



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

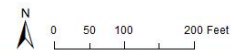
Comment Period Ends: April 9, 2025

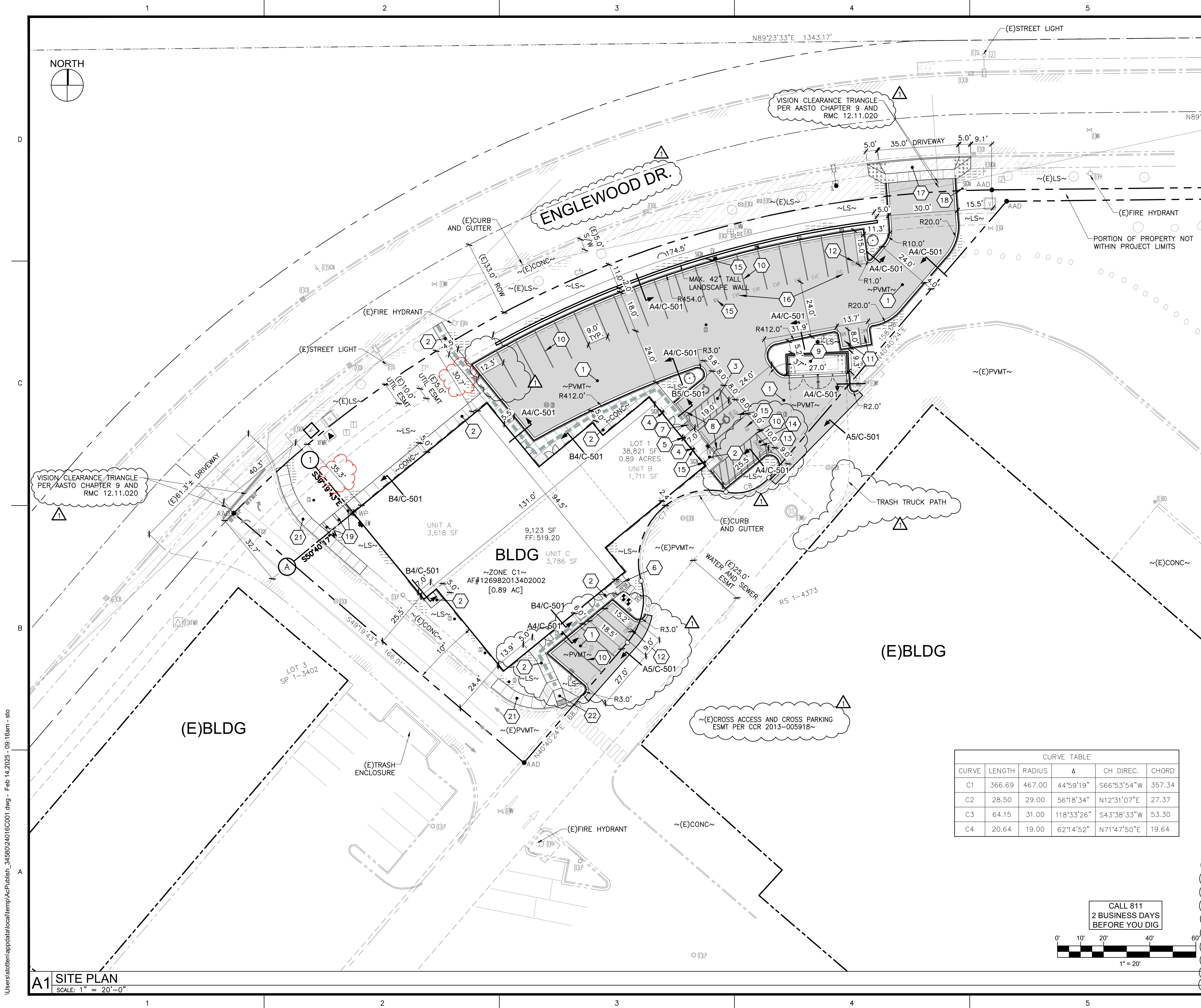
Written comments must be received no later than 5:00 p.m. on Wednesday, April 9th, 2025, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

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





- 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

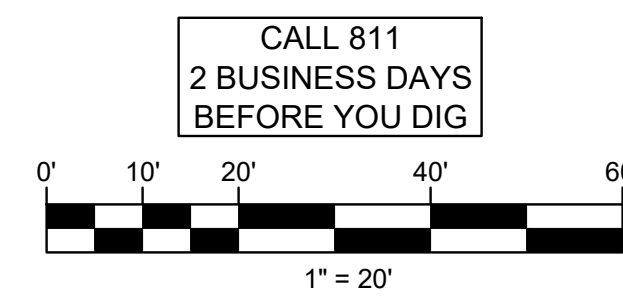
- LEGEND**
- ADA COMPLIANT PATH TO SIDEWALK
- NOTES**
- 1. SEE SHEET C-001 FOR GENERAL NOTES AND LEGEND.
 - 2. CURB RETURN RADII ARE 5.0' RADIUS UNLESS NOTED OTHERWISE.
 - 3. DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE. FIELD VERIFY ALL MEASUREMENTS AND INVERTS PRIOR TO START OF WORK.
 - 4. 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.

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			
ACCESSIBLE VAN/EV			1
EV STALLS			2
EV READY STALLS			3
EV CAPABLE STALLS			3
MOTORCYCLE STALLS			2
TOTAL PROVIDED			
ACCESSIBLE VAN/EV			1
EV STALLS			2
EV READY/COMPACT STALLS			3
EV CAPABLE/COMPACT STALLS			3
COMPACT STALLS			2
MOTORCYCLE STALLS			2
STANDARD STALLS			14

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



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

DESIGN	CHKD	APPD	
PTK			
DATE	DESIGN	CHKD	
02/13/25	SJT	PTK	
REVISIONS	DATE	BY	DESCRIPTION
1	02/13/25	CITY	CITY COMMENTS

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.	24016	REV. 1
DWG. No.		

C101

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