



# Les Schwab Tire Center

Les Schwab Tire Centers

April 16, 2024

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# Introduction

**Mark Rohweder:** KLJ Engineering, Civil Engineer, PE

**Cory Nelson:** Cushing Terrell, Architect

**Les Schwab Tire Centers**





# Les Schwab Tire Centers

**"Successful people make  
a successful company."  
- Les Schwab**

# An Overview





- Les Schwab Tire Centers was founded in 1952 in Central Oregon and currently operates more than **526 stores** in ten Western States.
- We have over **8,500 Employees** that benefit from our “Promote from Within” culture which saw 402 store employees promoted in 2022.
  - Les Schwab shares half of its profits with employees through several generous programs including health care, bonuses, and retirement
- We are expanding our footprint by opening three new markets in 2024 in ND, SD, and MN.

# Grow from Within

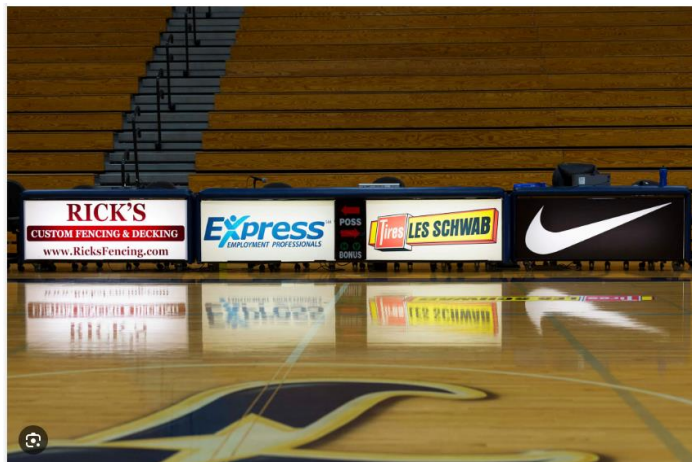
Minimum 2-years at each role





# Community Investment

- Each year Les Schwab invest in the communities they serve
  - In 2022 Les Schwab donated **\$5.7M** in support of local communities.
  - Les Schwab spent **\$18.5M** with local media companies.
  - Les Schwab continues its **annual food and toy drives** throughout Les Schwab country.



# List of Core Services

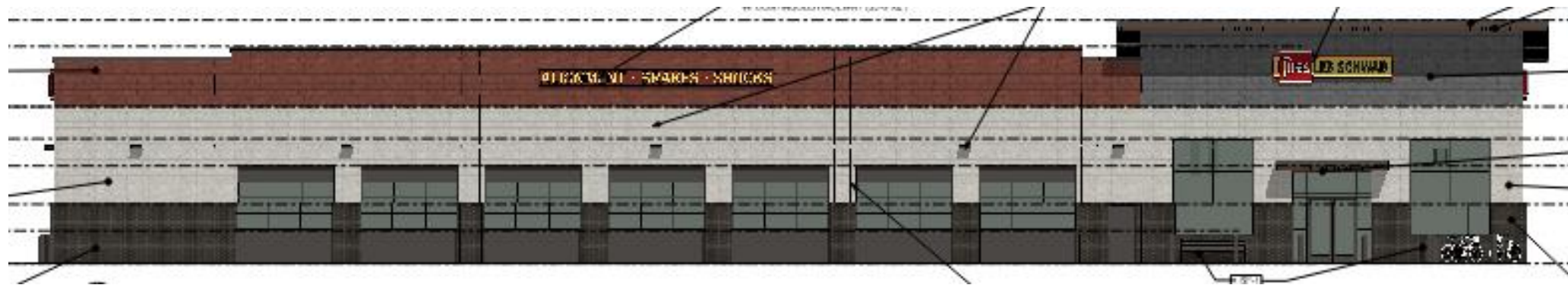
- Tires
- Tire Repair
- Tire Balances
- Wheels
- Brakes
- Shocks and Struts
- Alignments
- Batteries
- Oil Changes
- Fluids
- Wipers



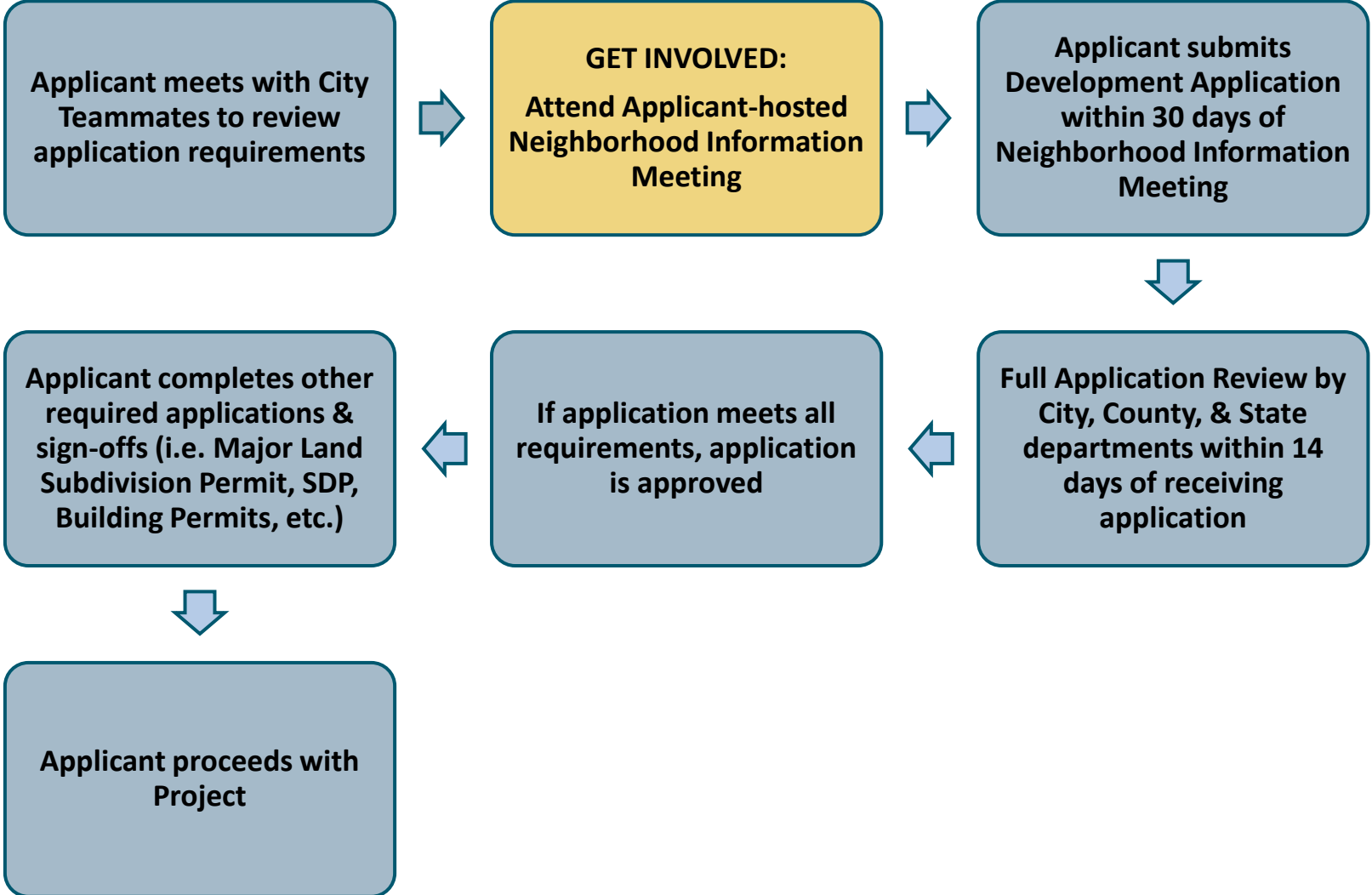


# About our Project

- New 10,600 SF Building
- Parking Lot
- New Access from Cascade Creek Road
- Extension of Existing Sidewalk
- Landscaping
- Pylon and Monument Signs



# The Application Process



# Existing Zoning District

## LI – Light Industrial

The LI district provides an area for a mixture of commercial and industrial uses that do not generate significant adverse operational or traffic impacts, that are served by major thoroughfares providing direct access or a local street system with direct access to major thoroughfares, and with an adequate level of buffering, could be located in reasonable proximity to residential areas.



## Allowable Uses

- Offender Transitional Housing
- Correctional Facility
- Day Care
- Emergency Service
- Funeral Home
- Public Facility
- Public Works
- Specialized Education
- Agriculture Production
- Agriculture Retail
- Veterinary & Animal Services
- Adult Entertainment
- Indoor Entertainment or Recreation
- Bar or Tavern
- Fast Food Restaurant
- Hotel or Motel
- Standard Restaurant
- Business or Personal Services
- Construction Office
- Financial Institution
- Office
- Research & Testing
- Retail: Small, Medium, Large
- Air Transportation
- **Automotive Center**
- Automotive Repair Services
- Fueling Station
- Motor Freight & Warehousing
- Motor Vehicle Sales, Leasing, or Storage
- Parking Garage
- Parking Lot
- Public Transportation Dispatch Facility
- Heavy Commercial Services
- Light Industry
- Recycling Facility
- Repair & Maintenance Shop
- Self Service Storage Facility
- Wholesale Facility
- Quarry
- Sand or Gravel Excavation
- Communication Tower
- Geothermal Energy System
- Solar Collector, Ground- or Building-Mounted
- Utility, Major & Minor
- Wind Energy Conversion System
- Billboard
- Drive-in Facility
- Electric Vehicle Charging Station
- Fuel Tank
- Greenhouse
- Recreational Vehicle Parking
- Recycling Drop Box
- Related Services Facility
- Residence for Caretaker or Security Guard
- Swimming Pool or Tennis Court
- Urban Agriculture
- Carnival or Festival
- Contractor's Office and Yard
- Food Truck
- Garage Sale
- Seasonal Sales
- Storage Container

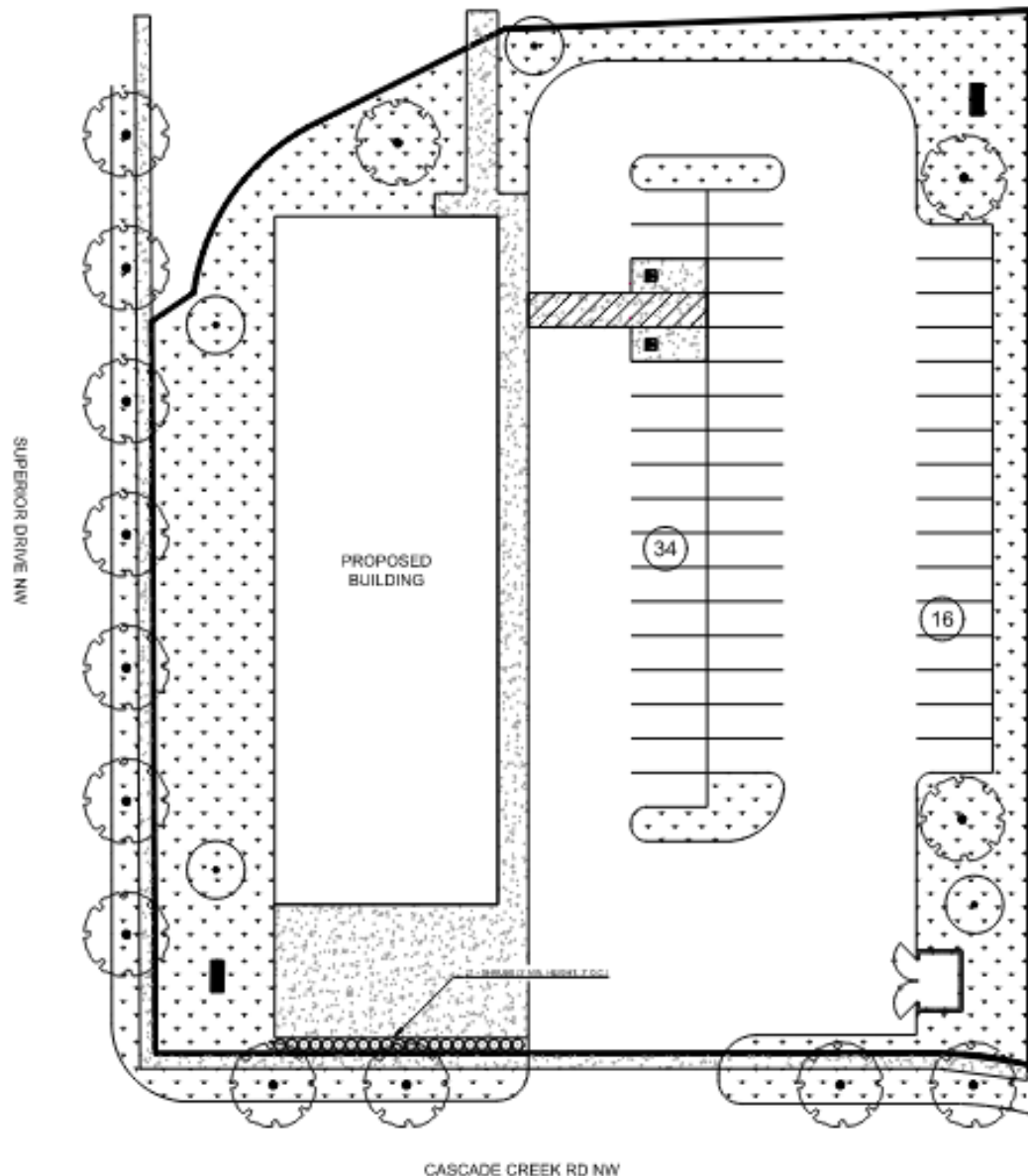


## No New Streets





- Adding one new driveway on Cascade Creek Road NW.
- Pylon Sign
- Monument Sign
- Sidewalks on Superior Dr and Cascade Creek Road
- Landscaping



# Landscaping



## LEGEND

-  SHRUB
-  UNDERSTORY TREE
-  CANOPY TREE
-  IRRIGATED TURF AREA

## LANDSCAPE CALCULATIONS:

### BOULEVARD TREES

COMMERCIAL SITE - TREES SPACED 35', ON CENTER - 11 TOTAL

### PLANT UNITS

COMMERCIAL SITE - ZONED BP, LI, OR, SI, 230' FRONTAGE

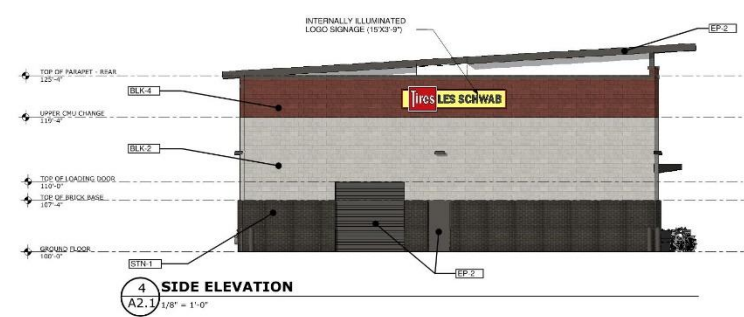
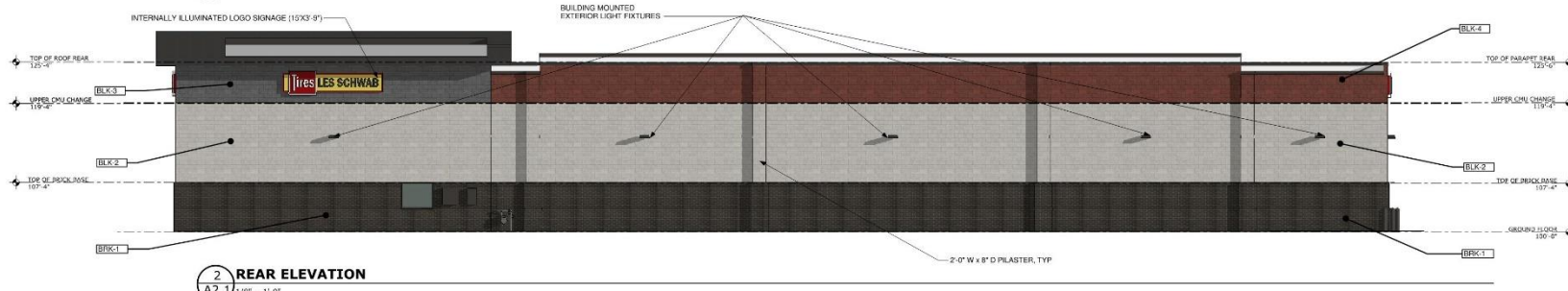
REQUIRED: 3 CANOPY TREES  
4 UNDERSTORY TREES  
21 SHRUBS, SPACED 3' ON CENTER

PROVIDED: 3 CANOPY TREES  
4 UNDERSTORY TREES  
21 SHRUBS \* \*

Landscaping design base on City requirements.

# New Building

- 10,600 SF
- Concrete Masonry Unit (CMU)
- 7 bays



ELEVATION GENERAL NOTES	MATERIAL LEGEND:
A) ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER	<b>BLK-1</b> BASALITE CMU - SMOOTH FACE, (#807 WR)
B) ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR	<b>BLK-2</b> BASALITE CMU - GROUND FACE, (#720 WR)
C) REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS	<b>BLK-3</b> BASALITE CMU - SMOOTH FACE, (#803 WR)
D) CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM	<b>BLK-4</b> BASALITE CMU - SMOOTH FACE, (#869 WR)
E) REF CIVIL DRAWINGS	<b>BRK-1</b> STONEWORKS CLEAN BRICK MN (CHARCOAL)
F) COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL BACKING IN METAL PANEL SYSTEM AND REQUIRED ELECTRICAL ROUGH IN LOCATIONS	<b>SP-1</b> SOFFIT PANEL PAC-CLAD FLUSH SOLID W/ PVDF WOOD GRAIN FINISH (COPPER)
G) PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM	<b>SP-1</b> SITE FURNISHINGS IN DARK BRONZE, TRASH RECEPTACLE AND BENCH
H) EXPOSED STEM CONCRETE WALL IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUND COVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING	<b>EP-2</b> EXTERIOR PAINT SUPERPAINT EXTERIOR ACRYLIC LATEX SATIN A89W01151 (MATCH KAWNEER #40 DARK BRONZE), REF SPEC
I) REFER TO SHEET E501 LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT FIXTURE MOUNTING HEIGHTS	
J) VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION	

# Traffic Impacts

Traffic generated from the Les Schwab Tire store is less than the estimated PM Peak Hour Trips in the Creekside Development Traffic Study for the equivalent sized building (50 In and 50 Out).

Development Square Feet	AM Peak Hour Trips			PM Peak Hour Trips			Weekday Trips
	In	Out	Total	In	Out	Total	
12,547	21	12	33	20	27	47	347
11,421	19	11	30	18	25	43	316
10,481	18	9	27	17	22	39	290
9,544	16	9	25	15	21	36	264
8,605	14	8	22	14	18	32	238



# Existing & Future Environmental Features

## Existing

- Empty Lot - Agricultural Field
- Silty Clay Loam & Silt Loam
- Outside the 100 yr Floodplain

## Future

- Light Industrial
- Stormwater to Existing Regional Detention Pond



Q&A

# Still have Questions?

Contact the City of Rochester's Community Development Department with any questions about this application type via email [communitydevelopment@rochestermn.gov](mailto:communitydevelopment@rochestermn.gov) or phone (507-328-2600).