



Better Together

Les Schwab

PLANNING COMMISSION

FEB 14, 2023



Better Together

2308 Ashland St.
PA-T2-2023-000338

A request for Site Design Review approval to modernize and expand the existing Les Schwab tire facility.



Zoning and vicinity map





Project Site



2308 Ashland St. Background

1972 the Original Tire Center was built.

1980 a CUP for an alignment center, truck service canopy and a 2,500 sq. ft. warehouse were added

2000 there was an application to build a new “2,000 sq. ft. truck canopy a new 5,700 sq. ft. building.” The application was ultimately denied due to concerns with the streetscape.

2005 a revised application for a 4,300 square foot building in the southeast corner of the subject properties

2017 a pre-application was conducted but did not go forward

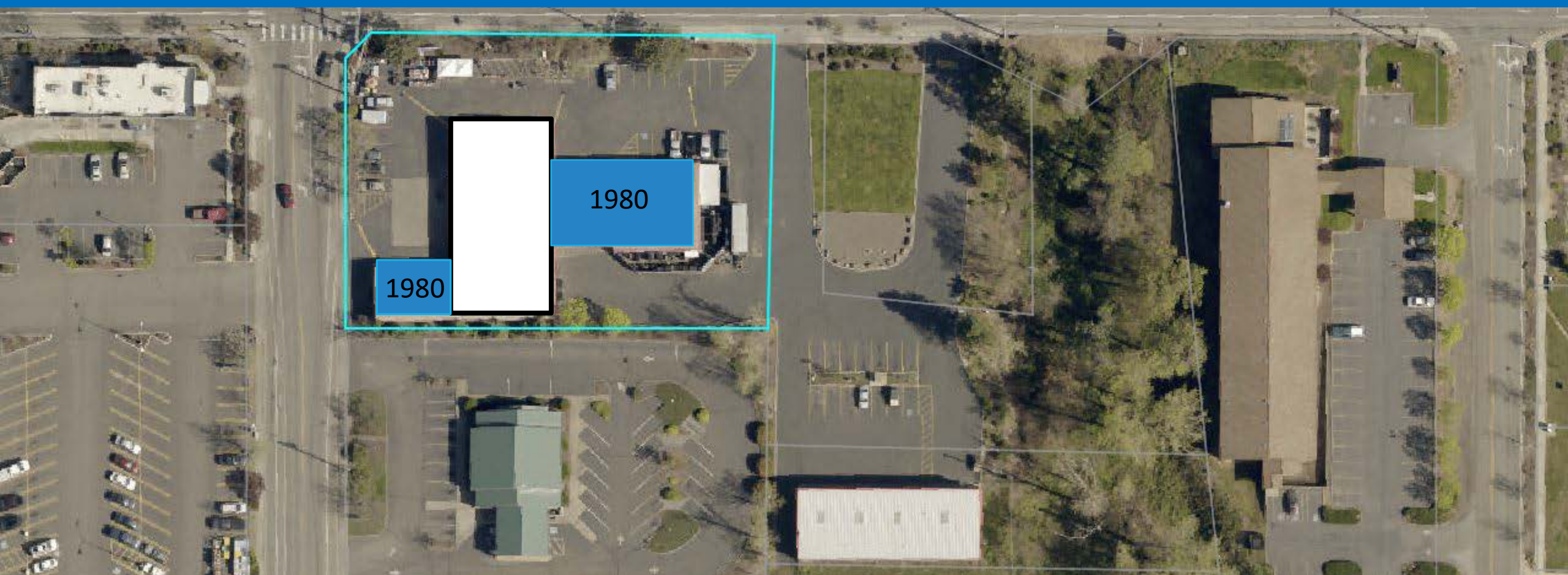


Better Together



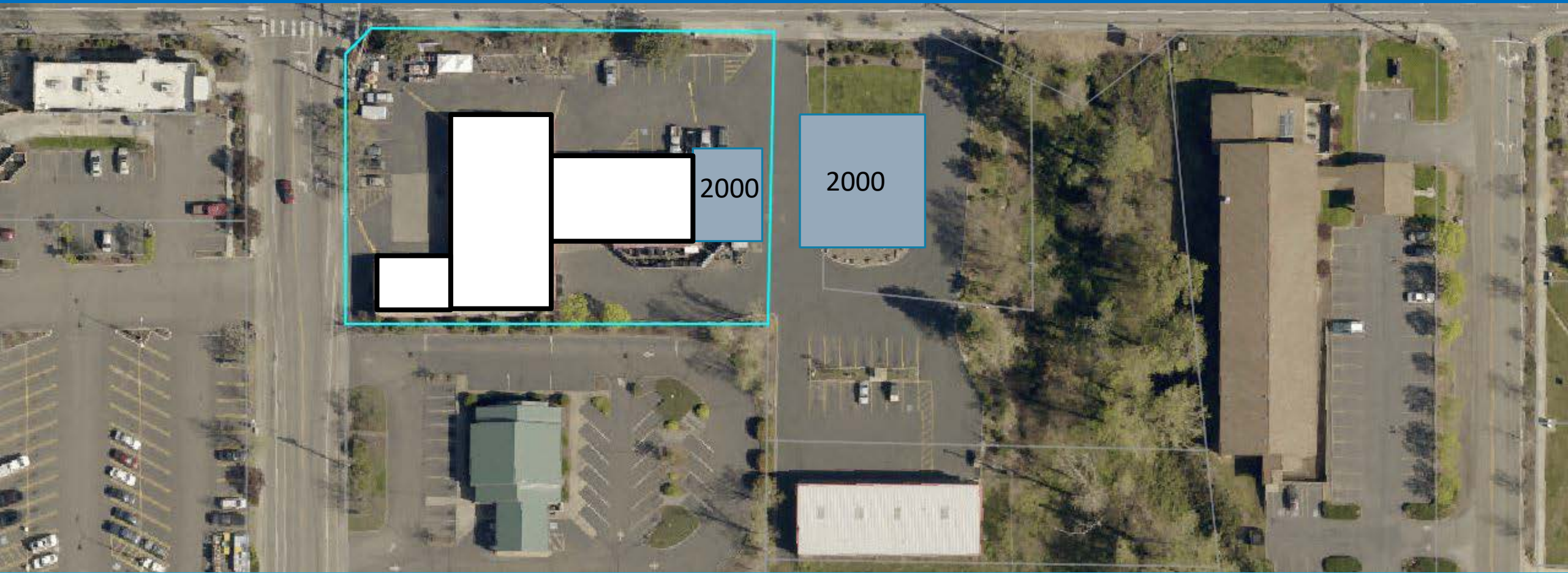
Project Site





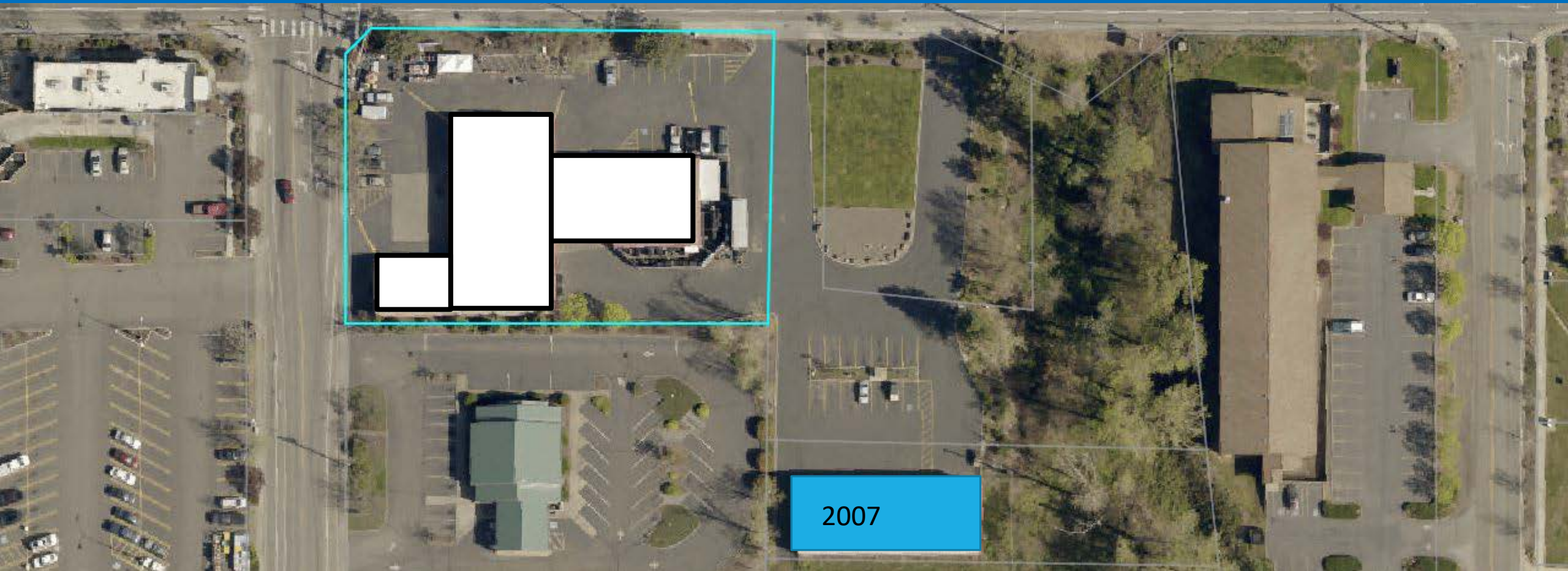
Project Site





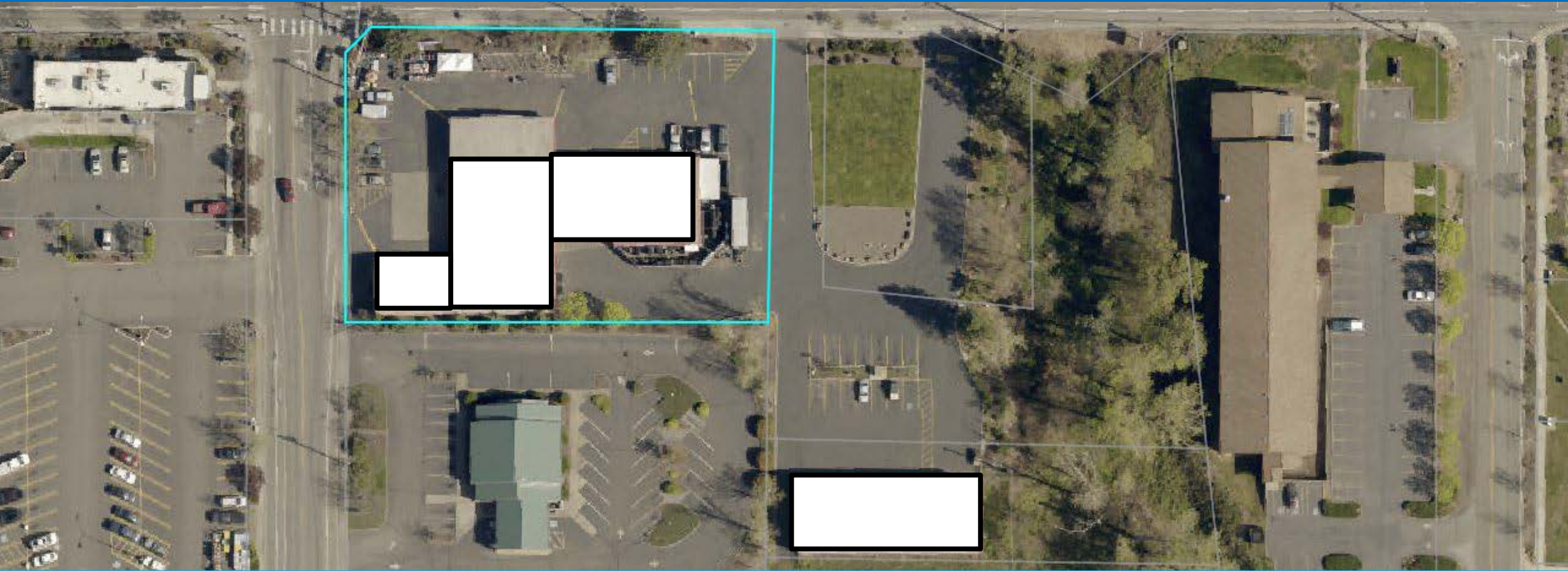
Project Site – 2000 proposal





Project Site – 2007 Alignment center





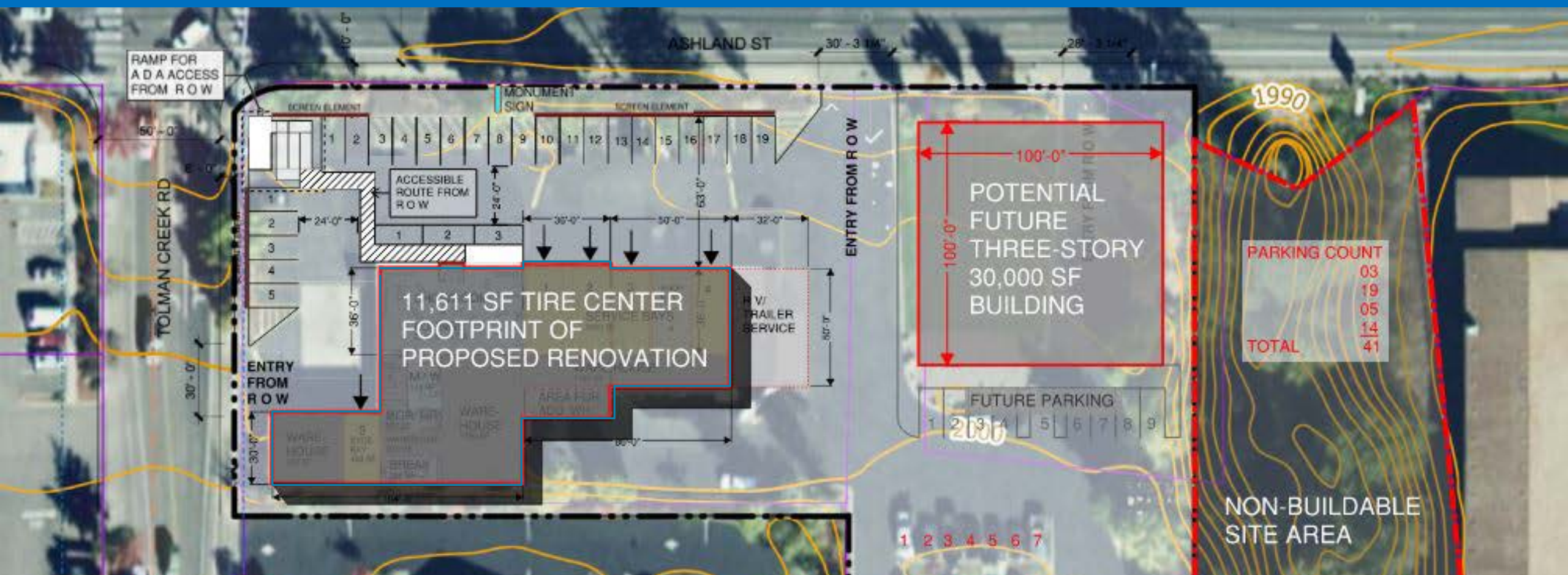
Project Site – present proposal



2308 Ashland St. PA-T2-2023-000338

The proposal includes remodeling the existing overhang/work area and replacing it with a vestibule addition and new façade enhancing the Ashland St. Frontage. Additionally, the breezeway between the two main buildings is proposed to enclose existing space creating two new service bays and additional warehouse space to the rear.



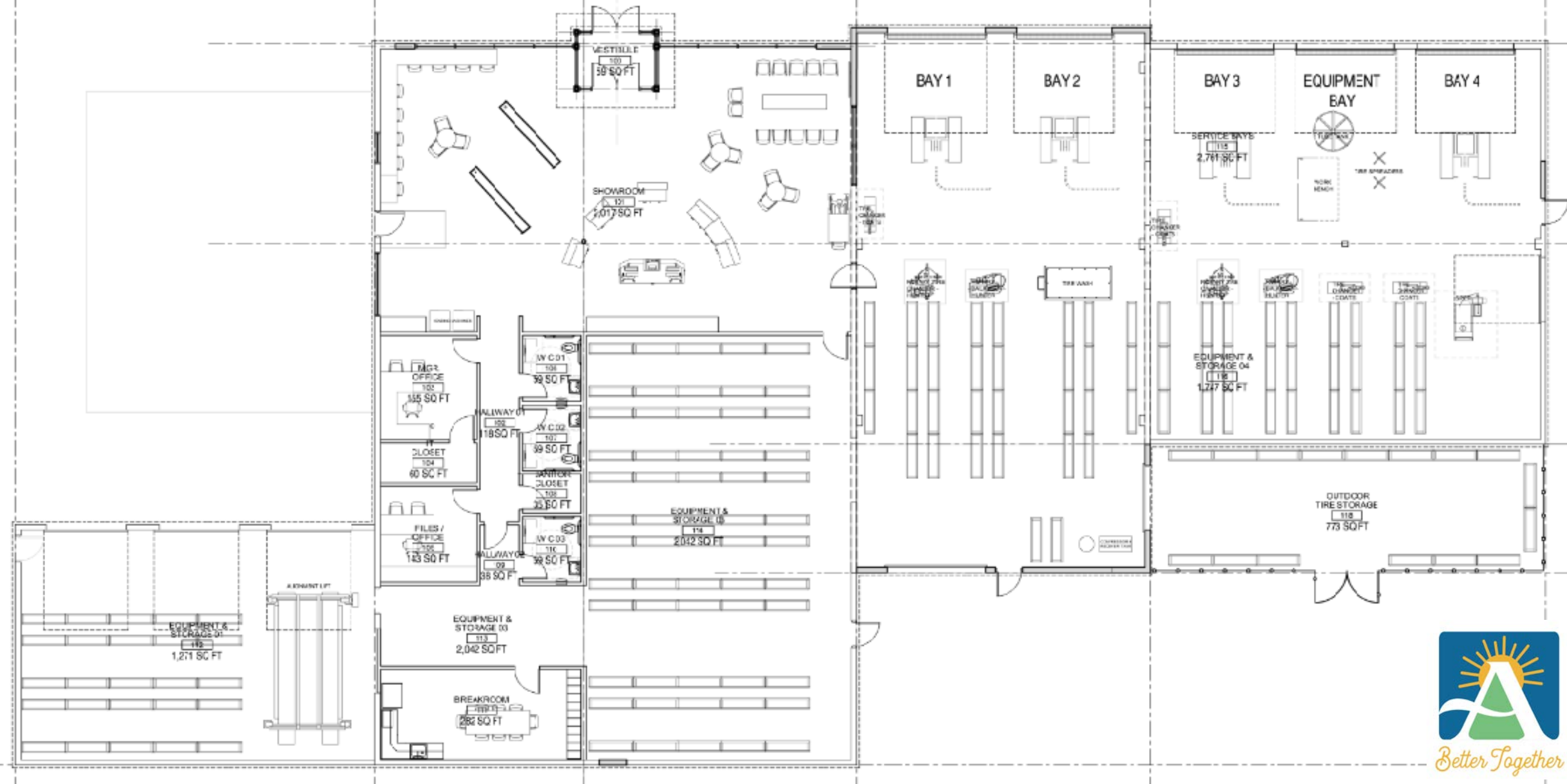


PARKING COUNT	
	03
	19
	05
	<u>14</u>
TOTAL	41

Project Site

Including shadow plan







Project Site

Including shadow plan

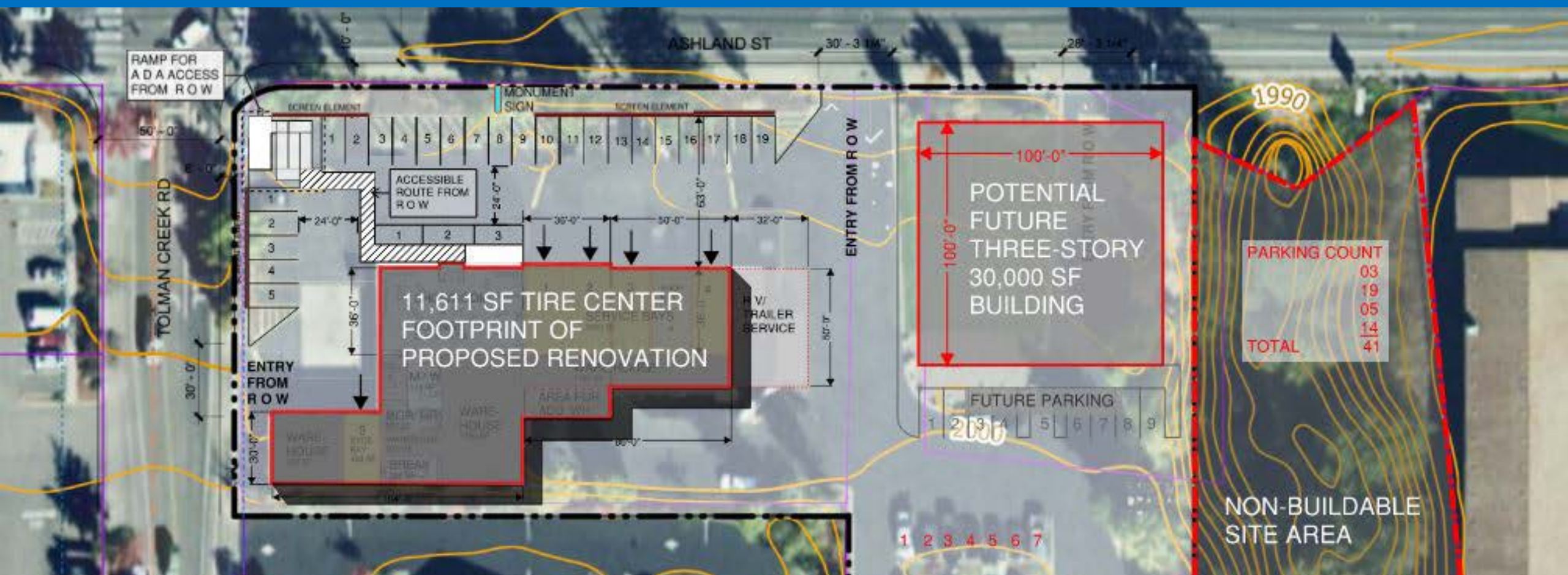




Project Site

Including shadow plan





Project Site

Including shadow plan



2308 Ashland St. PA-T2-2023-000338

Staff's Main Focus of the application are exceptions to certain Site Design Review Standards.

- Location and Quantity of parking
- Floor to Area Ratio – Shadow plan
- Proportional improvements / Pedestrian connectivity (ROW dedication)



2308 Ashland St.

Parking between the ROW and building

- ❑ Auto-centric business at a logical vehicle nexus to the interstate
- ❑ Need for staging of vehicles being left all day
- ❑ Some customers will come in two cars
- ❑ Proposed screening element to mitigate views



2308 Ashland St.

Floor to Area Ratio – Shadow plan

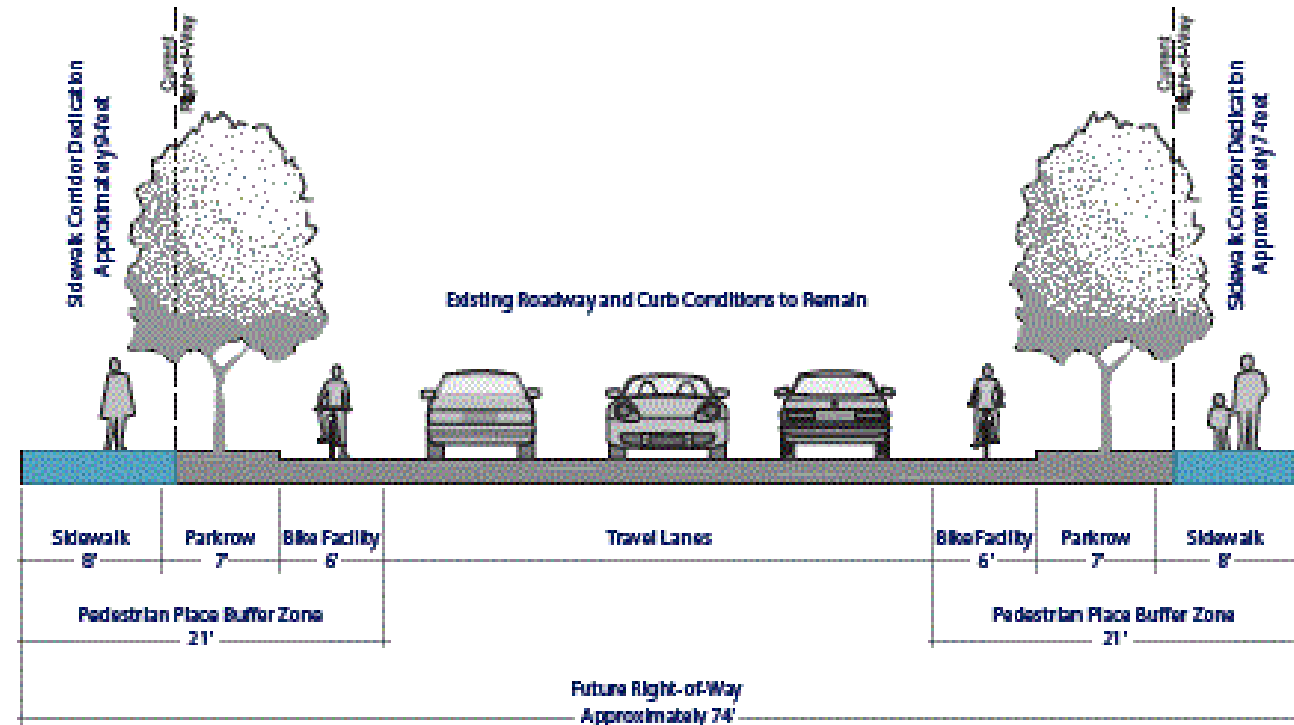
Shadow plans are allowed on projects in excess of 0.5 Ac.

Shadow Plan. A schematic or conceptual design for future land development when a lot could be developed at a higher intensity. A shadow plan demonstrates ***that the proposed development will not impede the future use of the lot to be fully developed*** to the required building intensity standards (i.e., Floor Area Ratio), and that the proposed development has been planned to prevent piecemeal and uncoordinated development.



2308 Ashland St. ROW dedication

Because the Improvements can not be installed due to the need for ROW dedication on the opposite side at this time the city only requires dedication of the western 7.5-feet.



Tolman Creek Road Future Improvements
Section A – Looking North



Timeline

SUBMITTAL DATE:	January 6, 2023
DEEMED COMPLETE DATE:	January 19, 2023
PUBLIC HEARING:	February 14, 2023
ADOPTION OF FINDINGS*:	March 14, 2023
120-DAY DEADLINE:	May 19, 2023

The applicant's hope to begin construction as soon as possible to mesh with the seasonality of their business.



QUESTIONS?



ASHLAND TIRE CENTER #203
MODERNIZATION PROJECT
2308 ASHLAND STREET



PLANNING COMMISSION PRESENTATION
FEBRUARY 14, 2023



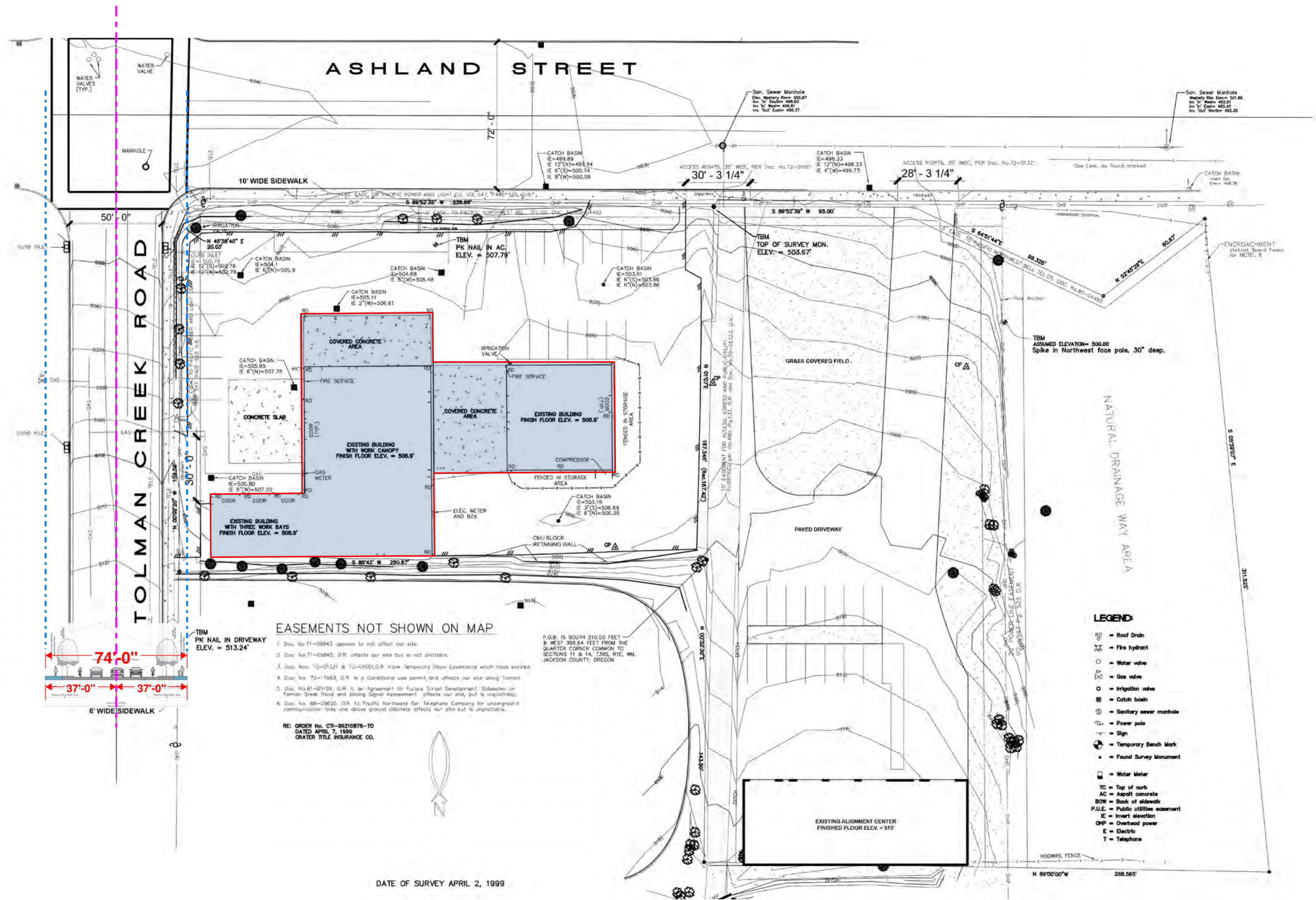
SITE MAP

LES SCHWAB - 2308 ASHLAND ST

10/10/2022

LAND USE SUBMITTAL DOCUMENTATION - 01-04-23 - EXHIBIT 5 - INCLUDED FOR REFERENCE





EASEMENTS NOT SHOWN ON MAP

1. Doc. No. 71-05843 appears to not affect our site.
2. Doc. No. 71-06845, D.R. affects our site but is not platable.
3. Doc. Nos. 72-01321 & 72-01601, O.R. have Temporary Stop Locations which may expire.
4. Doc. No. 73-17663, D.R. is a Conditional use permit, has affects our site along Tolman.
5. Doc. No. 81-05192, O.R. is an Agreement for Future Street Development, Sidewalks on Tolman Creek Road and joining Signal Assessment affects our site, but is negotiable.
6. Doc. No. 88-09620, O.R. to Pacific Northwest Bell Telephone Company for underground communication lines and above ground cabinets affects our site but is negotiable.

RE: ORDER No. 071-99210876-70
 DATED APRIL 7, 1999
 CRATER TITLE INSURANCE CO.

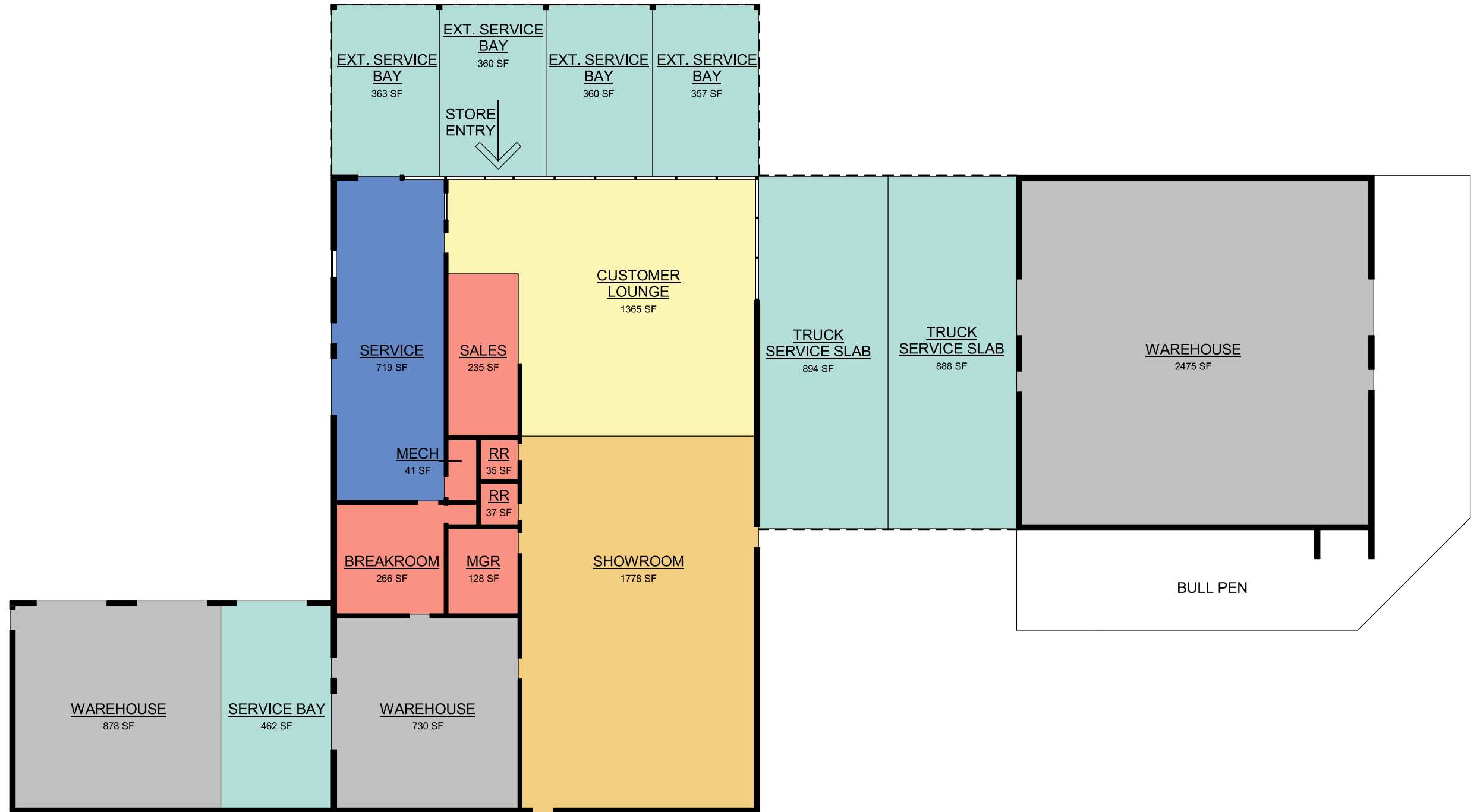
P.O.B. IS SOUTH 210.50 FEET
 & WEST 395.64 FEET FROM THE
 QUARTER CORNER COMMON TO
 SECTIONS 11 & 14, T39S, R1E, WM,
 JACKSON COUNTY, OREGON

DATE OF SURVEY APRIL 2, 1999

SITE ANALYSIS MAP
 LES SCHWAB - 2308 ASHLAND ST
 10/10/2022

LAND USE SUBMITTAL DOCUMENTATION - 01-04-23 - EXHIBIT 5 - INCLUDED FOR REFERENCE





- Warehouse
- Service Bays
- Service Equipment
- Office, Storage, etc.
- Showroom
- Customer Lounge
- Circulation Space
- Overhead Canopy/Mezzanine

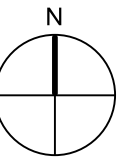
EXISTING PLAN

LES SCHWAB - 2308 ASHLAND ST

10/10/2022

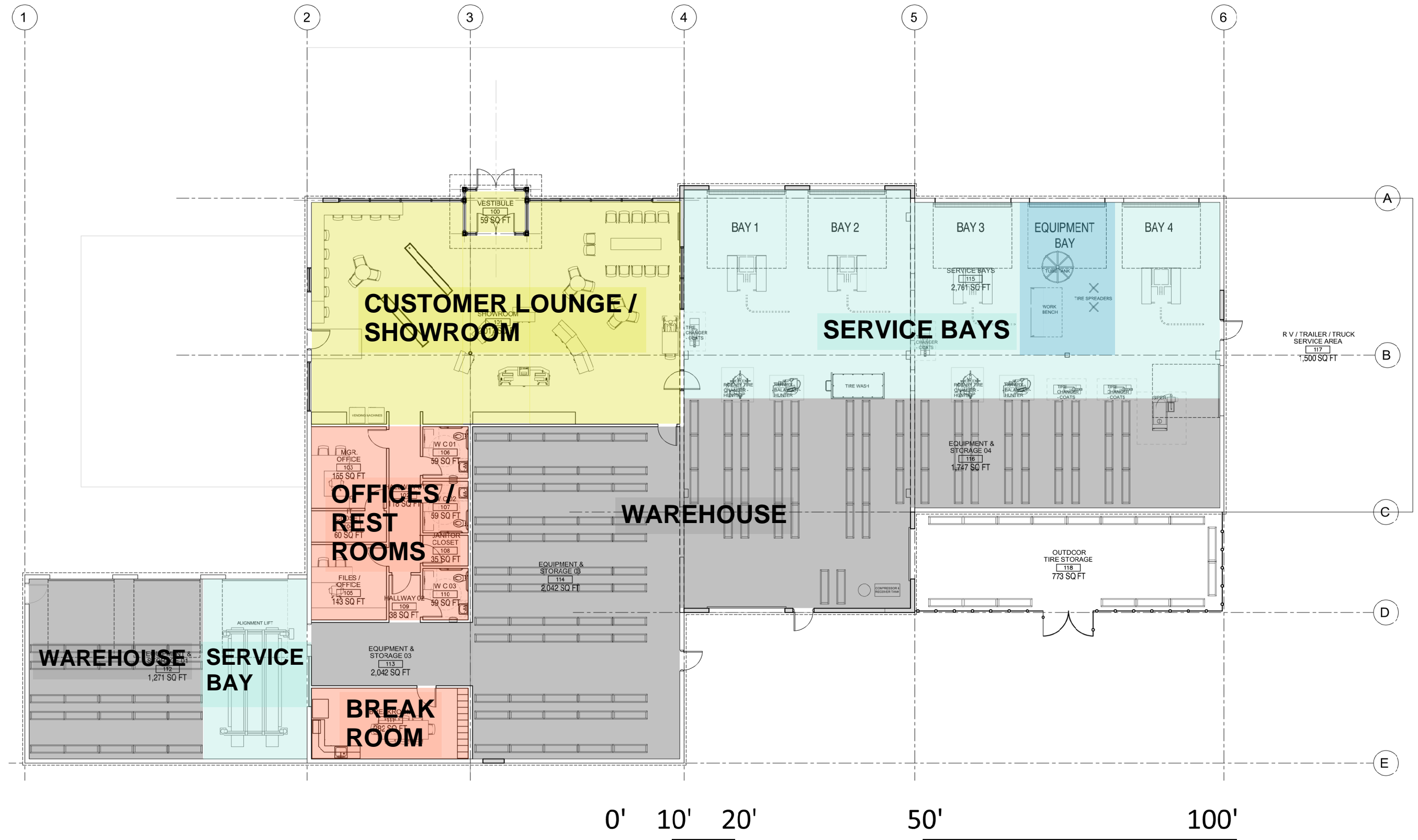
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Scale: 1/16" = 1'-0"





LES SCHWAB TIRE CENTER #203
2308 ASHLAND STREET
ASHLAND, OR 97520



PROPOSED PLAN

1 FIRST FLOOR PLAN
A-101 1/8" = 1'-0"



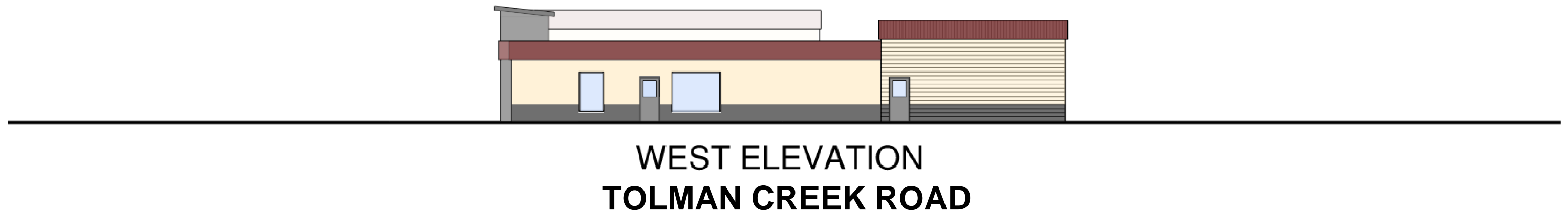
01/04/23

FIRST_FLOOR_PLAN

PROJECT NO: 22-125
DATE: 01/04/23
DRAWN BY: XX CHECKED BY: XX

A-101

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BUILDING FACADE MOCK-UP STREET ELEVATIONS

LES SCHWAB - 2308 ASHLAND ST

10/10/2022

LAND USE SUBMITTAL DOCUMENTATION - 01-04-23 - EXHIBIT 5 - INCLUDED FOR REFERENCE



MCA
ARCHITECTS

SHOWROOM ENTRY PROJECTS FORWARD AND UP FROM PRIMARY FACE OF ELEVATION. THIS ELEMENT IS MADE HIGHLY VISIBLE FROM THE CORNER AND STREET BY THE CREATION OF THE PEDESTRIAN PLAZA AND ACCESSIBLE RAMP

8" PROJECTING EYEBROW ABOVE STOREFRONT GLAZING, TYPICAL AT ASHLAND STREET ELEVATION

2'-0" PROJECTING EYEBROW ABOVE ENTRY

PLAZA / SIDEWALK AREA IN FRONT OF SHOWROOM / ENTRY

LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 9

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VIEW 9



EXAMPLE PROTOTYPE STORE

LES SCHWAB - 2308 ASHLAND ST

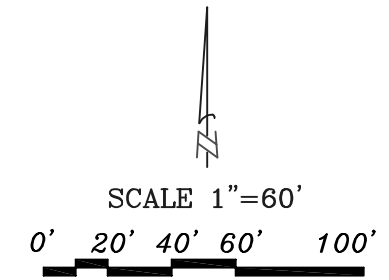
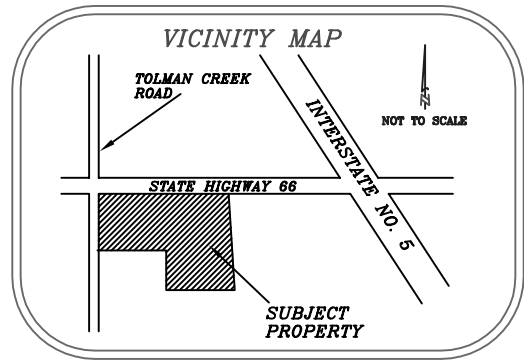
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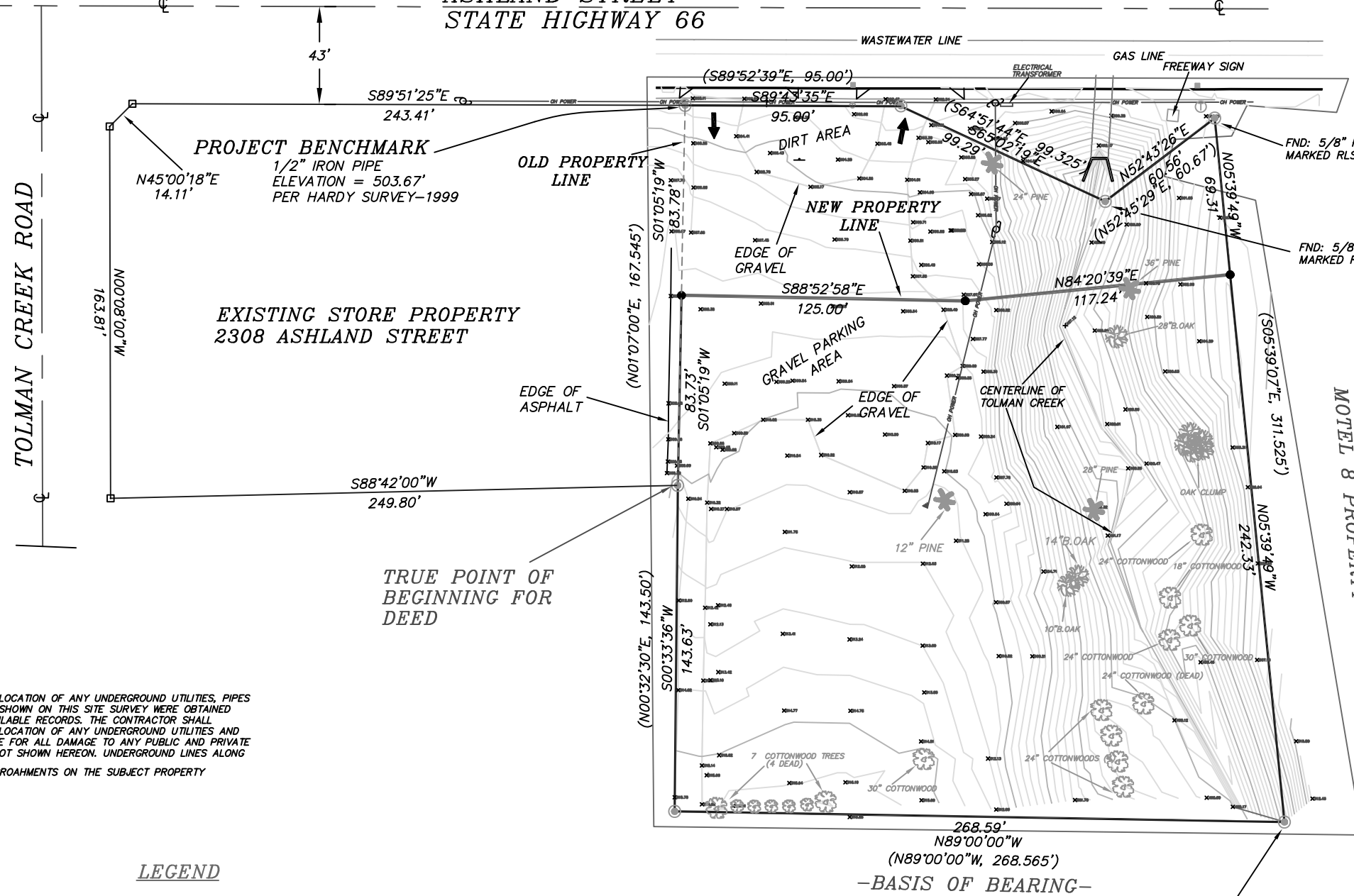


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ARCHITECTS

TOPOGRAPHIC SURVEY IN
 NORTHWEST 1/4 OF SECTION 14, T39S, R1E, W.M.
 ASHLAND, JACKSON COUNTY, OREGON
 FEBRUARY 1, 2005



ASHLAND STREET
 STATE HIGHWAY 66



UTILITY SUPPLIER LIST

POWER	CITY OF ASHLAND ELECTRIC COMPANY 90 N. MOUNTAIN AVE ASHLAND, OREGON 97520 (541) 488-5357	GAS	AVISTA UTILITIES 580 BUSINESS PARK DRIVE MEDFORD, OREGON 97501 (541) 772-5281
TELEPHONE	QWEST TELECOMMUNICATIONS 1-(800) 244-1111	WATER	CITY OF ASHLAND WATER DEPARTMENT 20 EAST MAIN STREET ASHLAND, OREGON 97520 (541) 488-5333
		SANITARY & STORM	CITY OF NEWBERG PUBLIC WORKS DEPARTMENT 20 EAST MAIN STREET ASHLAND, OREGON 97520 (541) 488-5587
		OREGON DEPARTMENT OF TRANSPORTATION - REGION 3	1-(503) 986-3405 SALEM, OREGON

ZONING - C-1 (COMMERCIAL)

SETBACKS
 FRONT YARD - ? FEET
 INTERIOR YARD - ? FEET

FLOOD ZONE - THE PORTION OF THE PROPERTY WITH THE BANKS OF TOLMAN CREEK IS IN ZONE "A" AND THE BALANCE OF THE PROPERTY IS IN ZONE "C". PER FIRM MAP 410090 0003B

NOTE:

1. THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THIS SITE SURVEY WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE TO ANY PUBLIC AND PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. UNDERGROUND LINES ALONG
2. THERE ARE NO ENCROACHMENTS ON THE SUBJECT PROPERTY

LEGEND

- ⊙ - CORNERS FOUND - 1/2" IRON PIPE WITH YELLOW PLASTIC CAP MARKED "SWAIN LS 759" (UNLESS NOTED)
- - CORNERS SET - 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "D.W. BAKER PLS 1978" (UNLESS NOTED)
- - CALCULATED POINT (NOT SET)
- () - RECORD BEARING AND DISTANCE PER SURVEY NO. 7699
- - PROPERTY BOUNDARY
- - NO PARKING SIGN (UNLESS NOTED)
- ⊥ - WOODEN POWER POLE
- - POWER POLE ANCHOR
- ⊗ - COTTONWOOD OR BLACK OAK TREE
- ⊕ - PINE TREE
- ⊙ - TELEPHONE PEDESTAL
- ⊠ - CATCH BASIN
- OH POWER — - OVERHEAD POWER LINE
- ⊠ - ELECTRICAL TRANSFORMER

ALTA/ACSM SURVEY IN
 NE 1/4 OF THE NW 1/4 OF SECTION 14, T39S, R1E, W.M.
 ASHLAND, JACKSON COUNTY, OREGON

CLIENT: LES SCHWAB TIRE CENTERS OF PORTLAND, INC.

DRAWN BY: DWB
 DATE: 2/01/05
 FILE: SCHWAB/ASHLAND

BAKER AND ASSOCIATES, SURVEYORS
 1385 OAK STREET - SUITE 3
 EUGENE, OREGON (541) 343-7243

LES SCHWAB TIRE CENTERS OF OREGON
 646 NORTH MADRAS HIGHWAY
 PRINEVILLE, OREGON 97754

BAKER AND ASSOCIATES SURVEYORS, INC.
 EUGENE, OREGON 97401
 PHONE (541) 343-7243
 FAX (541) 345-9587



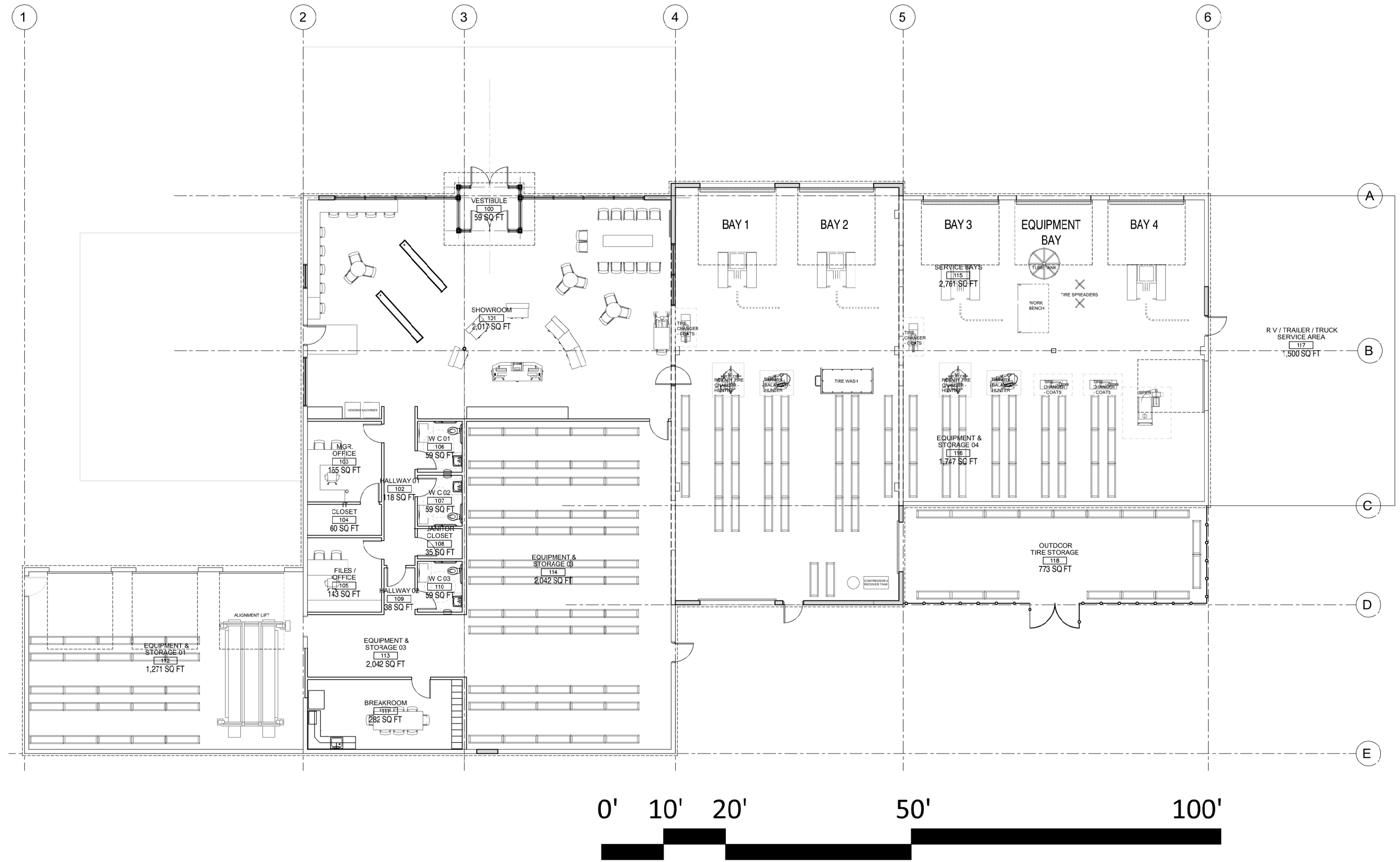
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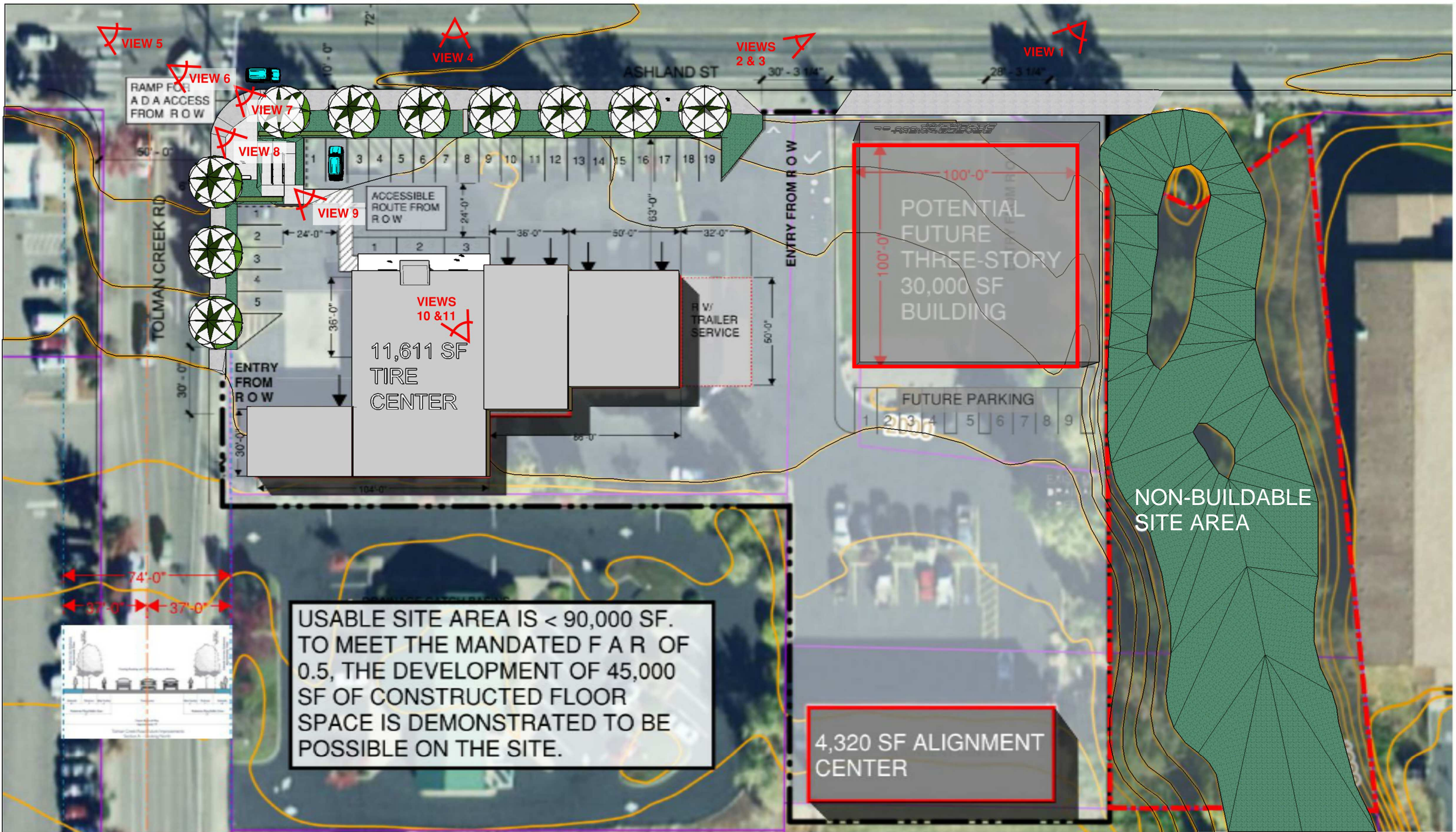
FIRST_FLOOR_PLAN

PROJECT NO: 22-125
DATE: 01/04/23
DRAWN BY: XX CHECKED BY: XX

A-101

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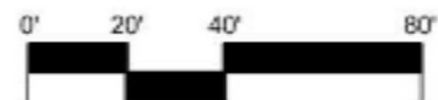


PROPOSED SITE PLAN

LES SCHWAB - 2308 ASHLAND ST

LAND USE SUBMITTAL DOCUMENTATION - 01-04-23 - EXHIBIT 3 - VIEW KEY SITE PLAN

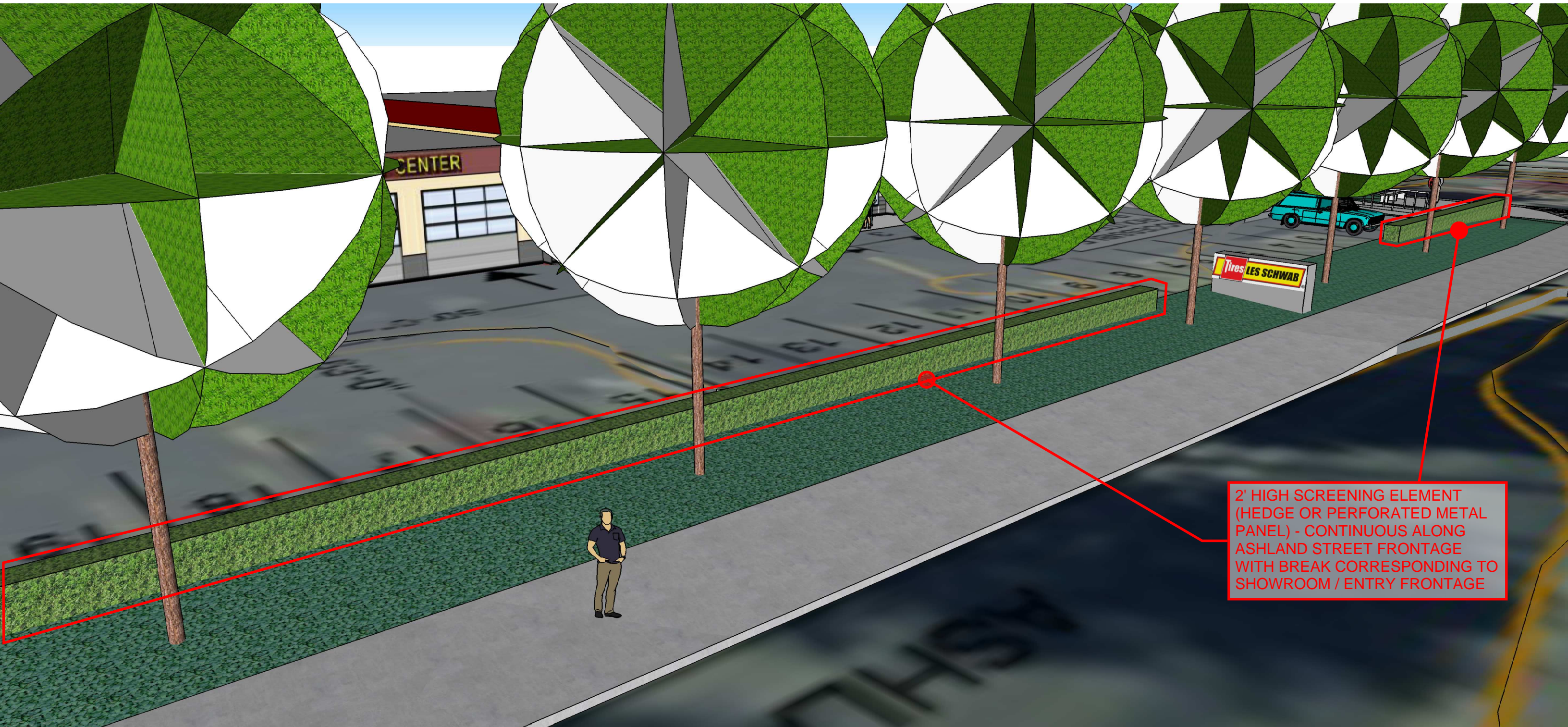
Scale: 1" = 40'





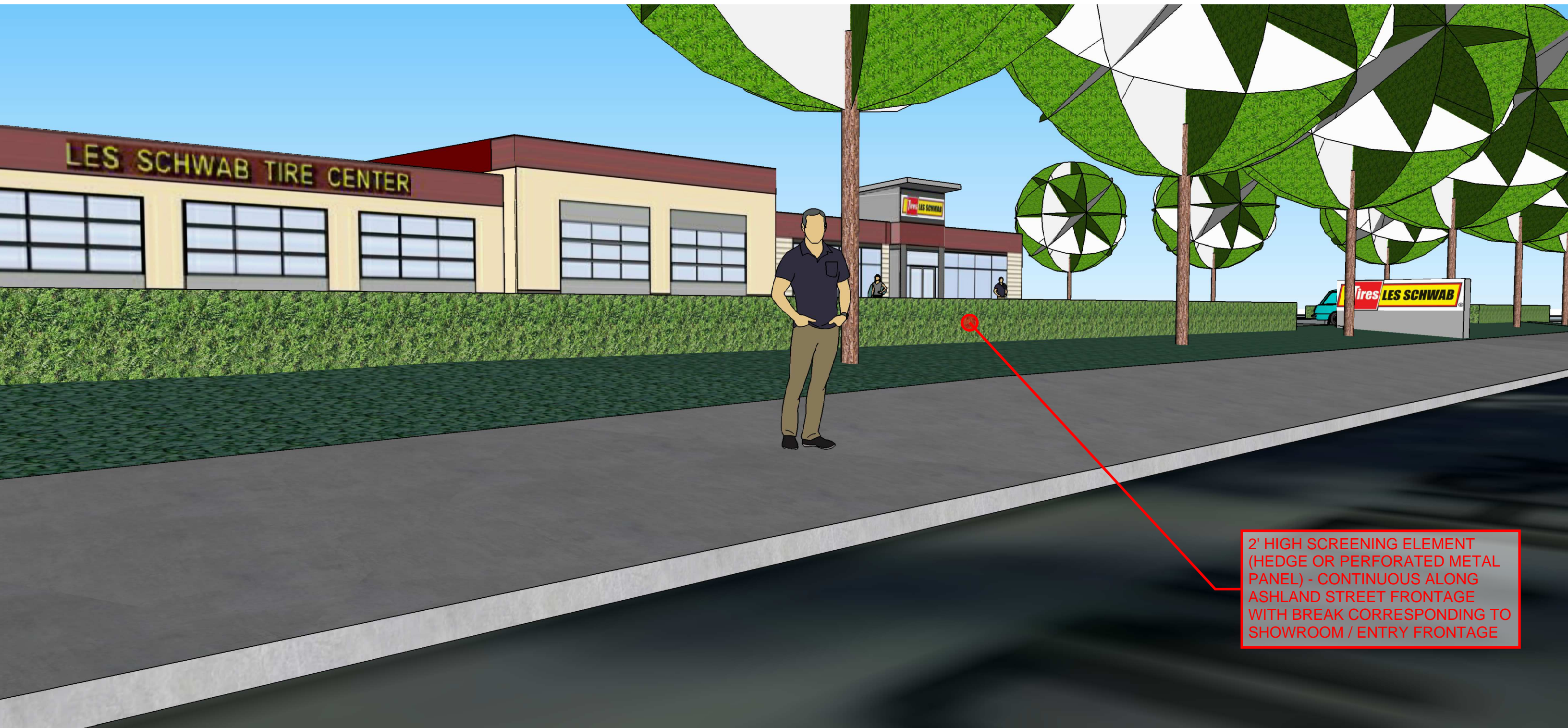
LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 1



LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 2



2' HIGH SCREENING ELEMENT (HEDGE OR PERFORATED METAL PANEL) - CONTINUOUS ALONG ASHLAND STREET FRONTAGE WITH BREAK CORRESPONDING TO SHOWROOM / ENTRY FRONTAGE

LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 3



LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 4



2' HIGH SCREENING ELEMENT (HEDGE OR PERFORATED METAL PANEL) - CONTINUOUS ALONG ASHLAND STREET FRONTAGE WITH BREAK CORRESPONDING TO SHOWROOM / ENTRY FRONTAGE

PLAZA AT ASHLAND STREET TOLMAN CREEK ROAD INTERSECTION. CONFIGURATION IS LARGE ENOUGH TO ALLOW ACCESS AROUND EXISTING UTILITY INFRASTRUCTURE (POLE AND CABLES). PLAZA IS AT BOTTOM OF ACCESSIBLE RAMP TO BUILDING AND PARKING AREA ELEVATION.

LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 5



2' HIGH SCREENING ELEMENT (HEDGE OR PERFORATED METAL PANEL) - CONTINUOUS ALONG ASHLAND STREET FRONTAGE WITH BREAK CORRESPONDING TO SHOWROOM / ENTRY FRONTAGE

ACCESSIBLE RAMP FROM PLAZA AT STREET SIDEWALK ELEVATION AT CORNER TO BUILDING AND PARKING AREA ELEVATION.

LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

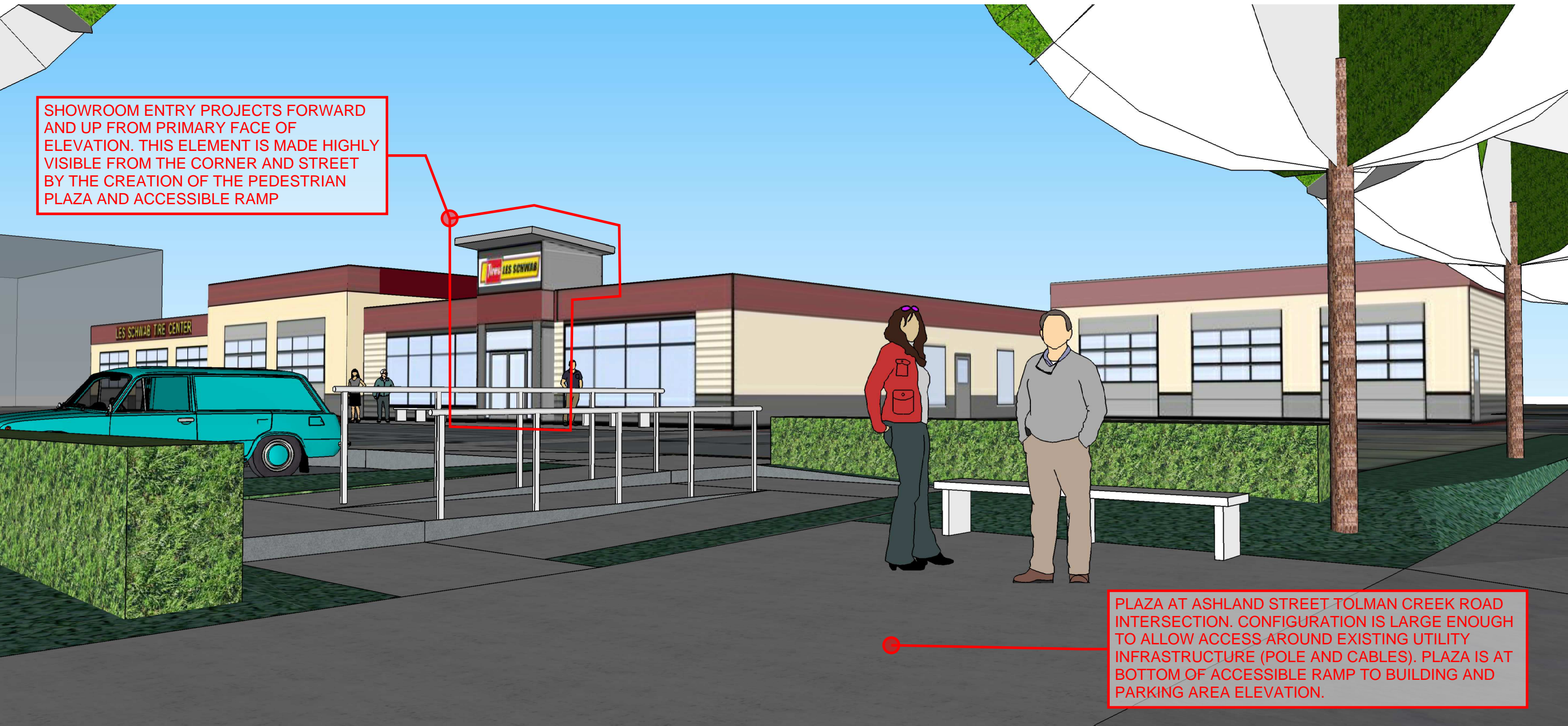
VIEW 6



LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 7

SHOWROOM ENTRY PROJECTS FORWARD AND UP FROM PRIMARY FACE OF ELEVATION. THIS ELEMENT IS MADE HIGHLY VISIBLE FROM THE CORNER AND STREET BY THE CREATION OF THE PEDESTRIAN PLAZA AND ACCESSIBLE RAMP



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LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 8



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LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

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PLAZA / SIDEWALK AREA IN FRONT OF SHOWROOM / ENTRY

LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 9

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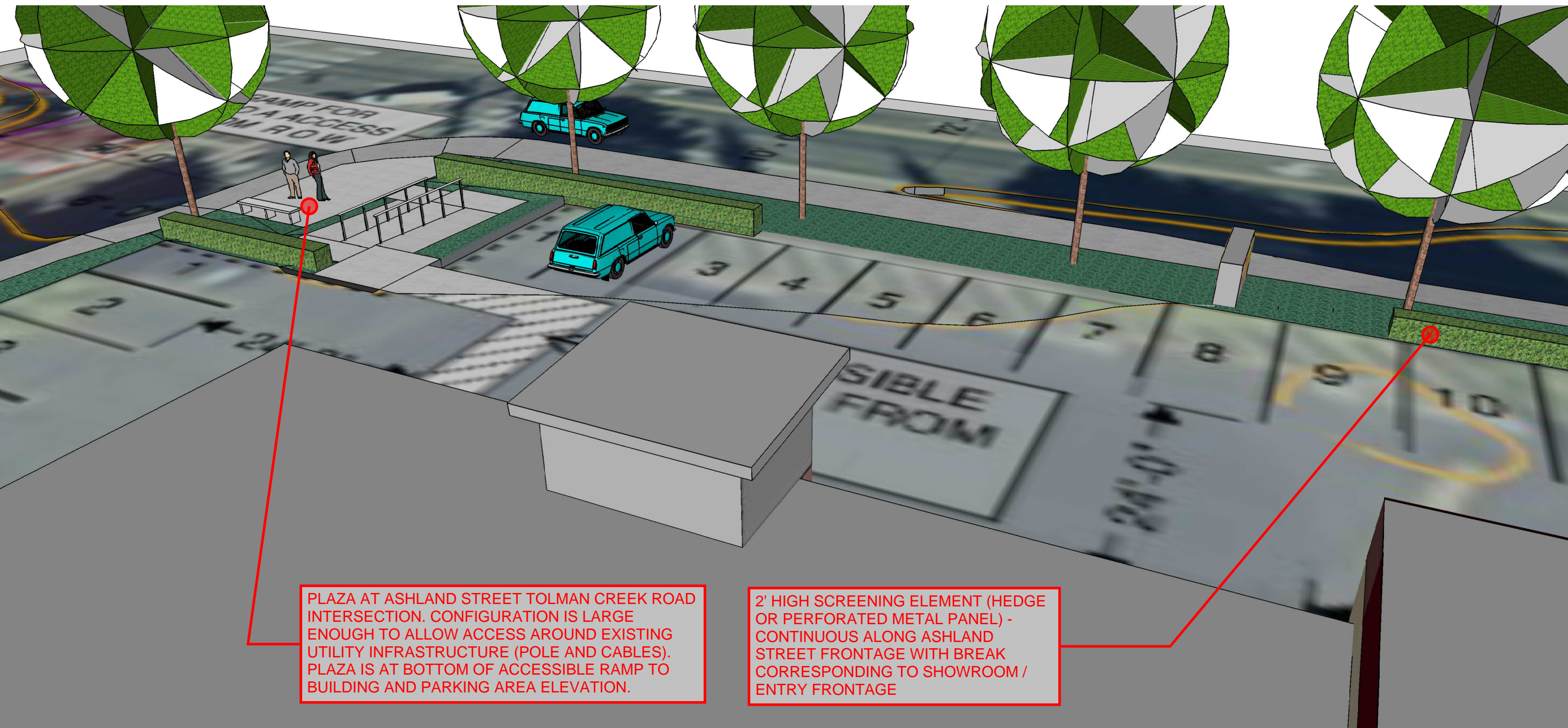
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VIEW 9



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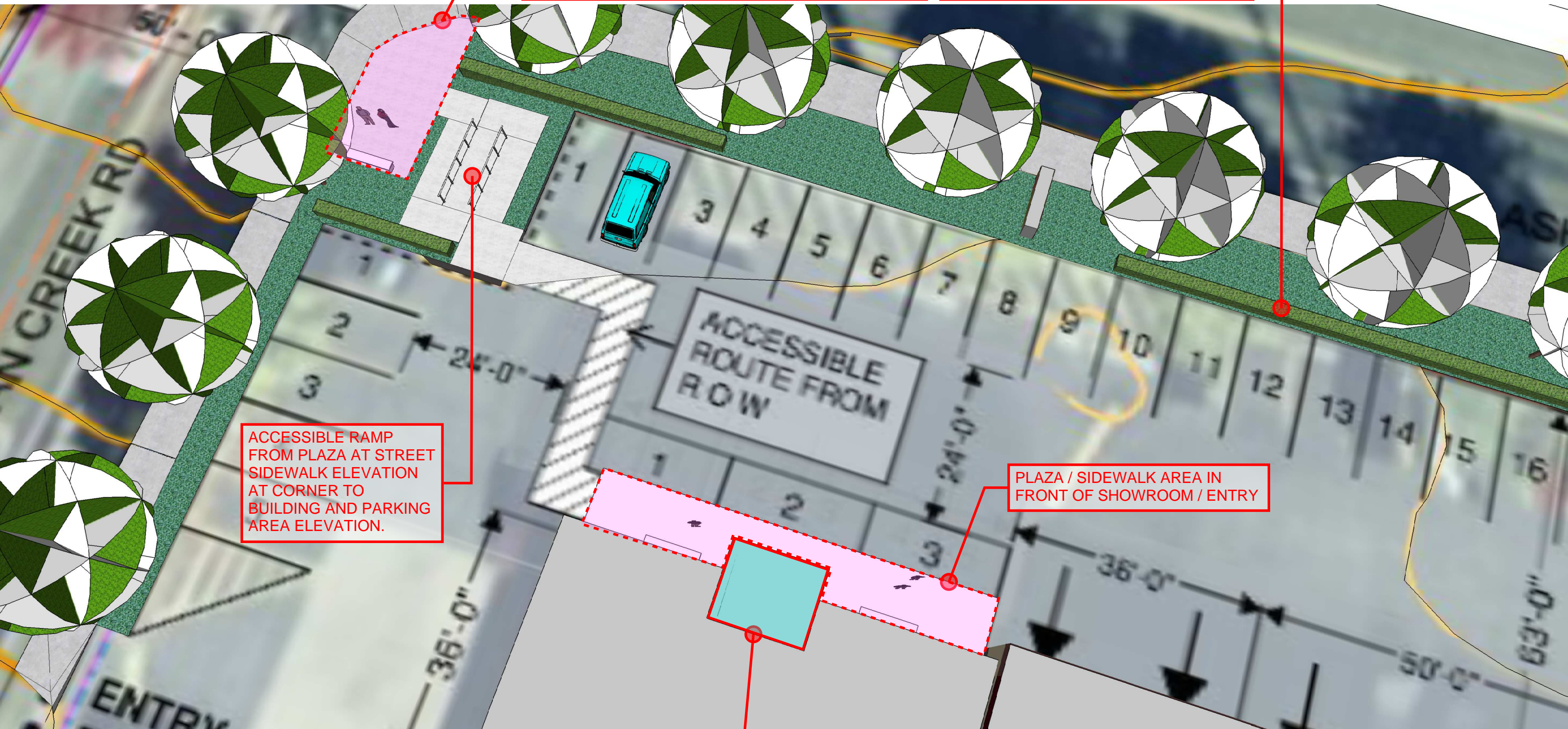
2' HIGH SCREENING ELEMENT (HEDGE OR PERFORATED METAL PANEL) - CONTINUOUS ALONG ASHLAND STREET FRONTAGE WITH BREAK CORRESPONDING TO SHOWROOM / ENTRY FRONTAGE

LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 10

PLAZA AT ASHLAND STREET TOLMAN CREEK ROAD INTERSECTION. CONFIGURATION IS LARGE ENOUGH TO ALLOW ACCESS AROUND EXISTING UTILITY INFRASTRUCTURE (POLE AND CABLES). PLAZA IS AT BOTTOM OF ACCESSIBLE RAMP TO BUILDING AND PARKING AREA ELEVATION.

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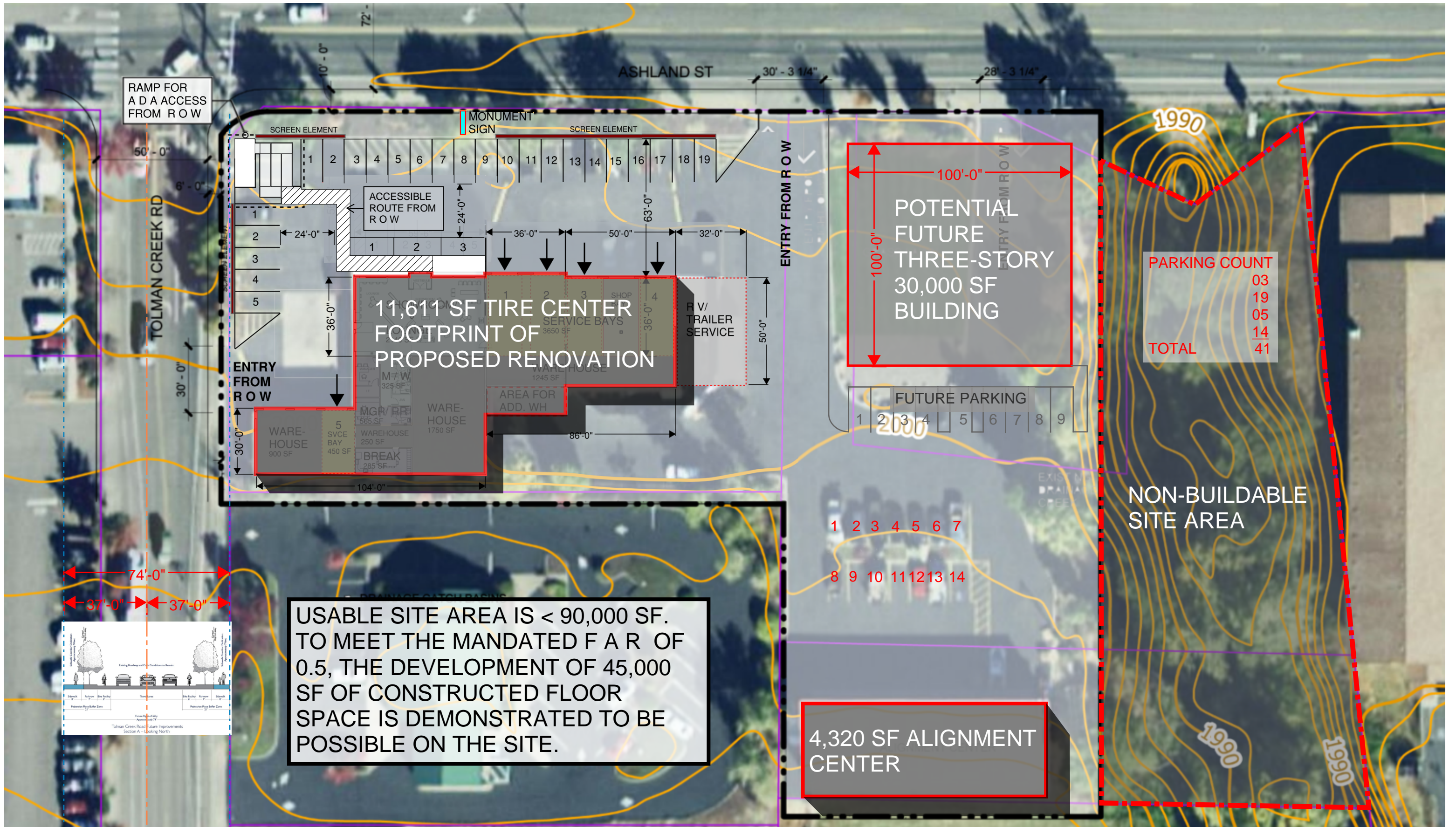
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PLAZA / SIDEWALK AREA IN FRONT OF SHOWROOM / ENTRY

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LES SCHWAB TIRE CENTER
2308 ASHLAND STREET

VIEW 11



PROPOSED SITE PLAN
 LES SCHWAB - 2308 ASHLAND ST

