



Les Schwab Tire Center

Neighborhood Information Meeting

February 4, 2025

Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Existing Zoning District
 - Proposed Street Layout and Unit Densities
 - Future Project Details
- Traffic Impacts
- Existing & Future Environmental Features
- Q&A



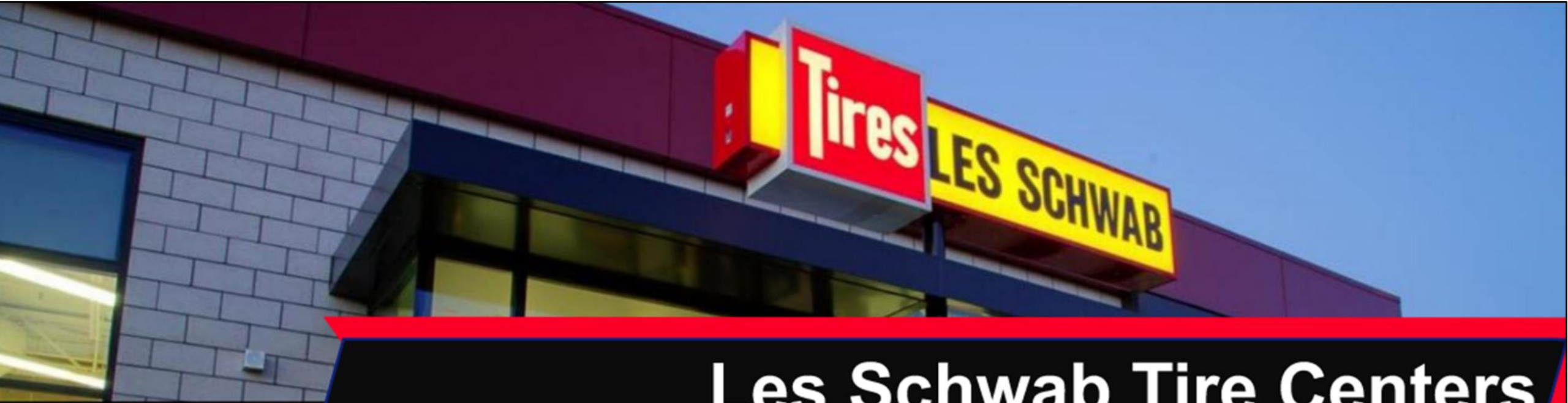
Introduction

Jeff Westendorf: Westwood Professional Services, Landscape Architect, PLA

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

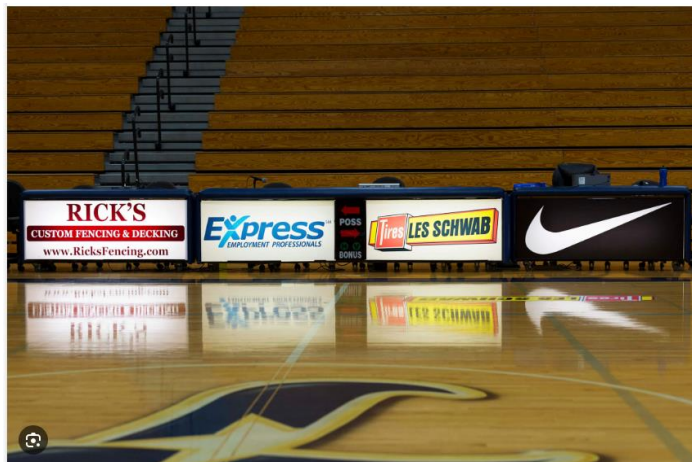
Minimum 2-years at each role



Community Investment

Each year Les Schwab invests 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

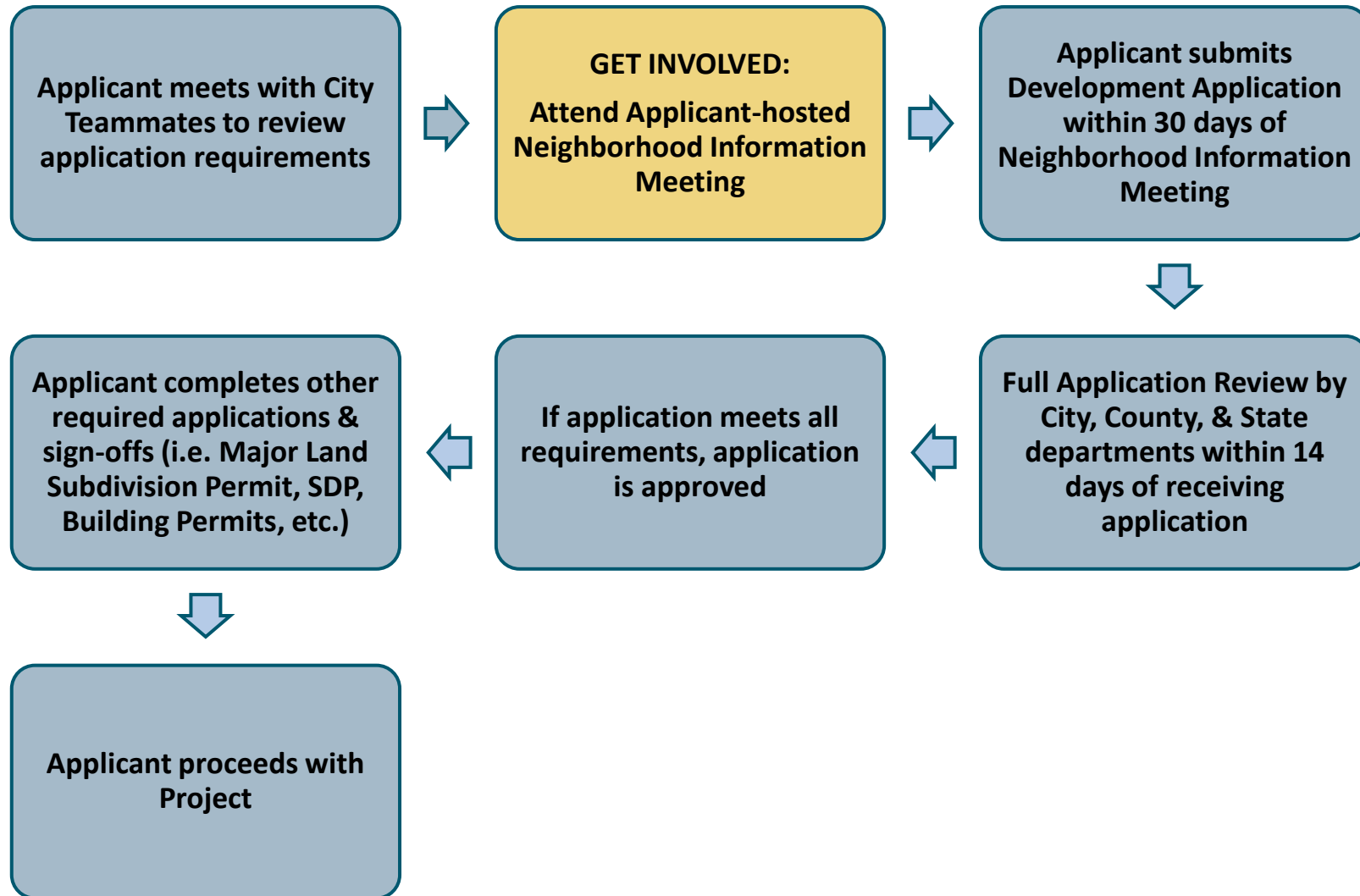


About our Project

- Location
- New 10,600 SF Building
- Parking Lot
- New Accesses from Prairie Vista Dr
- Extension of Existing Sidewalk
- Landscaping
- Pylon and Monument Signs



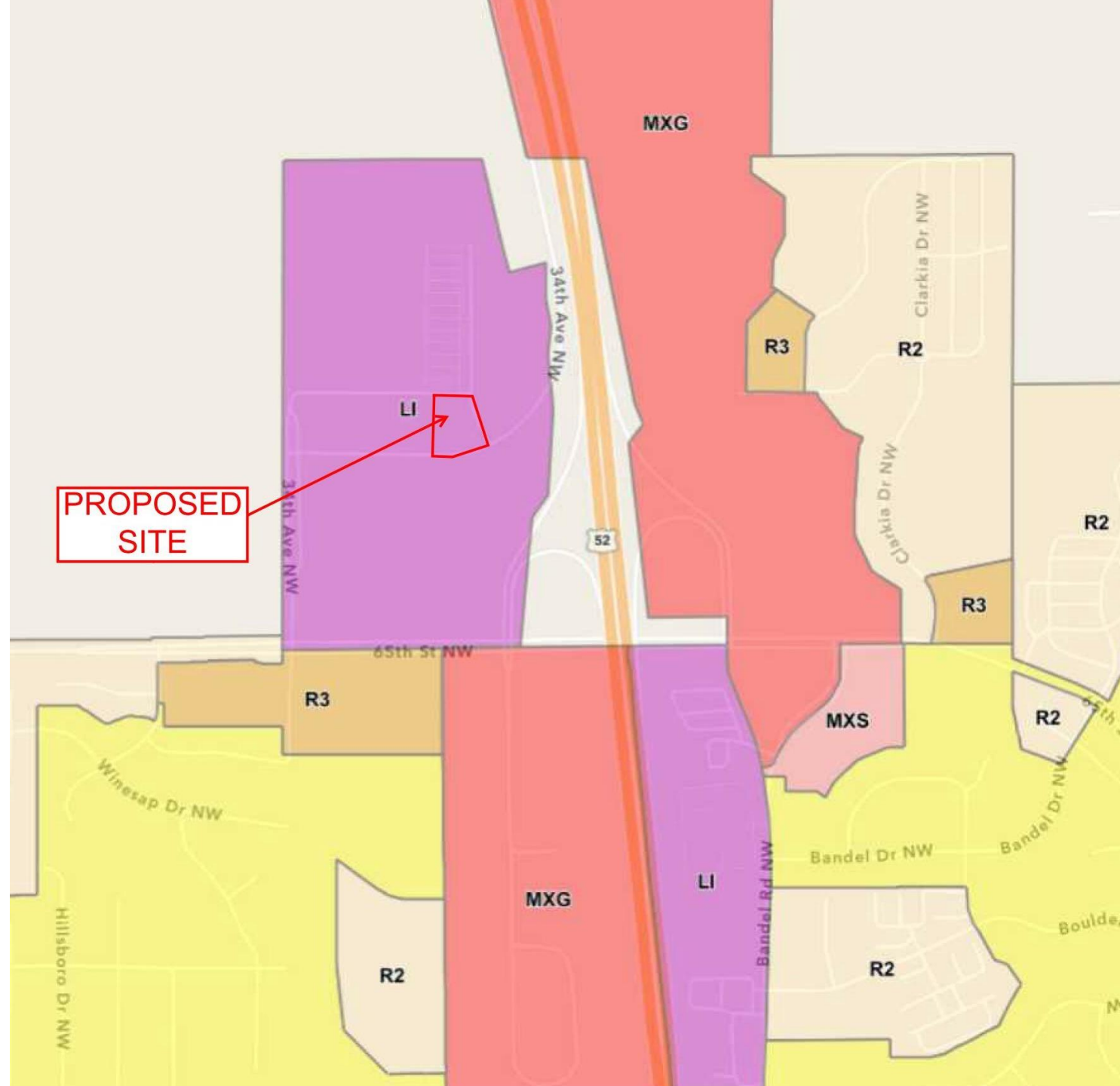
The Application Process



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

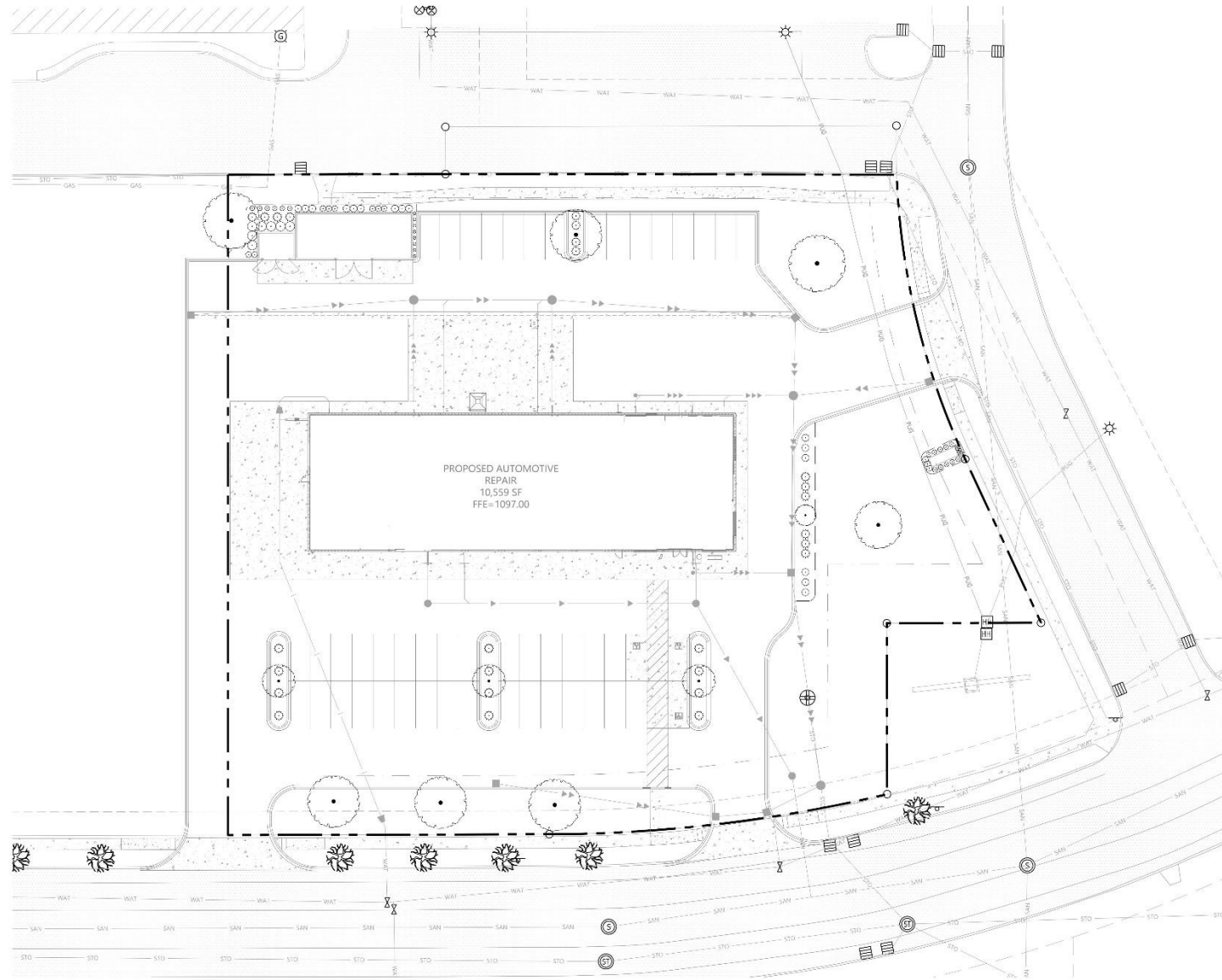
- Offender Transitional Housing
- Correctional Facility
- Day Care
- Emergency Service
- Funeral Home
- Public Facility
- Public Works
- Specialized Education
- Agriculture Production
- Agriculture Retail
- Veterinary & Animal Services
- Adult Entertainment
- Indoor Entertainment or Recreation
- Bar 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

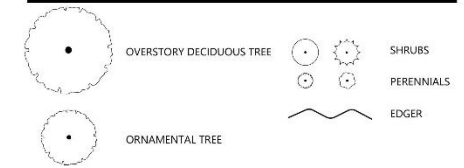
- Adding two new driveways on Prairie Vista Dr NW.
- Pylon Sign
- Monument Sign
- Sidewalks on Prairie Vista Dr & Menard's access drive
- Landscaping
- Operations: Hrs, Work, & Truck



Landscaping



LANDSCAPE LEGEND



Landscaping design based on City requirements.

New Building

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



EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		POLE MOUNT LIGHT FIXTURE
		1.0 FOOT CANDLE ISOLINE
		0.5 FOOT CANDLE ISOLINE
		0.1 FOOT CANDLE ISOLINE

TAG	MANUFACTURER	PART NUMBER	Mounting Height	Wattage	LUMENS	Light Loss Factor	Quantity
LA	LITHONIA	DSKO-LED PL-40K 70CRI RICO	25'	33W	3,537	0.9	2
LB	LITHONIA	DSKO-LED PL-40K 70CRI BLCK	25'	33W	3,484	0.9	20

AREA	AVG (FC)	MAX (FC)	MIN (FC)
PARKING LOT	1.02	1.8	0.1
PROPERTY LINE	0.38	1.8	0.0

[illegible]

Type of Cutoff on Luminaire	Maximum Illumination		Maximum Height	
	Agricultural or Residential District	Mixed Use District	Agricultural or Residential District	Mixed Use District
Cutoff angle less than 90° [2]		2.0 footcandles 4,100 Kelvin		30 feet

[2]Luminaires with a total cutoff of light of less than 90 degree shall be designed so that the bare light bulb, lamp, or source is completely shielded from the direct view of an observer standing at the property line at a point five feet above grade.

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 – Menards Outlot
- 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 or phone (507-328-2600).

NE CLAY AVENUE

64 dBA

97.26

70 dBA

100.00

119.17

55 dBA

NE BURNSIDE AVENUE

IRON PIPE square foot

PROP. 4,000 S.F.
BUILDING
FIBERGLASS
S.F. = 3,942.00

100.00

55 dBA

188.30

100.00

100.00

64 dBA

NE FOURTH STREET

49 dBA



