



# Les Schwab Tire Centers 740 NW Ward Rd



Planning Commission  
December 11, 2025

# Request

- Approval of revised Preliminary Development Plan for Lot 10D, Summit Fair Lots 10D-10F, to allow for auto service and development of the site as a Les Schwab Tire Center Showroom and Service Center.

# Who is Les Schwab?



- Les Schwab Tire Centers was founded in 1952 in Central Oregon and currently operates more than 607 stores in thirteen States.
- We have over 8,921 Employees that benefit from our “Promote from Within” culture which saw 538 store employees promoted in 2024.
- Les Schwab shares half of its profits with employees through several generous programs including health care, bonuses, and retirement.

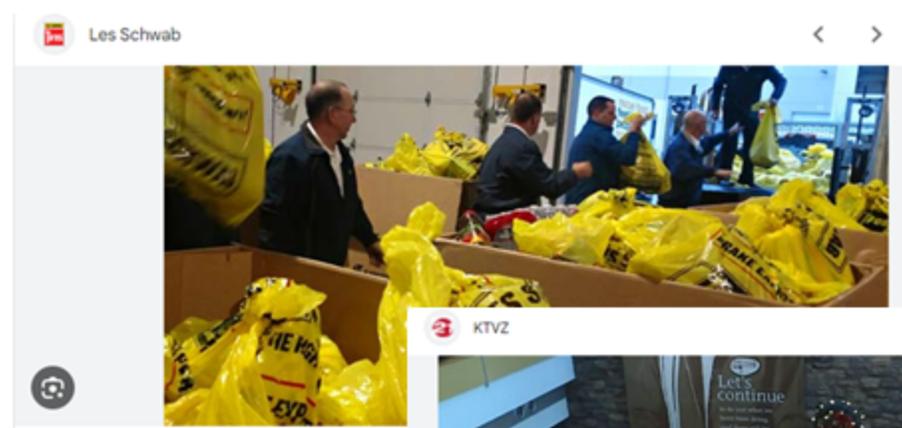
# List of Core Services

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



# Community Investment

- Each year Les Schwab invests in the communities which we serve
  - In 2024 Les Schwab contributed **\$10.4M** in regional community investments
  - In 2024 The company held **29** toy, food and school supply drives
  - Tires for Purpose- provides tires to local nonprofits- over **50** nonprofit organizations received tire donations in April.



Delivering Six Pickup Loads of Food for



Les Schwab Tire Centers  
April 23 at 2:04 PM  
We were honored to partner with St. Jude Children's Research Hospital and the Sacramento Kings for a special game day event. Our Les Schwab managers proudly awarded the Co-Captain of the game-winner to those who made generous contributions to support St. Jude's mission. Congratulations to our winners!



Les Schwab Tire Centers  
May 3 at 2:44 PM  
Our Western Washington managers enjoy supporting The Northwest Junior Livestock Show every year. We were thrilled to provide a donation to benefit the FFA and 4-H programs, and also purchase several animals to give back to these dedicated students.

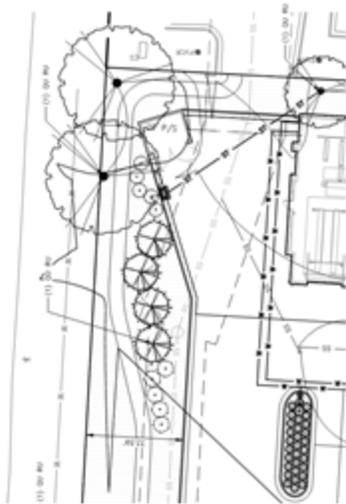


Les Schwab Tire Centers  
May 3 at 2:45 PM  
Our Treasure Valley managers partnered with CBS 2 Boise to support 'The Essentials Drive' benefiting the Foster + Heart program. We're proud to have purchased over \$14,000 worth of items to donate to this amazing non-profit. Making a difference in our community is truly an honor.

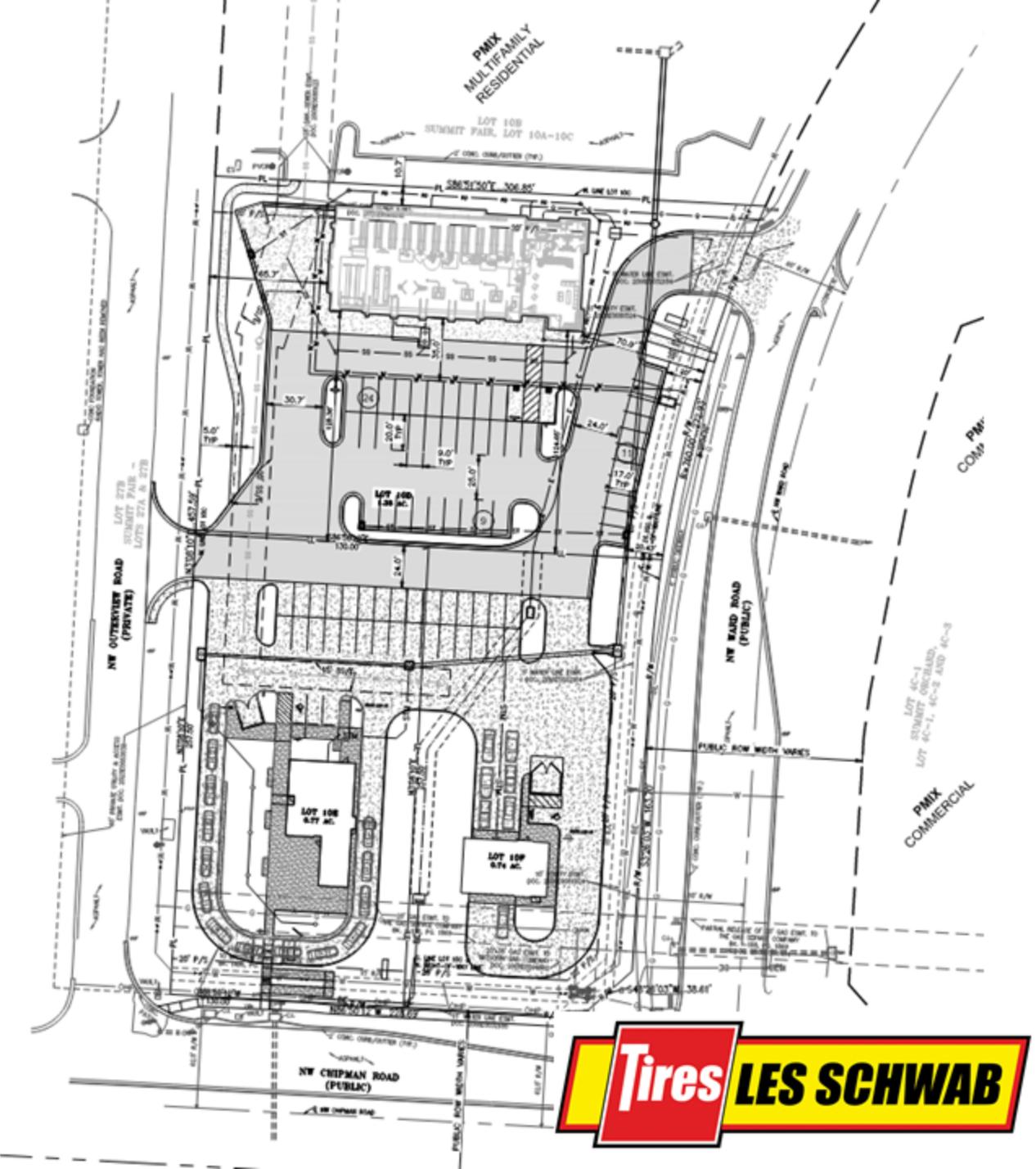


# Development Plan

- Pedestrian access to right-of-way is provided on the east side of the building from the showroom to the NW Ward Road sidewalk.
- Enhanced landscaping is proposed on the west side of the building. The sidewalk on the west side of the site provides connectivity from the Trilogy Apartments to the development, per staff's request.



Enhanced Landscaping



# Perspective Views



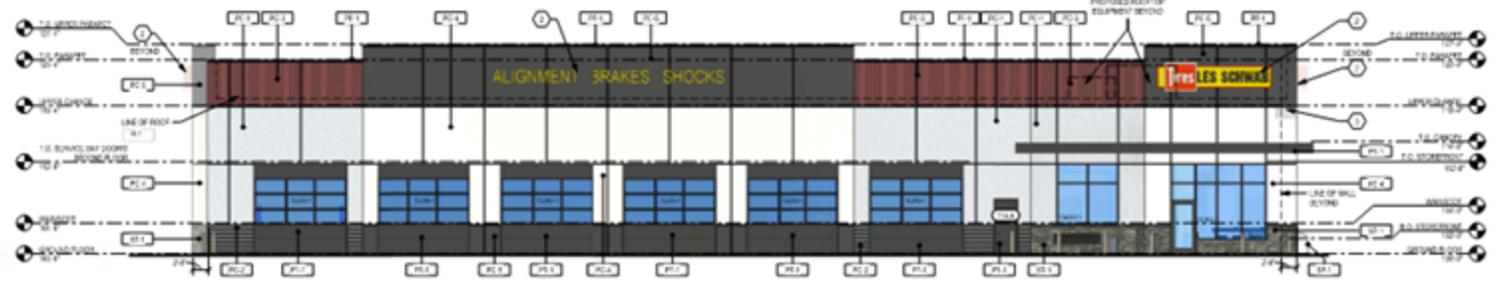
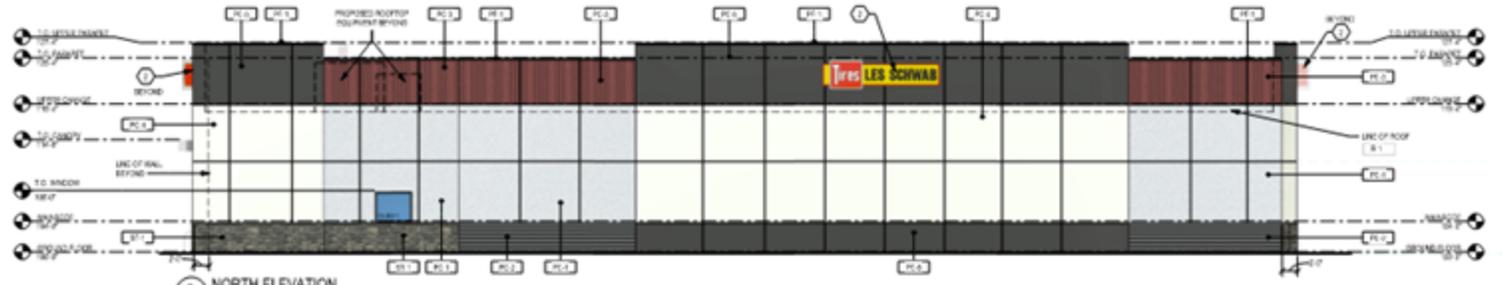
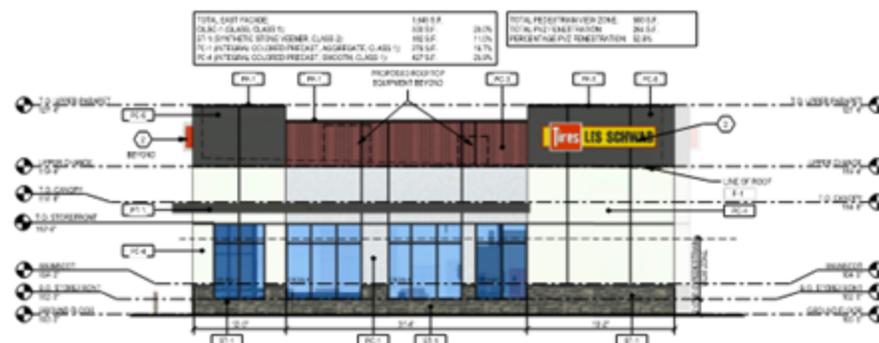
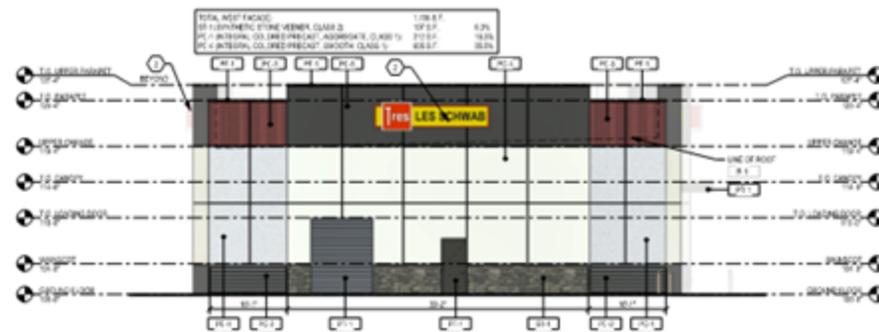
Northwest



Southeast



# Elevations



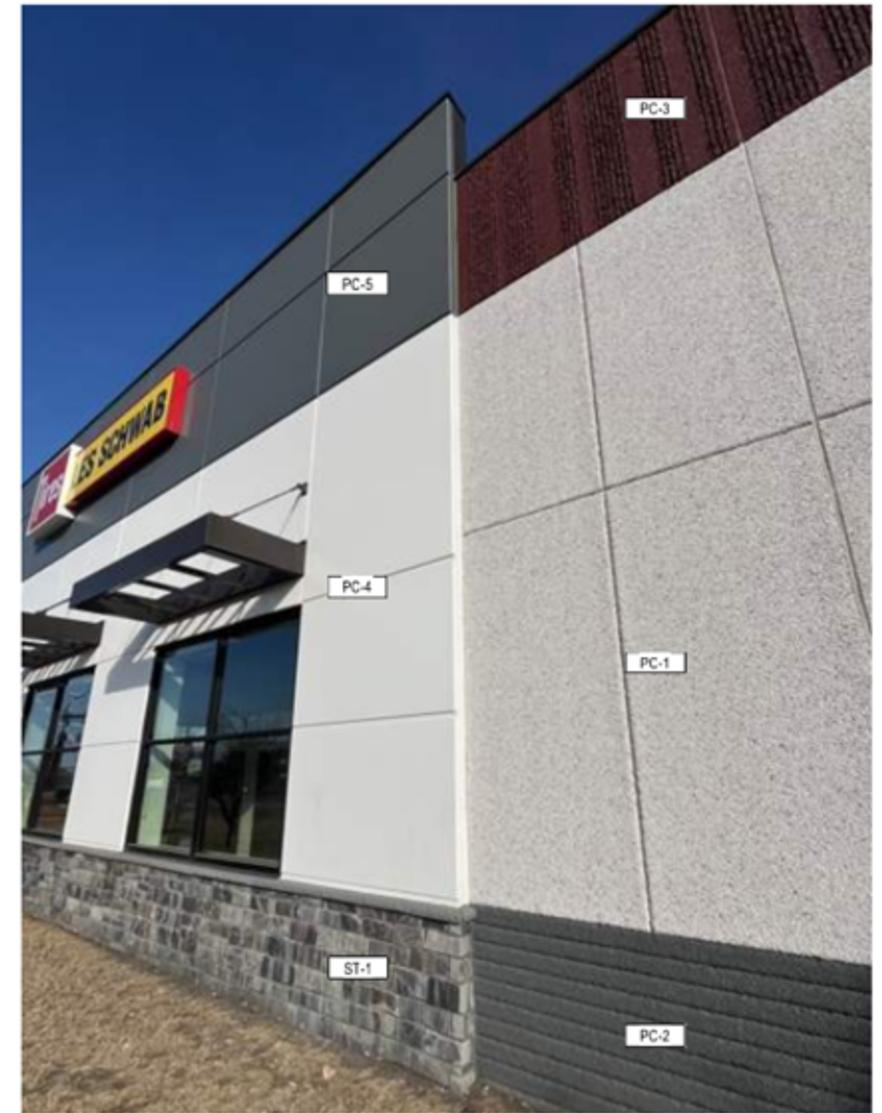
# Materials

## MATERIAL LEGEND:

|      |  |
|------|--|
| PC-1 | FABCON PRECAST CONCRETE, AGGREGATE (WHITE, MFR FINISH) (CLASS 1)   |
| PC-2 | FABCON PRECAST CONCRETE, 8" HORIZONTAL STAMP, (STAIN SHERWIN WILLIAMS, COLOR: 7068 - GRIZZLE GRAY) (CLASS 3)           |
| PC-3 | FABCON PRECAST CONCRETE, RAKED VERTICALLY, (STAIN SHERWIN WILLIAMS, COLOR: 8261-7797 - LS COLONIAL RED 2020) (CLASS 3) |
| PC-4 | FABCON PRECAST CONCRETE, SMOOTH, REVERSE PANELS, (WHITE, MFR FINISH) (CLASS 1)   |
| PC-5 | FABCON PRECAST CONCRETE, SMOOTH, REVERSE PANELS, (STAIN SHERWIN WILLIAMS, COLOR: 8247 - KRYPTON) (CLASS 3)             |
| SF-1 | SITE FURNISHINGS IN DARK BRONZE, TRASH RECEPTICLE AND BENCH  |
| PT-1 | EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020  |
| PF-1 | PRE-FINISHED METAL COLOR TO MATCH: SW 8261-10059-LS BRONZE 2020  |
| ST-1 | HARRISTONE PRECAST STONE VENEER, DRY STONE (COLOR: STIRLING) (CLASS 2)   |



① MATERIAL TRANSITION EXAMPLE



② MATERIAL TRANSITION EXAMPLE



# UDO Modification Request – West Façade Fenestration

Section 8.050.B.4.i – commercial building facade requires 50% clear glass fenestration within pedestrian view zone facing a public or private street.

- The east side of the Les Schwab building is the showroom and customer / pedestrian access to the building. All UDO requirements for 50% fenestration within the pedestrian view zone is achieved for this side of the building.
- The west side of the building faces a private street and houses essential service functions, including a four-post lift, tire racking, and other heavy equipment. Providing clear glazing on this façade would not enhance the public realm or contribute to pedestrian interest. It also poses a high risk of accidental breakage given the operations within this end of the building. Enhanced landscaping is proposed to the west of the building, between the sidewalk and the site paving.



# UDO Modification Request – Light Pole Height

Section 8.250.D.1. – maximum light pole height within 100 feet of residential use is 15-ft.

- Existing Trilogy Apartments to north has 20-ft tall light poles. Existing Andy's Frozen Custard to South has 18-ft tall light poles.
- 18-ft tall light poles are requested for entire Les Schwab Tire Center site to provide consistency within development and enhance aesthetics. UDO limit on maximum foot candles at residential property line will be achieved.

