

Les Schwab Tire Center
160 W Nees Ave, Fresno, CA
Parcel C of Parcel Map No. 83-16, Book 41, Page 36, FCR
September 5, 2017

OPERATIONAL STATEMENT

Property Owner/Applicant Information

SFP-E Colorado, LLC (“Les Schwab”), P.O. Box 5350, Bend, OR 97708, is under contract to lease Parcel C of Parcel Map No. 83-16 (“Property”) for construction of a Les Schwab Tire Center. The site is located at the northeast corner of West Nees Ave and North Glenn Ave in Fresno, CA. The current property owner is JPD Properties, LLC (“JPD”). Galloway & Company, Inc. represents Les Schwab for project entitlement, engineer, architect, landscape architect, and photometric design and will serve as the main point of contact through the development review and permitting approval processes.

Project Description

Zoning & Land Use

The property is currently zoned CC (“Community Commercial/UGM/cz”) and was previously used as a Nursery/Garden Center. Les Schwab intends to construct a center for the sale, installation and servicing of tires, wheels, shocks, brakes, batteries and alignment. Les Schwab does not provide oil, transmission, or other hazardous fluid services.

	EXISTING	PROPOSED
ZONE DISTRICT	Community Commercial (CC)	Business Park (BP)
LAND USE	Nursery/Garden Center	Automobile/Vehicle Sales & Services, Major

A tire center falls within the City of Fresno Use Classification, “Automobile/Vehicle Sales and Services, Major,” which is not permitted within the zone district. A General Plan Amendment and Rezone will be required for this project. Per recommendation by the City Planning Department, a Business Park (BP) zone district is being proposed.

The proposed Les Schwab is consistent with the City’s 2025 General Plan and the Bullard General Plan. This infill/redevelopment project would further promote the City’s General Plan as it would help create jobs, diversify and promote a walkable neighborhood, strengthens an existing center of activity, and promotes the use of the Bus Rapid Transit (BRT). The proposed Les Schwab Tire Center would be highly complementary to the surrounding businesses. Employees and visitors would be able to easily drop off their vehicles for service while they visit nearby restaurants, shops, entertainment, or return to their jobs. The proposed Les Schwab would be a welcomed member of the community and the City of Fresno.

Access

Parking and access requirements within the City of Fresno Municipal Code have been incorporated into the project. The site is proposing a new curb cut along North Glenn

Ave at the northwest corner of the site and a relocated curb cut at the southeast corner of the site.

Parking

The applicant proposes an 11,878 square foot tire center, which includes eight (8) fully enclosed service bays. Forty-seven (47) parking spaces are provided on site, which includes two (2) accessible spaces. The number of parking spaces provided exceeds the code requirement for the site of thirty-one (31) parking spaces in order to achieve a satisfactory amount of parking for operating purposes.

Landscaping

Landscaping will consist of a combination of deciduous and evergreen trees and shrubs to provide appropriate screening as well as provide an aesthetic presentation, compatible with the overall development. The trash and recycle enclosures will be screened with landscaping.

Please also note that the western and southern property frontages already include a detached sidewalk.

Pedestrian Connectivity

As noted above, sidewalks exist along the western and southern property frontages abutting North Glenn Avenue and West Nees Ave and are to remain.

A direct pedestrian connection is proposed from the entrance of the building, extending south to the existing sidewalk along West Nees Avenue. Additionally, a pedestrian connection is also proposed from the emergency exits located on the west side of the building to the existing sidewalk along North Glenn Ave.

Lighting

The proposed lighting levels for the overall site will be designed in compliance with Section 15-2015 of the City of Fresno Development Code. Careful consideration will be taken during the design process of the photometric plan in order to mitigate any impact on adjacent properties and roadways. The proposed light fixture locations will be organized in an effort to provide consistent, uniform lighting throughout the drive aisles and parking areas, while also preventing light pollution and ensuring the safety and security of Les Schwab customers and employees.

Architectural wall-mounted, full cut-off, energy efficient LED lighting is provided on the exterior of the Les Schwab building to afford safety and security.

Site lighting specifications will be proposed as part of the Site Plan review (“SPR”) application and has not been included as part of this submittal.

Building Architecture

The use of quality building materials, varied textures and harmonious colors is intended to create an aesthetic development as well as to provide visual identity for the tire center.

The building is constructed of concrete slab on grade, premium concrete block and metal framed walls, open web joist, and metal decking. Exterior finishes include glazed and ground faced masonry blocks, metal panel accents, and storefront glazing. The

high quality materials of durable masonry and metal exterior wall surface treatments will enhance the surrounding neighborhood architecture.

The South-facing store showroom is designed at pedestrian scale, featuring clear, insulated glass, with low-E coating appearing as light colored green. The showroom is designed to engage and invite the community and showcase Les Schwab's products. The body of the building provides a variety of textures with integrally colored combination of reds – "Fireweed," "Colorado Red," "Colonial Red," and "Cottage Red" – which are all compatible with the surrounding neighborhood architectural themes.

Other architectural features include mechanical screening made of compatible materials and colors, a 3 foot-4 inch high concrete block wainscot around the base of the building, and wall articulation to give architectural variation and depth to the building. Furthermore, in utilizing a variety of differing materials, color and texture as a base field and accent, the exterior elevations successfully break up the large mass and wall areas.

The overhead door featured on the north elevation is strictly for the loading and delivery of tires to the warehouse space. This overhead door will not be utilized on a frequent basis and will only experience said loading and deliveries one to two times per week.

A trash enclosure and recycling enclosure are proposed on the site, both of which are enclosed on all four sides. The enclosures will be eight (8) feet in height and will be constructed with masonry materials and painted metal gates to match the Les Schwab building materials.

Land Use Data

	Area	Percent	
Lot Size	60,113 s.f.	100.0 %	
Building Coverage	11,878 s.f.	20.0 %	
Parking Spaces	Required	Provided	
Retail Sales (1/250 s.f.)	18	35	(Retail+Office/250)
Service Bay (1.5/bay)	12	12*	(1.5x8 bays)
Total	30 +1	47*	(Includes 2 accessible spaces)
Bicycle Parking	2	2	
Max Building Height	35'	25'-4"	
Building Setbacks			
South (W Nees Ave)	15'	15'	
West (N Glenn Ave)	0'	10'	
North (Res Buffer)	15'	15'	
East (Internal PL)	0'	10'	

Trash & Recycle Enclosures

The fire department also requires the recycle enclosure be located a minimum of 10 feet from both the property line and the building (per less than 500 tires stored in enclosure).

Utilities

A separate tap is anticipated to be made for the 8-inch fire suppression service line.

An existing fire hydrant is located on the northwest corner of Nees Ave and Glenn Ave. An additional fire hydrant is not anticipated to be required at this time.

Sanitary sewer service is also provided through the City of Fresno Department of Public Utilities and is anticipated to be provided through the use of a new 6-inch sanitary sewer stub from the nearest existing sanitary sewer main in Glenn or Nees (if existing service for former use is not adequate).

Previous tenant had existing dry utility service. Existing electric service transformer (pad) is located at the west property line. Electric and Gas service is provided by the Pacific Gas & Electric Company (PG&E). Phone service is provided by AT&T.

Drainage

Off-site Fresno Metropolitan Flood Control District detention and water quality facilities are anticipated to accommodate the site's storm water runoff. Site storm water will be captured through underground piping which will tie into the existing system if possible; otherwise site drainage will be designed to sheet flow to adjacent streets.

Anticipated Number of Employees & Visitors

Les Schwab anticipates between 15 and 20 employees for this store location. Up to 12-15 employees can be expected during peak store hours in order to provide adequate customer service. Per the Trip Generation analysis prepared for the application, an estimated of 269 average daily trips are anticipated for a tire store, which is lower than the previous use at 410 for a Nursery/Garden Center.

Hours of Operation

Les Schwab is open Mondays through Fridays from 8:00 AM until 6:00 PM, Saturdays from 8:00 AM until 5:00 PM, and is closed on Sundays.

Security

Alarm systems will be installed for the security of the Les Schwab store and warehouse. As previously stated above, the proposed light fixture locations will be organized in an effort to provide consistent, uniform lighting throughout the entire site to ensure the safety and security of Les Schwab customers and employees.

Signage

Signage has not been included as part of this submittal as it will be submitted as through a separate sign review and approval process.

Sustainable Design

As a result of the new prototype design, all Les Schwab stores are proud to identify their buildings as LEED Silver equivalent. This is accomplished through the buildings incorporation of day lighting, high performance glazing, and water-saving plumbing materials.