

ITEM #:	50
DATE:	06-09-26
DEPT:	P&H

COUNCIL ACTION FORM

SUBJECT: AMENDMENT TO INTEGRATED SITE PLAN SUBDIVISION FOR 1410 BUCKEYE AVENUE AND MAJOR SITE DEVELOPMENT PLAN FOR NEW TIRE SERVICE USE (LES SCHWAB)

BACKGROUND:

Les Schwab Tire Center requests approval of an amended Integrated Site Plan as approval of a new Major Site Development Plan (MSDP) for the construction of a new building at 1410 Buckeye Avenue. **The site was originally approved for a carwash on a lot within the Southwood 6th Addition Integrated Site Plan Subdivision. With this proposal, the existing carwash would be demolished for redevelopment of the site with a new building to house Les Schwab Tire Center.**

This site was included in the original Integrated Site Plan Subdivision approved in 2018 as part of the K-Mart redevelopment that occurred across Buckeye to the west. The subject property was part of the initial approval as two platted lots, but was amended in 2022 with the 6th Addition to combine the lots in order to allow for larger single building development. The applicant does not propose any platting related changes to Lot 1 of the 6th Addition to Southwood Subdivision, therefore no Preliminary Plat or Final Plat amendments are necessary.

Although an Integrated Subdivision allows for shared zoning compliance across all sites within the development, this site will meet all standards on site and does not rely on features located west of the site for compliance. A large shopping center sign is on this site and is not proposed to be changed with this proposal.

The site is subject to the Highway Oriented Commercial Zone (HOC) site development standards. The surrounding properties are also zoned HOC and are developed with commercial uses. **The HOC zone does allow a “Vehicle Service Facility”, which includes tire service as a permitted use.**

The proposed development is on a 0.94-acre site and includes a new 6,478 square foot tire facility with six bays to serve passenger vehicles. **Redevelopment of the site will include removing all existing paving and utilities. The site currently has a 30-foot-wide access drive along Buckeye. A new 32-foot-wide access drive will be constructed in the same location along Buckeye.**

The widening of the drive is intended to accommodate larger truck traffic providing supplies to the site. No access will be allowed from S. Duff Avenue on the east boundary of the site. The project is required to accommodate a minimum of 15 parking spaces while the proposed plan accommodates 30 parking spaces. Two of the parking spaces are ADA accessible.

This site is a through-lot, having frontage on both Buckeye Ave and S. Duff Ave. Because of this, front yard landscaping is required on both frontages. As a vehicle service facility with bays, part of the parking lot is counted as loading area so trees are not located adjacent to the building. Trees are provided around the perimeter and with two internal islands. As accounted for with parking and loading areas, the applicant has met all front yard and parking lot landscaping requirements with its arrangement of trees, ornamental grasses, and shrubs. The applicant will preserve existing landscaping that was planted as part of the previous development and is located outside of their disturbance area, which was credited to the project requirements.

As an Integrated Subdivision with a MSDP, the overall development was planned to have a coordinated commercial appearance. This means that commercial grade and aesthetic quality treatments are required with each building, but no one style was required. The proposed exterior wall materials are primarily precast concrete (colors grey, white, and red) and include a metal canopy along the north and east facades denoting the entrance and sales area. The concrete panels use three different textures to enhance the overall appearance at the base middle and top of the building (see attached elevations).

The materials are generally consistent with those used for the main shopping center and the existing carwash. **Other than the requirement that materials remain generally consistent with Duff Plaza development and are appropriate for a contemporary commercial shopping center, there are no specific building design guidelines for the site as part of the HOC zoning.**

A complete analysis of the development with the Major Site Development Plan criteria is included in the addendum.

ALTERNATIVES:

1. Approve the request for a Major Site Development Plan as an amendment to the approved Integrated Site Plan Subdivision for 1410 Buckeye Avenue, subject to the following condition:
 - a. Approval of the proposed amendment does not change any prior conditions of approval for other lots of the Integrated Subdivision.
2. Approve the request for a Major Site Development Plan as an amendment to the approved Integrated Site Plan Subdivision for 1410 Buckeye Avenue, with modified conditions.
3. Deny the request for approval of the Major Site Development Plan as an amendment to the approved Integrated Site Plan Subdivision for the property at 1410 Buckeye Avenue, on the basis that Council finds the City's regulations and policies are not met.
4. Defer action on this request and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed MSDP for an Integrated Site Plan Amendment allows for construction of a new building and site improvements for the proposed Les Schwab Tire Center at 1410 Buckeye Avenue. The proposed tire shop is an amendment of the approved use for the Integrated Subdivision and a change to the approved site plan.

The proposed site development is typical for a commercial project with off-street parking and landscaping improvements. This plan maintains pedestrian connectivity along Buckeye Avenue and S. Duff Avenue frontages, includes landscaping between both frontages, and provides adequate parking. Staff finds that the project meets the design principles of an Integrated Site Plan, subdivision standards, and the standards for a Major Site Development Plan. Therefore, it is the recommendation of City Manager that the City Council approve Alternative No. 1.

ATTACHMENT(S):

[Addendum.pdf](#)

[Property Map.pdf](#)

[Zoning Map.pdf](#)

[Major Site Development Plan](#)

[Photometric Plan](#)

[Elevations](#)