



Richland

CITY OF RICHLAND

NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (PLN-T2-2025-00011 & PLN-T1-2025-00176)

Notice is hereby given that Clover Planning and Zoning on behalf of Heavy 2 LLC has filed a special use permit application to allow the development of a drive through coffee stand. The coffee stand is proposed to be approximately 800 square feet in size with a small patio area and will be located adjacent to an existing gas station and car wash facility. The parcel is approximately 1.47 acres in size. For more information, please visit the cities land use action website at <https://www.ci.richland.wa.us/departments/development-services/planning/land-use>

Project Site: The project site is located at 1011 and 999 Queensgate Drive (APN 1-22983012302006). The site is designated as the Neighborhood Retail Business (C-1) zone according to the Richland zoning code.

Public Hearing: The Richland Hearings Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, March 10, 2025 at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

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 Starts: February 11, 2025

Comment Period Ends: March 09, 2025 at 6:00 PM

Written comments must be received no later than 5:00 p.m. on Friday, February 28th, 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: 1011 Queensgate Dr coffee drive through Special Use Permit
Applicant: Clover Planning and Zoning
File #: PLN-T2-2025-00011 & PLN-T1-2025-176

