

9/24/2018

Presubmission Conference Project Narrative

RE: Project # 18-3978
3015 Pacific Ave SE
TPN 38840000600

The applicant has leased an existing building and parking lot and plans to apply for conditional use approval for operation of the subject building as a State-licensed recreational marijuana retail store. Existing use of the building and adjacent paved parking area is as a retail vehicle sales office and vehicle sales lot. Please reference the following documents associated with the subject application:

- C1 Site Plan, dated 9/24/2018
- A1 Layout Plan, dated 9/24/2018

Building: The existing building is 1,064 SF and can be operated as-is with installation of furniture and retail displays. There is one existing half-bathroom that will remain as-is.

Signage: There is one existing 2'x4' two-sided illuminated pole-mounted sign at the NE corner of the site. The applicant plans to change the faces of the pole-mounted sign. There is one existing 6'x4' illuminated building entrance sign at the north elevation roof peak. The applicant plans to change the face of the existing building entrance sign. The applicant plans to install a building entrance sign at the eastern building entrance and understands that a permit is required to do so.

Parking: The existing parking lot is unstriped and will be striped per C1 Site Plan. It appears that 3.5 stalls are required per Olympia Municipal Code. 4 stalls are proposed, one of which is a van accessible ADA stall.

Utilities: The existing building is served by City water and sanitary sewer as well as power from Puget Sound Energy.

Questions for Staff:

1. Do there appear to be any foreseen challenges with approval of the proposed use?