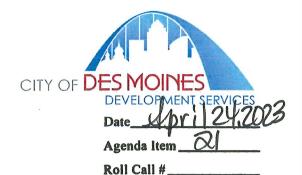
Rol	II Call		oer		Agenda Item Number			
Date	April	24, 202	3					
REGARD	ING PR	ELIMI	NARY	PLAT "	TION FROM THE PLAN AND ZON FIRESTONE PLAT 1," FOR PROF REET (UNINCORPORATED POL	PERTY LOCATED IN		
2023, its men property loca distance for e	mbers vo ated in v extraterr	oted 9-0 icinity o itorial re	to recort f 4600 leview of	mmend A NW 2 <sup>nd</sup> S f subdivi	mission has advised that at a public heat APPROVAL of a Preliminary Plat "Firstreet (unincorporated Polk County), as sion plats by the City of Des Moines, to on of a 79.44-acre parcel; and	restone Plat 1," for nd within the two-mile		
2023, its mer "Firestone Pl	mbers vo lat 1" as	oted 9-0 allowed	to recor by Iow	nmend t a Code 3	mission has advised that at a public heat the City waive its right to review the 354.8(2), and the Development Service eview the Major Final Plat.	ne Major Final Plat		
attached com	nmunica	tion fron	n the C	ity Plan	<b>D</b> , by the City Council of the City of and Zoning Commission is hereby reat "Firestone Plat 1".			
MOVED BY				TO	O ADOPT. SECOND BY			
APPROVEI  /s/ Chas M. Chas M. Ca Assistant Ci	<i>Cahill</i> hill		M:		(PLAT-2	023-000012)		
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	OFFICIA			
COWNIE					CERTIFICA	IE		
BOESEN					I, Laura Baumgartner, City	Clerk of said City		
GATTO					hereby certify that at a meeting of said City of Des Moines, he	ng of the City Council eld on the above date.		
SHEUMAKER MANDEL BAUM				<del>  </del>	among other proceedings the above was adopted.			
VOSS IN WITNESS WHEREOF, I have her								
WESTERGAARD					hand and affixed my seal the day and year first above written.			
	1	1			and the Willelli			

City Clerk

APPROVED

Mayor

WESTERGAARD TOTAL MOTION CARRIED



April 18, 2023

Communication from the City Plan and Zoning Commission advising that at their April 6, 2023 meeting, the following action was taken regarding a request from Bridgestone Americas Tire Operations, LLC (owner), represented by Barry Owens (officer), for review and approval of the Preliminary Plat "Firestone Plat I" to allow for the development of a utility substation on a portion of a 79.44-acre parcel in the vicinity of 4600 NW 2<sup>nd</sup> Street in Unincorporated Polk County, which is within the two-mile distance for extraterritorial review of subdivision plats by the City of Des Moines.

### **COMMISSION RECOMMENDATION:**

After public hearing, the members voted 9-0 as follows.

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Francis Boggus					X
Dan Drendel					X
Leah Rudolphi	X				
Carol Maher	X				
Abby Chungath	X				
Kayla Berkson	X				
Chris Draper	X				
Todd Garner	X				
Johnny Alcivar	X				
Justyn Lewis	X				
Carolyn Jenison					X
William Page					X
Andrew Lorentzen					X
Emily Webb	X				
Katie Gillette					X

**APPROVAL** of the requested Preliminary Plat "Firestone Plat I." and recommends that the City Council waive its right to review the Final Plat "Firestone Plat I," as allowed by Iowa Code Section 354.8(2).

#### STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the requested Preliminary Plat "Firestone Plat I."

Staff also recommends that the City Council waive its right to review the Final Plat "Firestone Plat I," as allowed by Iowa Code Section 354.8(2).

#### STAFF REPORT TO THE PLANNING COMMISSION

#### I. GENERAL INFORMATION

1. Purpose of Request: The applicant is seeking to subdivide the property in unincorporated Polk County into one (1) parcel for Bridgestone's use and one (1) parcel for a utility substation use. Polk County is requiring the subdivision to go through their preliminary platting procedure.

Section 354.9 of the lowa Code provides for review of land subdivision by a municipality within 2 miles of its corporate limit. When the territory overlaps with another municipal jurisdiction, the closer jurisdiction has right of review unless there is a separate intergovernmental agreement pursuant to Chapter 28E of the lowa Code. In this instance, the City of Des Moines is closest.

- **2. Size of Site:** 141,000 square feet (3.24 acres).
- **3. Existing Zoning (site):** "HI" Heavy Industrial District (Polk County).
- **4. Existing Land Use (site):** The subject property will contain a public service and be surrounded by Bridgestone operations.
- 5. Adjacent Land Use and Zoning:

**South** – "NB" Neighborhood Business (Polk County), Uses are commercial.

West – "LI" Light Industrial (Polk County), Uses are industrial.

East – "MU" Mixed Use (Polk County), Uses are Northwest 2<sup>nd</sup> Street and commercial.

North – "HI" Heavy Industrial (Polk County), Uses are industrial.

- **6. General Neighborhood/Area Land Uses:** The subject property is located in an unincorporated area of Polk County north of the Des Moines city limits and within an existing industrial site. The surrounding area is mostly commercial and industrial uses.
- 7. Applicable Recognized Neighborhood(s): The subject property is located in an unincorporated area of Polk County and is not located within 250 feet of a recognized neighborhood association. All neighborhoods were notified of the public hearing by emailing of the Preliminary Agenda on March 20, 2023. Additionally, separate notifications of the hearing for this specific item were emailed on March 17, 2023 (20 days prior to the hearing) and March 27, 2023 (10 days prior to the hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250

feet of the site. A Final Agenda was emailed to recognized neighborhoods on March 31, 2023.

- 8. Relevant Zoning History: N/A.
- **9. PlanDSM Future Land Use Plan Designation:** N/A. Polk County's Comprehensive Plan 2050 Land Use map designates the property as industrial.
- 10. Applicable Regulations: In consideration of the criteria set forth in Chapter 18B of the lowa Code, the Commission shall determine if the Preliminary Plat conforms to the standards and requirements outlined in Chapter 354 of the lowa Code. The Commission shall also determine if it conforms to the City Subdivision Ordinance and shall approve, conditionally approve or reject such plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the preliminary plat shall be deemed approved if the Commission does not act within such 45-day period. The Commission's action for approval or conditional approval shall be null and void unless the final plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written request of the applicant, up to a 90-day extension for submittal of the final plat to the City Permit and Development Center.

The Preliminary Plat is concurrently reviewed and would be given final approval by Polk County Board of Supervisors.

## II. ADDITIONAL APPLICABLE INFORMATION

- 1. Layout: No changes are proposed to the site's layout. This preliminary plat would only subdivide the property so that the utility substation would sit on a different parcel than the Bridgestone operation, allowing it to be owned by the utility company.
- 2. Natural Site Features: The site contains the existing Bridgestone Tire operation.
- **3. Drainage/Grading:** With any future development, Polk County will have enforcement of drainage and storm water management under site plan development requirements within their adopted ordinances and standards.
- **4. Utilities:** No changes to public utilities have been proposed.
- **5. Traffic/Street System:** The subject property contains frontage along Northwest 2nd Street. Vehicular access for both the Bridgestone parcel and the utility substation parcel would be maintained as-is.

#### SUMMARY OF DISCUSSION

Abby Chungath asked if any member of the public or commission desired to speak on the item. No one requested to speak.

## **COMMISSION ACTION:**

<u>Emily Webb</u> made a motion for approval of the requested Preliminary Plat "Firestone Plat I." and recommends that the City Council waive its right to review the Final Plat "Firestone Plat I," as allowed by Iowa Code Section 354.8(2).

Motion passed: 9-0

Respectfully submitted,

Jason Van Essen, AICP

Planning & Urban Design Administrator

JMV:tjh

Bridgestone Americas Tire Operation, LLC, In Vicinity of 4600 Northwest 2nd Street



# PRELIMINARY PLAT FIRESTONE PLAT |

SE 1/4 - SEC. 15-79-24 & NE 1/4 - SEC. 22-79-24 POLK COUNTY, IOWA

FIRESTONE TIRE \$ RUBBER CO., 4600 NW 2nd STREET, DES MOINES |A 503|3

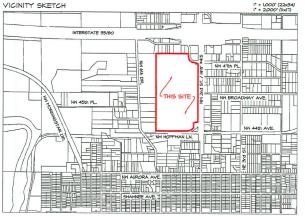
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- ASSIMENT NOTES

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  PLOTTABLE.





2nd COUNTY SUBMITTAL

02-28-2023

#### LEGEND - PROPERTY BOUNDARY --- ADJACENT LOT LINES - PROPOSED TRANSMISSION LINES HH H SILT FENCE 922 - EXISTING CONTOUR PROPOSED CONTOUR - -W- - EXIST, WATER MAIN IN IST IN EXIST. STORM SEMER/CULVERT W/ F.E.S. ST PROPOSED STORM SEWER W/ F.E.S. - - - EXIST, GAS MAIN - - - EXIST, UNDERGROUND ELECTRIC - HH NATURAL GAS LIQUIDS PIPELINE FOUND SECTION CORNER FOUND CORNER W/ 5/6" I.R. w/ ORANGE CAP #12265 UNLESS NOTED OTHERWISE 0 PROPOSED PROPERTY CORNER IRON ROD GAS PIPE MEASURED DISTANCE

PREVIOUSLY RECORDED DISTANCE

POINT OF BEGINNING

ADDRESS WATER METER PIT

BUILDING SETBACK LINE

P.O.B.

LEGAL DESCRIPTION

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#### NOTES

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  3. THE MAINTENANCE OF ALL DRIVANCE SUBSTATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

  4. ALL CLUTTEN 10ED TYPE CROSSING PREAMAGE DESEMBLY.

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OWNER BRIDGESTONE AMERICAS TIRE OPERATIONS, LLC 4600 NM 2nd AVE. DES MOINES, IA 50313

PROSPECTIVE OWNER / APPLICANT: MIDAMERICAN ENERGY COMPANY P.O. BOX 657 DES MOINES, IONA 50306-0657 Acrond BoyleamIdamerican.com 515-201-2316

UTILITY SOURCES WATER - DES MOINES WATER MORKS SANITARY - DES MOINES WRA

NOTE: NO WATER OR SANITARY SERVICES ARE REQUIRED FOR LOT 2

ZONING HI - HEAVY INDUSTRIAL DISTRICT

LAND USE LOT I - INDUSTRIAL LOT 2 - PUBLIC SERVICE, UTILITY SUBSTATION

FLOOR AREA RATIO

BUILDING AREA 37.36 AC. 1.71 AC. LOT AREA

OPEN SPACE RATIO

FIRM MAP DESIGNATION

PER FEMA MAP 19153CO2IOF, EFFECTIVE DATE 02-01-2019

LOT I - MAINLY ZONE X - AREAS DETERMINED TO BE OUTSIDE THE OZAS ANNIAL CHANCE FLOOPPLAIN - THE OZAS ANNIAL CHANCE FLOOPPLAIN - STATEMENT OF THE STATEMENT OF THE OZAS ANNIAL CHANCE FLOOPPLAIN

ZONE X - AREAS OUTSIDE 0.2% ANNUAL CHANGE FLOOD HAZARD





CERTIFICATION



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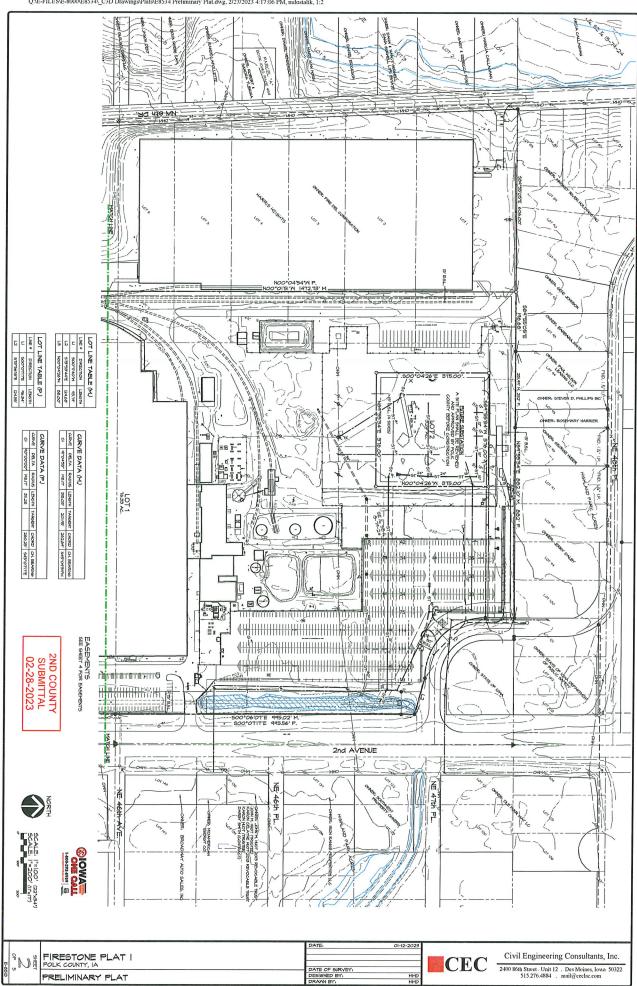
Consultants, I
Des Moines, Iown 5

Civil Engineering

DATE OF SURVEY, DESIGNED BY,

PLAT FIRESTONE POLK COUNTY, IA PRELIMINARY

SHEET OF 5



PLAT-2023-000012

