

**Les Schwab Tire Center**  
3430 Tower Rd, Aurora, CO  
July 27, 2017

## **PROJECT NARRATIVE**

### **Property Owner/Applicant Information**

SFP-E Colorado, LLC ("Les Schwab"), P.O. Box 5350, Bend, OR 97708, owns the existing Les Schwab Tire Center located at 3430 Tower Rd, Aurora, CO. Les Schwab is proposing a Minor Amendment to the approved Site Plan. 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**

#### **Proposed Amendment**

Galloway is proposing construction of an additional warehouse on-site at 3430 Tower Rd, to store additional merchandise. Galloway is also proposing an additional curb cut provided near the southeast corner of the site, providing additional access to the private street south of the site.

#### **Proposed Warehouse**

The proposed warehouse is 2,920sf in size, and is proposed at the eastern end of the existing building. The warehouse will include a small area for office-related activities, with the remainder of the warehouse used for tire storage. The proposed warehouse will be fully sprinklered, with a dedicated 6" fire service line brought to the southern side of the warehouse.

#### **Tire Recycling Enclosure Relocation**

The existing tire-recycling enclosure is proposed to be relocated from the eastern side of the site to the southern side of the site, per the provided submittal. The existing tire enclosure will be removed and a new enclosure will be located at the southern side of the site. The proposed tire recycling enclosure will recess into the existing landscaping area along the southern property line, removing a small amount of landscaping, but allowing the enclosure doors to stay out of the drive aisle.

#### **Access**

Access to the site is currently provided via two curb cuts, one from the northern property line and one from the eastern property line. Galloway is proposing an additional curb cut along the southern property line, allowing access to the private street to the south.

#### **Parking**

There are no changes to parking associated with this Minor Amendment application.

#### **Landscaping**

Approximately 1,808 sf of landscaping is removed with this Minor Amendment application. A portion of this removal is proposed to accommodate the relocation of the trash enclosure, and to ensure that the enclosure doors do not impede the flow of



vehicles on-site. The remainder of landscaping removed is due to the additional curb cut proposed.

### **Signage**

#### **Wall Signage**

Minor revisions to the site signage are requested with this submittal and will be coordinated with the appropriate Permitting Technicians.

#### **Monument Signage**

An additional monument sign is proposed on-site and included with this Minor Amendment submittal. The proposed sign is shown on the northwest corner of the site, on Les Schwab property.

### **Gateway Park Design Review Committee**

Galloway has been working with Gateway Park Design Review Committee (Gateway) to prepare the included Minor Amendment submittal. Gateway will simultaneously review the submittal and work directly with Galloway to provide approval for the proposed amendment.