



Richland

CITY OF RICHLAND

NOTICE OF APPLICATION, PUBLIC HEARING, AND OPTIONAL DNS (PLN-T3-2025-00004, PLN-T3A-2025-00002, & PLN-T1-2025-00282)

Notice is hereby given that PBS Engineering has filed rezone and preliminary plat applications to: 1) rezone the site from AG to R-2S (Medium Density Residential) and C-2 (Retail Business) reflecting the City's Comprehensive Plan Land Uses, and 2) subdivide an approximately 58+ acre site into 242 new residential lots and four (4) commercial tracts (Preliminary Plat of Peach Tree Estates Phase III, Phases 1 – 6). Please visit <https://www.ci.richland.wa.us/departments/development-services/planning/land-use> for more information.

Project Site: The project site is located at 1251 Bermuda Road and is generally located west of Queensgate Drive, west of Bermuda Road, West of Legacy Lane, north of Snowking Street, and north of Waterhill Avenue (Parcel Numbers: 134982010595005, 134982000005007, and 134982000008000). The proposed preliminary plat will have an average residential lot size of 7,175 square feet and an average commercial lot size of 49,638 square feet.

Public Hearing: The City of Richland Hearing Examiner will conduct a public hearing and review of the application on Monday, September 08, 2025 at 6:00pm in 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 serving as the lead agency under the State Environmental Policy Act (SEPA), has reviewed and evaluated the proposed project for probable adverse environmental impacts. The City anticipates issuing a Determination of Non-Significance (DNS) under WAC 197-11-355. 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 Ryan Nelson, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us.

Comment Period Starts: August 10, 2025

Comment Period Ends: September 08, 2025 at 6:00 PM

However, written comments must be received no later than 5:00 p.m. on Friday, August 29, 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: Peach Tree Estates III - Phases 1 - 6 Prelim Plat
Applicant: PBS Engineering
File #: PLN-T3-2025-00004 & PLN-T1-2025-00282



0 100 200 400 Feet

