMHQ](mailto:Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ) <dxroddgers@bpa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Davis, Deanna <d.davis@bces.wa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; gis@co.benton.wa.us; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcshane@kid.org>; [Kinch,James L \(BPA\) - TERR-BELL-1](mailto:Kinch,James L (BPA) - TERR-BELL-1) <JLKinch@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <Katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Slinger <KSlinger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>;

Cummings, Nicole M (BPA) - TERR-TRI CITIES RMHQ <NMCummings@bpa.gov>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Planning.Department@co.benton.wa.us; PublicWorks@co.benton.wa.us; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Schluter, Shaun <sschluter@CI.RICHLAND.WA.US>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>

Subject: 466 Keene Road Variance Referral Packet PLN-T2-2025-00012

RPS Planning Consulting, on Behalf of the property owner, Keene Road LLC, has submitted a variance application to the City of Richland to allow for the construction of a multi-tenant commercial building within 35' of the front property line of Englewood Drive, rather than the required 45'. The project site is located at 466 Keene Road, Richland, WA. The zoning for the site is Neighborhood Retail Business (C-1) district. Please review the attached materials relative to your agency's regulations and submit any comments no later than 5:00 PM Thursday April 3rd. Comments may be submitted via e-mail to planning@ci.richland.wa.us or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you,



Kyle Hendricks

Planner

625 Swift Blvd., MS-35 | Richland, WA 99352

(509) 942-7683

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From: [Chris Sittman](#)
To: [Planning](#)
Cc: [Wendy Durado](#)
Subject: RE: Revised 466 Keene Variance PLN-T2-2025-00012
Date: Tuesday, April 1, 2025 9:24:11 AM
Attachments: [image001.png](#)

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

KID has no comments, as this is out of our district boundaries.

Thank You,

Chris D. Sittman
Engineering Dept./CAD Specialist
Kennewick Irrigation District
2015 S. Ely St.
Kennewick, WA 99337
Desk: 509-460-5435
Cell: 509-873-1123

From: Planning <planning@ci.richland.wa.us>
Sent: Wednesday, March 26, 2025 3:38 PM
To: ian_gray@yakama.com <ian_gray@yakama.com>; accastle@bpa.gov <accastle@bpa.gov>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Craig Hamilton <c.hamilton@bces.wa.gov>; D. Rodgers <dxrodgers@bpa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Davis, Deanna <d.davis@bces.wa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; gis@co.benton.wa.us; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <JMcShane@kid.org>; JLKinch@bpa.gov; Junior Campos <junior.campos@charter.com>; Katherine Cichy <Katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; Development <development@kid.org>; Matthew Berglund <MBerglund@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjdekyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; NMCummings@bpa.gov; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Planning.Department@co.benton.wa.us; PublicWorks@co.benton.wa.us; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Schluter, Shaun <sschluter@CI.RICHLAND.WA.US>; Seth Defoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>

Subject: Revised 466 Keene Variance PLN-T2-2025-00012

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello all,

A discrepancy was discovered between the submitted variance application and the site plan of the intended building. The intended request is to build the multi-tenant commercial building within 30' of the fronting street boundary. The typical front yard setback in the C-1 zone is 45'.

Please review and reply with any comments or questions by end of day April 9th, 2025

Thank you,



Kyle Hendricks

Planner

625 Swift Blvd., MS-35 | Richland, WA 99352

(509) 942-7683

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From: [Daniel Tissell](#)
To: [Planning](#)
Subject: RE: 466 Keene Road Variance Referral Packet PLN-T2-2025-00012
Date: Wednesday, March 19, 2025 7:04:34 AM
Attachments: [image003.png](#)

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Kyle,

KID has no comment regarding this matter.

Thanks,

Daniel Tissell, P.E.
Engineering Manager
Kennewick Irrigation District
2015 S. Ely Street
Kennewick, WA 99337
(509) 586-6012 ext. 116



From: Planning <planning@ci.richland.wa.us>
Sent: Monday, March 17, 2025 1:52 PM
To: ian_gray@yakama.com <ian_gray@yakama.com>; accastle@bpa.gov <accastle@bpa.gov>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Craig Hamilton <c.hamilton@bces.wa.gov>; D. Rodgers <dxrodgers@bpa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Davis, Deanna <d.davis@bces.wa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; gis@co.benton.wa.us; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <JMcShane@kid.org>; JLKinch@bpa.gov; Junior Campos <junior.campos@charter.com>; Katherine Cichy <Katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; Development <development@kid.org>; Matthew Berglund <MBerglund@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjddeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; NMCummings@bpa.gov; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Planning.Department@co.benton.wa.us; PublicWorks@co.benton.wa.us; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Schluter, Shaun <sschluter@CI.RICHLAND.WA.US>; Seth Defoe <SDefoe@kid.org>; South Central

Region Planning <scplanning@wsdot.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>
Subject: 466 Keene Road Variance Referral Packet PLN-T2-2025-00012

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RPS Planning Consulting, on Behalf of the property owner, Keene Road LLC, has submitted a variance application to the City of Richland to allow for the construction of a multi-tenant commercial building within 35' of the front property line of Englewood Drive, rather than the required 45'. The project site is located at 466 Keene Road, Richland, WA. The zoning for the site is Neighborhood Retail Business (C-1) district. Please review the attached materials relative to your agency's regulations and submit any comments no later than 5:00 PM Thursday April 3rd. Comments may be submitted via e-mail to planning@ci.richland.wa.us or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you,



Kyle Hendricks
Planner
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7683

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