



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

