



**King County**  
**Department of Permitting**  
**and Environmental Review**  
 35030 SE Douglas Street, Suite 210  
 Snoqualmie, WA 98065-9266  
**206-296-6600** TTY Relay: 711  
 www.kingcounty.gov

## Conditional Use Permit (CUP) Application

For alternate formats, call 206-296-6600.

**GENERAL INFORMATION**  
(to be completed by Permitting Staff)

File No:	CDUP21-0003
Project Name:	III Kings Cannabis CUP Project
Applicant Name:	Zacharias Teshome, III Kings Company LLC
Address of Property:	12925 Martin Luther King Jr Way S, Seattle, WA 98178
Zoning of Property:	Neighborhood Business, subject to p-suffix conditions (NB-P)
Acreage of Property:	0.30 acres (13,151 square feet)
S.T.R.:	NE-14-23-4
Tax ID No.	217200-0611
Mapped Critical Areas:	Not Applicable
Related DDES Files:	Not Applicable

**APPLICANT: Do not write above this line**

**Note to applicants preparing this application form:** The burden is on the applicant to provide adequate justification supporting this CUP request. In order to approve this application, the Responsible Official must find that the request meets the criteria for approval as specified in King County Code (KCC) 21A.44.040.

Applicants must answer the following questions accurately and concisely. As necessary, use additional pages for detailed explanations and/or attachments that support this request.

1. Describe the proposal, including the general purpose of the proposed use(s) and structures(s).

The proposal is located in the Skyway-West Hill community and is for the purpose of expanding an existing use on the same parcel and renovating the existing building to accommodate such expanded use. The existing use is marijuana retail and is a nonconforming use in place before August 14, 2016 under KCC 21A.08.070.B.26.e. A portion of the existing building currently houses the existing marijuana retail and the remaining portion is vacant. The vacant portion of the building previously housed a retail convenience store. The renovation of the existing building will be to internal walls and doors and portions of the exterior façade (walls, windows, and doors) in conformity with WH-P07.

2. Has an Environmental Impact Statement (EIS) been prepared for this proposed development?  
 Yes  No If Yes, submit a copy of the EIS with this application.
3. Describe the development existing on subject property and associated permits (list permit numbers, if known).  
The development existing on the subject property is a commercial retail building. The existing building houses the existing marijuana retail and is otherwise vacant. The vacant portion of the building previously housed a retail convenience store. Permits for the development existing on the subject property include permit number ADDC14-0405.
4. Describe the development on adjoining properties:  
Development on immediately adjoining properties includes a mix of commercial and residential development consistent with their Neighborhood Business and Urban Residential land use designations, respectively; specifically, such development includes a gas station and associated convenience store and food truck (to the Northwest), a mobile home park (to the Southwest and Southeast), and a main arterial street (Martin Luther King Jr Way S to the Northeast).
5. Describe the neighborhood land use characteristics:  
The relevant neighborhood (comprised of the Neighborhood Business Center near the intersection of Martin Luther King Jr Way South and South 129<sup>th</sup> St) has a commercial and retail character that includes numerous small businesses, such as a gas station and associated convenience store, a food truck, another convenience store, an auto body shop, a self-storage space, a fence business, and formerly, another convenience store. This Neighborhood Business Center is surrounded by Urban Residential land uses.
6. Name the road(s) or ingress/egress easements that provide legal access to the site.  
Martin Luther King Jr Way South
7. Is this an expansion or renewal of an existing operation?  
 Yes  No If Yes, provide file numbers and dates of previous related County approvals for construction and operation.  
Expansion; ADDC14-0405.

8. What geographic area is the proposed use intended to serve? Describe and attach maps as needed.

The geographic area to be served by the proposed use is the Skyway-West Hill community which it currently serves.

9. What are the proposed hours and days of operation?

Monday - Sunday (8am - 1145pm)

10. List the number of employees: Part-time: 20 Full-time: \_\_\_\_\_

11. List the average number of daily customers: 250

12. List the average number of round-trip vehicle movements anticipated at this facility per day:

Employee automobiles 8

Trucks 40

Customer automobiles 200

13. Schools information:

- a. Have local school officials been consulted regarding this proposed development?

Yes  No

- b. Is the subject property close to a school or to a pedestrian or vehicular access route to a school?

Yes  No

- c. If yes, will the proposed use have an effect on transportation and traffic safety of school children?

Yes  No

- d. Will the proposed development present an "attractive nuisance" to children?

Yes  No

Explain any of the above:

14. Have interested community groups or neighboring property owners been notified about this development project?

Yes    No      If Yes, who has been contacted and what were their reactions?

Yes, numerous conversations with customers and local partners representing variety of community groups in the Skyway area. Property owners, community members and surrounding businesses have expressed positivity about the improved site and the project proposal.

15. Is the water district or distributor capable of serving the property adequately to meet King County fire protection standards and the demand created by the proposed conditional use?

Yes    No      Explain:

Yes. The proposed conditional use on the subject property replaces the former retail convenience store on the property and does not create any demand in addition to that previously provided to the property.

16. Is the subject property served by sanitary sewers?

Yes    No      If No, what type of sanitary disposal system will be used to serve the proposed development?

17. Explain how the proposal complies with the CUP criteria of KCC 21A.44.040.

See explanation attached as Exhibit A.

18. Does the proposal comply with development standards for the proposed use and for the zone in which the use is to be located?  
 Yes     No    If No, list and describe the variances and/or modifications being sought for this proposal.

The proposal is for an expansion of a nonconforming use, and thus, does not comply outright with the development standards for the zone it is located in. However, the development standards identify the application of KCC 21A.32.065, which allows for expansion of a nonconforming use beyond 10% if a conditional use permit is obtained, resulting in this application. Also, the proposal's expansion is to an existing business and would be in conformity with the standards for a conditional use in a Community Business Zone, which the subject property was formerly designated at the time the existing business was formed prior to the latest amendment of the area's comprehensive plan.

19. What is the Comprehensive Plan land use designation for this site?

Neighborhood Business Center.

20. What are the specific King County Comprehensive Plan policies that support this proposal? (List or reference Comprehensive Plan Policy numbers.) Describe consistency of proposal with each policy. Attach additional sheets, if needed.

See attached Exhibit A.

Applicants may submit any additional information (sketches, site plans, engineering reports, petitions, photographs, etc.) which may justify, clarify, or assist in the review of the CUP. The Department of Permitting may, at any time, request further information or studies for these purposes.

**Name of the person who prepared the CUP application:**

Zach Teshome  
 \_\_\_\_\_  
 Print Name

\_\_\_\_\_  
 Date Prepared

***Check out the Permitting Web site at [www.kingcounty.gov/permits](http://www.kingcounty.gov/permits)***

\_\_\_\_\_  
 Signature