



Z2020-103

Zoning Map Amendment Application

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION Contact Person

Owner: Tapteal Properties LLC
Address: 5 Presidio Terrace San Francisco, CA 94118
Phone: 509-845-9411 Email: nwright@younginv.com

APPLICANT/CONTRACTOR INFORMATION (if different) Contact Person

Company: Young Asset Management UBI#:
Contact: Nick Wright
Address: 1955 Jadwin Ave Richland, WA 99354
Phone: 509-845-9411 Email: nwright@younginv.com

DESCRIPTION OF WORK

Rezone vacant land from C2 to C-LB with the intent to build apartment buildings.

PROPERTY INFORMATION

Parcel #: 125981000011001 & ~~1259810000015000~~ & 125981000015000
Legal Description:
Current Zoning: C2 Current Comp Plan: Requested Zoning: C-LB
Current Use: 91 Proposed Use: Area of Property: 6.29 Acres

APPLICATION MUST INCLUDE

- 1. Completed application and filing fee
- 2. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
- 3. Other information as determined by the Administrator

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner: This is currently vacant land. It used to be a trailer park.

Any hardship that may result in the event the rezone is not granted:
We have tried selling this land for 20+ years, and have decided to develop it ourselves.

<p>The manner in which the proposed rezone conforms to patterns in adjacent zones: C-LB has many of the same uses as the current C2 zoning. The reason we want to change to C-LB from C2 is because in C2, the only allowed use for apartments would require retail on the main level, with apartments on top. This type of construction is not typical to the Tri-City area.</p>
<p>Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones: Currently this vacant land is often used by others as a location to dump garbage and trespass. By improving the site by building a high quality apartment complex, we would be cleaning up the area and improving property values.</p>
<p>Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title: By granting this rezone, the property values in the area will improve once the apartments have been constructed.</p>
<p>The benefits or detriments accruing to the City which would result from the granting or denial of this special permit: This should have no adverse affect on the City. It would be beautifying a vacant, abandoned piece of land.</p>
<p>Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone: As mentioned above, we have tried for several years to sell this land under the C2 zoning use, but have not had any buyers. We would like to develop this site as a high end apartment complex.</p>
<p>Whether the proposed rezone represents spot zoning and whether a larger area should be considered: This is almost a 7 acre site, with the only other vacant land around (which we also own to the south - 22 acres), being zoned C2.</p>
<p>Identify impacts on the environment and public safety: No significant impacts to the environment or public safety.</p>

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

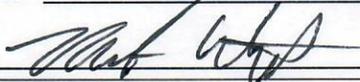
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Nick Wright

Applicant Signature:  Date 6/11/2020

Vicinity Map

Item: Rezone C-2 to C-LB
Applicant: Tapteal Properties LLC
File #: Z2020-103





CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (Z2020-103)

Notice is hereby given that Tapteal Properties LLC has filed a request to rezone two parcels totaling 7.4-acres from C-2 (Retail Business) to C-LB (Limited Business). The project site is located approximately 666-feet west of the Steptoe St/SR-240 round-about (APN's 1-25981000011001 & 1-25981000015000). Application materials can be viewed online at www.ci.richland.wa.us.

The Richland Hearing Examiner will conduct a virtual public hearing and review of the application at 6:00 p.m., Monday, August 10, 2020. All interested parties are invited to participate in the virtual public hearing by visiting the City of Richland website (www.ci.richland.wa.us).

Environmental Review: The proposal is not subject to environmental review. Pursuant to WAC 197-11-800(6)(c) the rezone application qualifies as a categorically exempt action.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Shane O'Neill, Senior Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to soneill@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Monday, July 27, 2020 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

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

