

WHEN RECORDED RETURN TO:

Richland City Clerk's Office
505 Swift Boulevard, MS-05
Richland, WA 99352

ORDINANCE NO. 14-19

AN ORDINANCE of the City of Richland amending Title 23: Zoning Regulations of the Richland Municipal Code and the Official Zoning Map of the City to change the zoning on 1.07 acres from Neighborhood Retail (C-1) to Commercial Limited Business (C-LB); said property being located at 1019 Wright Avenue, and adopting the findings and conclusions of the Hearing Examiner as the findings and conclusions of the Richland City Council.

WHEREAS, on January 14, 2019, the Richland Hearing Examiner held a duly advertised public hearing to consider a petition from Jonathan Reynolds to change the zoning of the property hereafter described in Section 2 and located at 1019 Wright Avenue; and

WHEREAS, on January 30, 2019, the Richland Hearing Examiner issued a written decision recommending approval of the requested rezone; and

WHEREAS, the Richland City Council has considered the record created at the January 14, 2019 public hearing and the written recommendation of the Richland Hearing Examiner.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. It is hereby found, as an exercise of the City's police power, that the best land use classification for the land described below is Commercial Limited Business (C-LB) when consideration is given to the interest of the general public.

Section 2. Said property, as depicted in **Exhibit A**, attached hereto, is more particularly described as follows:

PLAT OF RICHLAND BLOCK 222, LOT 3, LOCATED WITHIN
SECTION 10 OF TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.,
BENTON COUNTY, WASHINGTON.

ASSESSOR'S TAX PARCEL NUMBER 110982020222003

Section 3. Such property is rezoned from Neighborhood Retail Business (C-1) to Commercial Limited Business (C-LB).

Section 4. Title 23 of the City of Richland Municipal Code and the Official Zoning Map of the City, as adopted by Section 23.08.040 of said Title, are amended by amending Sectional Map No. 12, which is one of a series of maps constituting said Official Zoning Map, as shown on the attached **Exhibit B** and bearing the number and date of passage of this ordinance, and by this reference made a part of this ordinance and of the Official Zoning Map of the City.

Section 5. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this ordinance and the attached amended zoning map, duly certified by the Clerk as a true copy.

Section 6. This ordinance shall take effect on the day following the date of its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 5th day of March, 2019.


ROBERT J. THOMPSON
Mayor

ATTEST:


DEBBY BARHAM, Deputy City Clerk

APPROVED AS TO FORM:


HEATHER KINTZLEY, City Attorney

Date Published: March 10, 2019

EXHIBIT A
MAP OF REZONE AREA

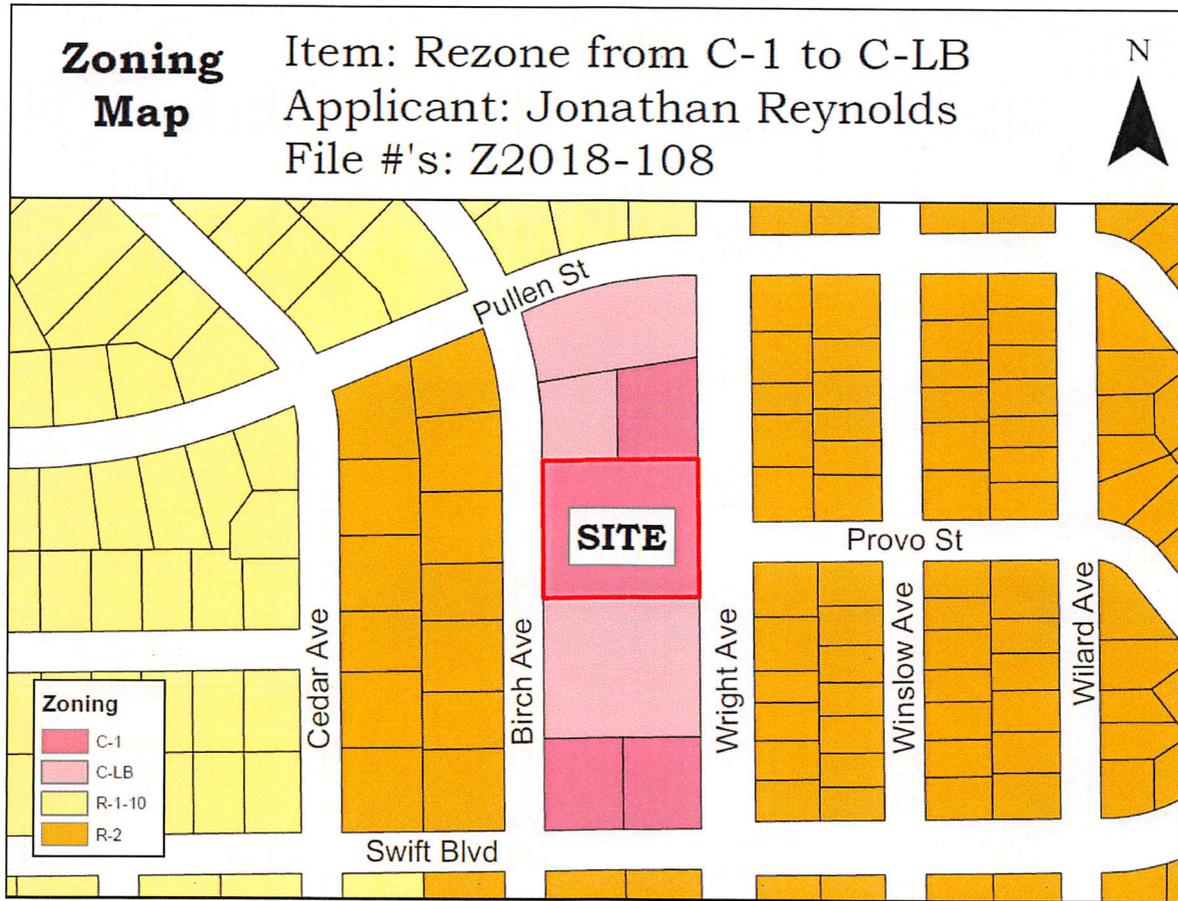


EXHIBIT B
OFFICIAL ZONING MAP

