



Les Schwab Tire Centers 740 NW Ward Rd



City Council
January 6, 2026

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.

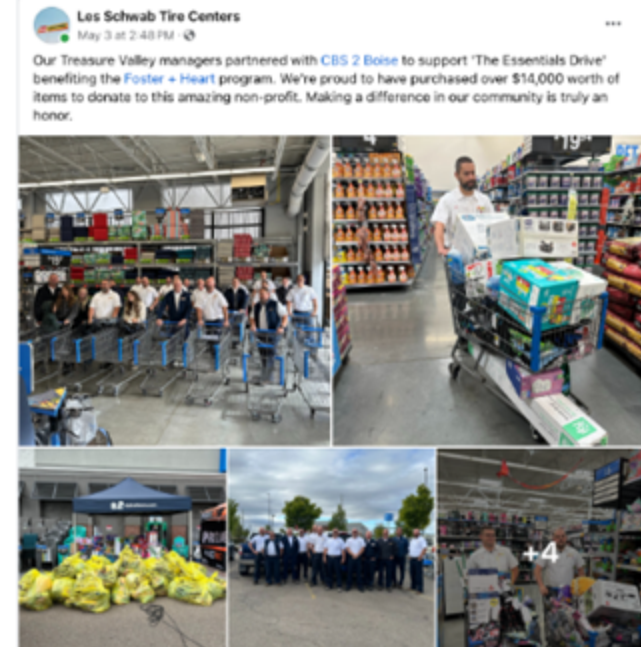
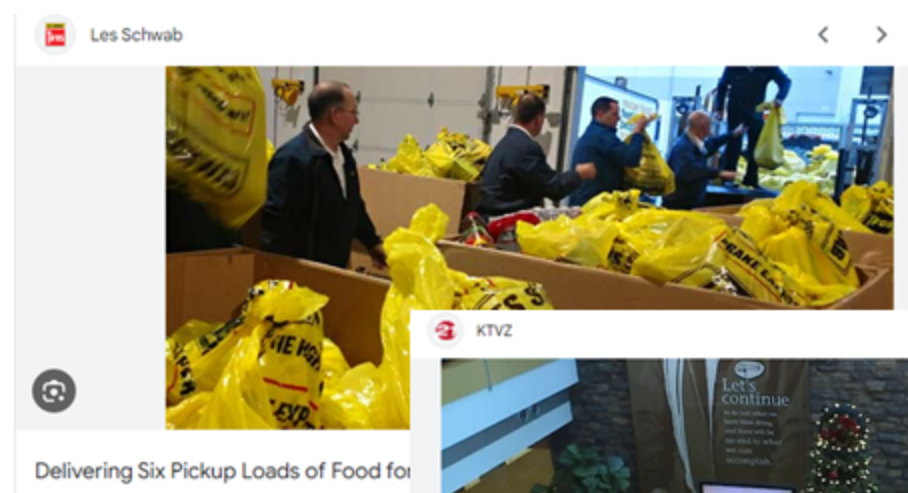
List of Core Services

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



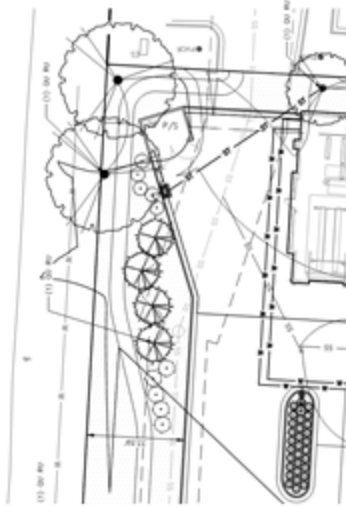
Community Investment

- 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.

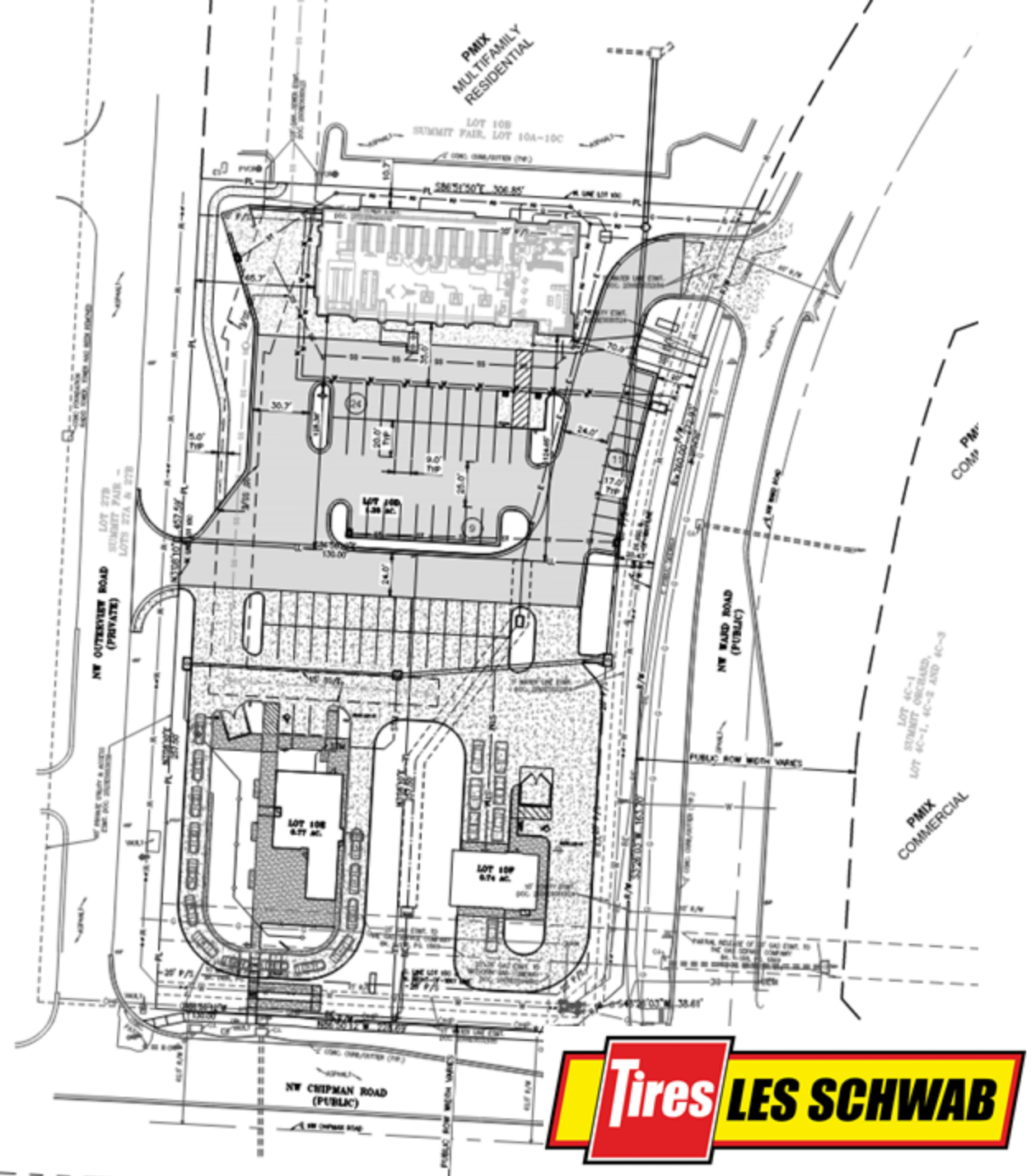


Development Plan

- 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



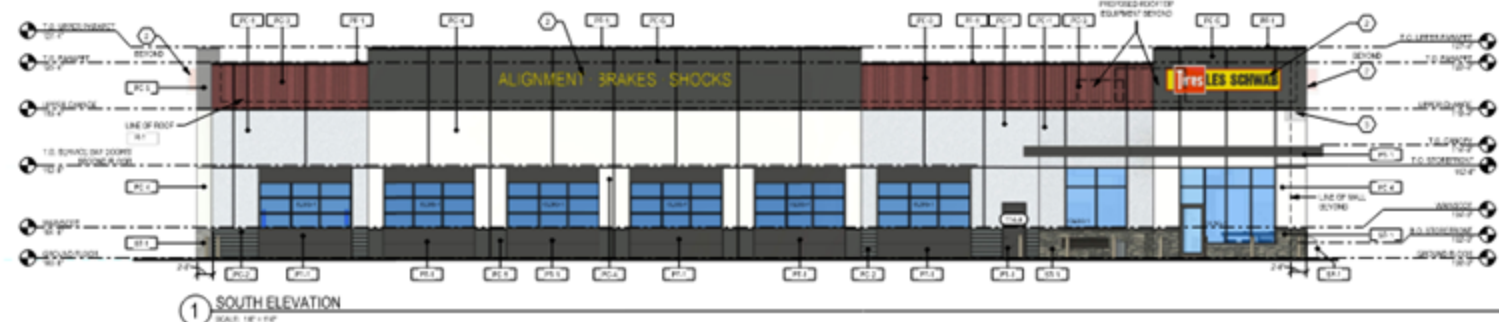
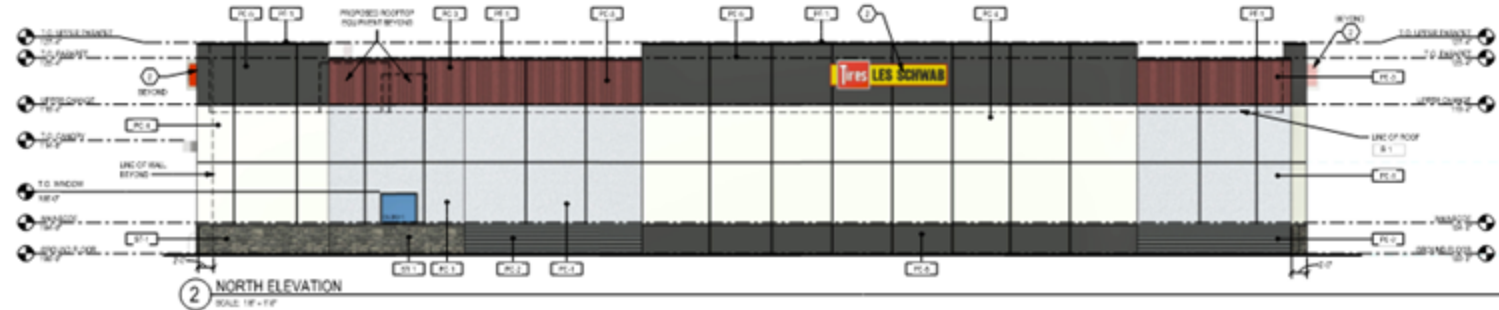
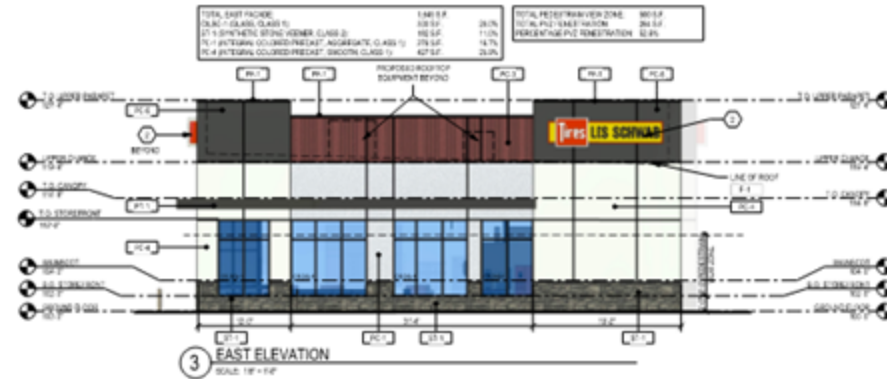
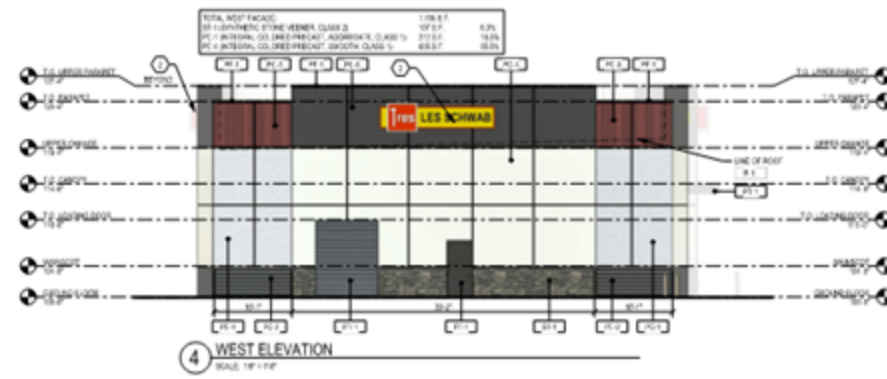
Northwest



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: 6247 - 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 is the showroom and provides customer / pedestrian access to the building. All UDO requirements are met for this side of the building.
- The west side of the building faces a private street and houses essential service functions. A modification is requested due to:
 - Heavy equipment, tire racking
 - Safety concerns
 - Not a customer entrance

Enhanced landscaping proposed along pedestrian route



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.

