

Docket Number: 23/12601
23/12602
23/12603

Appellants: Civil Engineering Consultants, Inc.
Represented by Marty Dostalík
2400 86th Street, #12
Urbandale, IA 50322

Property Owner: Firestone Tire & Rubber Co.
4600 NW 2nd Street
Des Moines, IA 50313-2254

Prospective Buyer: MidAmerican Energy
666 Grand Avenue, Suite 500
Des Moines, IA 50306

Appeal: The Appellants are requesting variances in association with a proposed subdivision plat for a future MidAmerican Energy substation within the boundaries of the existing Bridgestone/Firestone parcel addressed as 4600 NW 2nd Street, Des Moines. The appellants are requesting variances for the proposed Lot 1 (which will contain the Bridgestone/Firestone Plant and surrounding parking areas) to increase the Floor Area Ratio (FAR) to 49% from the maximum allowed 40% and to decrease the minimum Open Space Ratio (OSR) to 18% from the minimum required 25%. Additionally for Lot 2 (which will contain the MidAmerican Energy Substation), the appellants request a variance to increase the Floor Area Ratio (FAR) to 53% from the maximum allowed 40%.

Appeals Given: The Appellant's requested variances are shown on the application form, which are included as Attachment B.

Background

The subject property is located at 4600 NW 2nd Street, within the Southeast Quarter of Section 23, and the Northeast Quarter of Section 22, all in Saylor Township. The current use of the subject property is the Bridgestone/Firestone Tire Plant and the surrounding parking areas. The subject property gains access from NW 2nd Street and NW 48th Place on the eastern side of the property, and is located approximately 600-feet South of Interstate 80/35.

The subject property is 79.57 acres in area in its current configuration is zoned "HI" Heavy Industrial District. The first portions of what would become the current tire plant were constructed in 1945, with major additions being completed throughout the 1960s, 1970s and 1980s. Today, the Polk County Assessor's records show a gross floor area of approximately 1,796,683 square feet for the tire factory.

The Appellants are proposing to subdivide the subject property into a two (2) lot subdivision to be known as Firestone Plat 1. Lot 1 of the proposed subdivision will contain the existing Bridgestone/Firestone tire plant, with Lot 2 of the proposed subdivision proposed to contain a MidAmerican Energy electrical substation. As is stated in the Appellant's Application Form (Attachment B), the need for the substation is prompted by recent power outages for commercial, industrial, and residential customers in the vicinity. Reducing the land area associated with the Bridgestone/Firestone tire plant prompts the need for variances to the Floor

Area Ratio (FAR) and Open Space Ratio (OSR) for the tire plant and MidAmerican Energy Substation.

Surrounding properties to the North are zoned "HI" Heavy Industrial District, as is the subject property. Properties located to the West and the Southeast are zoned "LI" Light Industrial District. Subject properties to the East are zoned "MU" Mixed Use District, and subject properties to the Southwest are zoned "NB" Neighborhood Business District. Surrounding land uses are generally mixed, with primarily industrial and commercial properties to the West and to the South, and a combination of industrial, commercial, and residential uses to the east and the north. See *Attachment A* at the end of this report for an aerial vicinity map of the subject property and surrounding area.

The Bridgestone/Firestone tire plant property previously received a number of Variances from the Polk County Board of Adjustment. The first variance was granted in February of 1965 and was in relation to on-site signage. Variances to on-site structure setbacks were granted in March of 1966 and March of 1973, and in June of 1976 a Special Use Permit was granted to approve the location of above-ground petroleum storage structures. The most recent variance was granted in July of 2008 to increase the allowable signage area on the subject property from the maximum permitted 150-square feet to 1,595.6-square feet.

Summary of Request

The Polk County Zoning Ordinance, *Article 5: District Performance Standards, Division 4: Non-Residential Standards, Table 5.2 Non-Residential Development Performance Standards* establishes for industrial uses in the "HI" Heavy Industrial District a Minimum Open Space Ratio (OSR) of 25% and a Maximum Floor Area Ratio (FAR) of 40%. The Open Space Ratio is defined as the minimum percentage of the site which must be kept in vegetated areas, green spaces and lawns. The Floor Area Ratio is defined as the maximum percentage of floor area to the total site area, which is measured by dividing the total floor area of a building or structure by the base site area.

Staff mailed out sixty-three (63) notices regarding this request, including the date and time of the public hearing, to surrounding property owners within the 250-foot notification boundary. To-date staff has received one (1) response in support of the proposed variances, and no responses in opposition.

Natural Resources

The subject property is mostly flat, with very limited grade change, including where the proposed MidAmerican Energy Substation is proposed to be located. There is an area of mapped floodplain associated with the Hamilton Drain network on the eastern edge of the subject property adjacent to NW 2nd Street. No known natural resources will be impacted due to the proposed variances.

Roads & Utilities

The subject property gains primary access from NW 2nd Street, with the subject property having approximately 1/3 of a mile of frontage, and two (2) drive entrances. The subject property also has frontage along NW 48th Place and NW Hoffman Lane, and three (3) additional access points. The proposed MidAmerican Energy substation property (the proposed Lot 2) will have no

frontage onto publically dedicated rights of way, and will gain access through an access easement at the far north side of the subject property onto NW 48th Place. No new access points are proposed with this subdivision. The Bridgestone/Firestone tire plan is connected to Des Moines WRA sanitary sewer lines and Des Moines Water Works water mains. No water or sanitary sewer access is required for the MidAmerican Energy substation on the proposed Lot 2.

Recommendations:

Docket #23/12601: A variance to allow a Floor Area Ratio (FAR) of 49% in lieu of the maximum permitted Floor Area Ratio (FAR) of 40% for the proposed Lot 1, Firestone Plat 1, an industrial use in the “HI” Heavy Industrial District.

The Board of Adjustment may grant a variance if items 1 through 5 are affirmed.

1.) Are there exceptional or extraordinary circumstances or special conditions applying only to the property in question and which do not exist generally on other properties in the same zoning district which makes it impossible to place a use permitted in the district on the property?

Yes. The subject property features a large tire factory that began operation in 1945, prior to the adoption of a zoning ordinance for the unincorporated Polk County. The scale of the tire factory on the subject property is unlike other uses within the county, therefore featuring an extraordinary circumstance that would not apply to other properties in the vicinity. The proposed variance would not permit an expansion of the existing tire factory, and would only allow a portion of the parcel to be subdivided and sold to a utility provider for the ultimate public good.

2.) Is the variance necessary for the preservation and enjoyment of property rights possessed by other properties in the same zoning district in the same vicinity? (No variance can permit uses that are prohibited in a district)

Yes. The existing use as a tire factory is a permitted use in the “HI” Heavy Industrial District.

3.) Will the variance preserve adjacent property and support the purpose of the ordinance and the public interest?

Yes. The variance will not allow for the expansion of the tire factory on the subject property, therefore having minimal impact on adjacent properties and the public interest.

4.) Is there a special condition or circumstance that did not result from the actions of the applicant?

Yes. As is stated in the application for the proposed variances, power outages in the service area of the existing substation in the vicinity are prompting the need for a new substation to be constructed. MidAmerican Energy states they were unable to secure enough property to construct a substation on the scale that was needed. The variance will allow for the construction of a new substation within the boundaries of an existing heavy industrial property.

5.) Does the variance support the intent of Article 7 Natural Resource Protection and Article

8 Stormwater and Erosion Control Management of the Polk County Zoning Ordinance?

Yes. The appellant is required to meet the environmental provisions of the Polk County Zoning Ordinance.

The Board of Adjustment may grant a variance if items 1 through 5 are affirmed. Since items 1-5 were all answered in the affirmative, staff recommends **approval** of the requested variance subject to the following conditions:

1. The appellants shall complete all approval requirements for the proposed Firestone Plat 1 Minor Subdivision Plat.
2. The approval shall apply only to Lot 1, Firestone Plat 1, following the approval of the plat.

Docket #23/12602: A variance to allow an Open Space Ratio (OSR) of 18% in lieu of the minimum permitted Open Space Ratio (OSR) of 25% for the proposed Lot 1, Firestone Plat 1, an industrial use in the "HI" Heavy Industrial District.

The Board of Adjustment may grant a variance if items 1 through 5 are affirmed.

1.) Are there exceptional or extraordinary circumstances or special conditions applying only to the property in question and which do not exist generally on other properties in the same zoning district which makes it impossible to place a use permitted in the district on the property?

Yes. The subject property features a large tire factory that began operation in 1945, prior to the adoption of a zoning ordinance for the unincorporated Polk County. The scale of the tire factory on the subject property is unlike other uses within the county, therefore featuring an extraordinary circumstance that would not apply to other properties in the vicinity. The proposed variance would not permit an expansion of the existing tire factory, and would only allow a portion of the parcel to be subdivided and sold to a utility provider for the ultimate public good.

2.) Is the variance necessary for the preservation and enjoyment of property rights possessed by other properties in the same zoning district in the same vicinity? (No variance can permit uses that are prohibited in a district)

Yes. The existing use as a tire factory is a permitted use in the "HI" Heavy Industrial District.

3.) Will the variance preserve adjacent property and support the purpose of the ordinance and the public interest?

Yes. The variance will not allow for the expansion of the tire factory on the subject property, therefore having minimal impact on adjacent properties and the public interest.

4.) Is there a special condition or circumstance that did not result from the actions of the applicant?

Yes. As is stated in the application for the proposed variances, power outages in the service area of the existing substation in the vicinity are prompting the need for a new substation to be constructed. MidAmerican Energy states they were unable to secure enough property to construct a substation on the scale that was needed.

The variance will allow for the construction of a new substation within the boundaries of an existing heavy industrial property.

- 5.) Does the variance support the intent of Article 7 Natural Resource Protection and Article 8 Stormwater and Erosion Control Management of the Polk County Zoning Ordinance?
- Yes. The appellant is required to meet the environmental provisions of the Polk County Zoning Ordinance.

The Board of Adjustment may grant a variance if items 1 through 5 are affirmed. Since items 1-5 were not all answered in the affirmative, staff recommends **approval** of the requested variance subject to the following conditions:

1. The appellants shall complete all approval requirements for the proposed Firestone Plat 1 Minor Subdivision Plat.
2. The approval shall apply only to Lot 1, Firestone Plat 1, following the approval of the plat.

Docket #23/12603: A variance to allow a Floor Area Ratio (FAR) of 53% in lieu of the maximum permitted Floor Area Ratio (FAR) of 40% for the proposed Lot 2, Firestone Plat 1, for a utility substation in the "HI" Heavy Industrial District.

The Board of Adjustment may grant a variance if items 1 through 5 are affirmed.

- 1.) Are there exceptional or extraordinary circumstances or special conditions applying only to the property in question and which do not exist generally on other properties in the same zoning district which makes it impossible to place a use permitted in the district on the property?
- Yes. The proposed MidAmerican Energy substation is prompted by service outages in the area. The proposed electrical substation will be located within the existing property boundary of the Bridgestone/Firestone tire plant, a large industrial use that has been in operation since prior to the enactment of zoning in the unincorporated Polk County. The purchase of additional property to meet Floor Area Ratio requirements for the proposed substation will only require greater variances to Floor Area Ratio and Open Space Ratio for the existing tire factory, which could have greater detriments to the continued operation of the factory.
- 2.) Is the variance necessary for the preservation and enjoyment of property rights possessed by other properties in the same zoning district in the same vicinity? (No variance can permit uses that are prohibited in a district)
- Yes. An electrical substation is a permitted use in the "HI" Heavy Industrial District.
- 3.) Will the variance preserve adjacent property and support the purpose of the ordinance and the public interest?
- Yes. The construction of the MidAmerican Energy substation will increase electrical capacity and reduce service outages in the area, therefore being an overall benefit to the public interest. The reduction of green space on the existing Bridgestone/Firestone tire plant property will have minimal impact on surrounding properties.

4.) Is there a special condition or circumstance that did not result from the actions of the applicant?

Yes. As is stated in the application for the proposed variances, power outages in the service area of the existing substation in the vicinity are prompting the need for a new substation to be constructed. MidAmerican Energy states they were unable to secure enough property to construct a substation on the scale that was needed. The variance will allow for the construction of a new substation within the boundaries of an existing heavy industrial property.

5.) Does the variance support the intent of Article 7 Natural Resource Protection and Article 8 Stormwater and Erosion Control Management of the Polk County Zoning Ordinance?

Yes. The appellant is required to meet the environmental provisions of the Polk County Zoning Ordinance.

The Board of Adjustment may grant a variance if items 1 through 5 are affirmed. Since items 1-5 were not all answered in the affirmative, staff recommends **approval** of the requested variance subject to the following conditions:

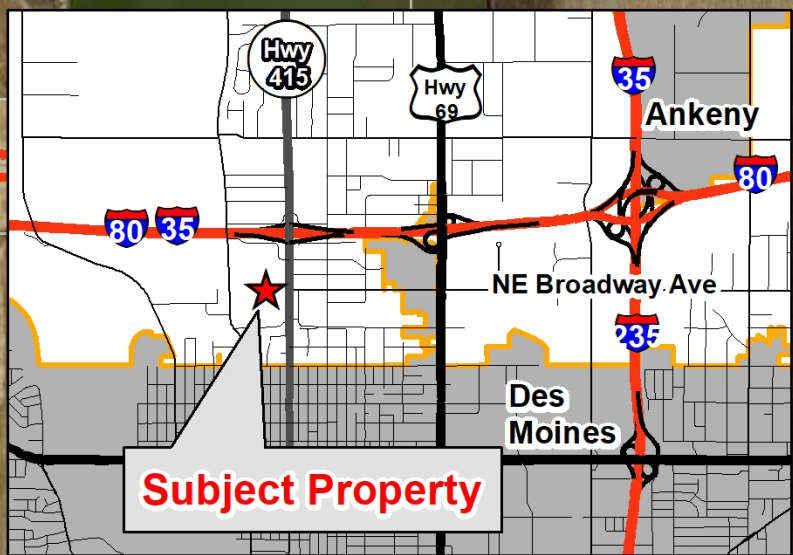
1. The appellants shall complete all approval requirements for the proposed Firestone Plat 1 Minor Subdivision Plat.
2. The approval shall apply only to Lot 2, Firestone Plat 1, following the approval of the plat.

Attachments:

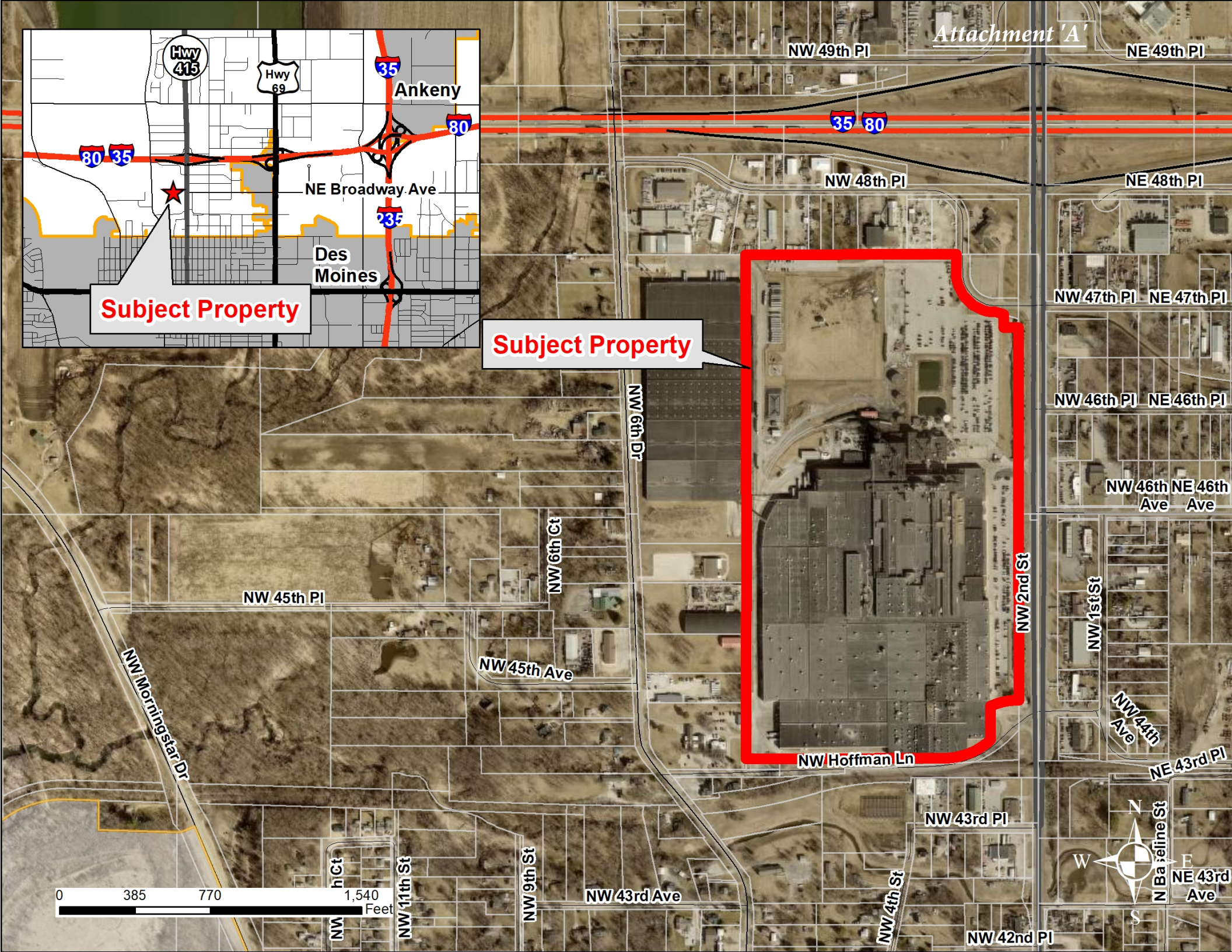
Attachment A – Vicinity Map

Attachment B – Variance Application Form

Attachment C – Preliminary Plat



Subject Property



0 385 770 1,540 Feet



Attachment 'B'

Variance Appeal Application



Board of Adjustment Authority

The Polk County Board of Adjustment is empowered by Iowa law and by the Zoning Ordinance of Polk County to hear requests and to make decisions on variance appeals to the Zoning Ordinance for individual properties where provisions of the Ordinance impose a unique and unnecessary hardship on the property owner and where the granting of a variance is not contrary to the intent of the Zoning Ordinance or to the public interest.

Each variance appeal is only a request to have a hearing before the Board of Adjustment. Notice of the hearing will be provided to all property owners located within 250 feet from the subject property. The Board of Adjustment will make a determination at a public hearing whether or not to approve or deny the request based on a staff report, applicant presentation, as well as public input. All appeals that are denied shall not come back to the Board of Adjustment for one year. Refunds will not be made once notice has been sent out to adjacent property owners.

Please complete the entire application and review the Variance Regulations on page 3.

1. The undersigned applicant requests that the Board of Adjustment consider this application for a variance appeal for the following general purpose. (Describe briefly the request)

MidAmerican Energy plans to purchase a 3.24 acre parcel of land from Bridgestone on which to build an electric substation to serve the area. The property will be platted into two lots. MEC will own one lot and Bridgestone will own the other. We are requesting variances for Floor Area Ratio on both lots, and Open Space Ratio on the Bridgestone lot.

(time stamp)
Official Use Only

2. Subject Property Address: 4600 NW 2nd Avenue

3. Subject Property Zoning District: Heavy Industrial

4. District and Parcel Number: 27000519005000

5. Subject Property Legal Description (attach if necessary):
Future Lots 1 & 2, Firestone Plat 1

6. Filing Fee: \$353.00 per variance (each provision requested for a variance is considered a separate variance request)

7. Applicant(s) Information:

Kelsy Ballard for MidAmerican Energy Company [Signature] 3/24/2023
Applicant (Print Name) Signature date

Prospective buyer kelsy.ballard@midamerican.com
Interest in Property (owner, renter, prospective buyer, etc.) Email

666 Grand Ave, Suite 500 Des Moines, IA 50306 515-242-3980
Address, City, State and Zip Phone Fax

8. Applicant(s) Representative:

If the appeal is going to be represented by someone other than the applicant please provide that information below

Marty Dostalick Civil Engineering Consultants, Inc.
Applicant Representative (Print Name) Firm or Business Name

2400 86th Street #12, Urbandale, IA 50322
Address, City, State and Zip

dostalick@ceclac.com 515-276-4884 ext 224 N/A
Email Phone Fax

9. Property Owner Consent

The application must be signed by all the Titleholders, Contract Purchasers, or Option Purchasers of the subject property. The application may also be signed by the Registered Agent for a corporation or other person with similar legal authority to sign for a property owner. (if additional signatures are needed please attach)

See Attached Exhibit "B

_____ (Print Name)	_____ Signature	_____ date
_____ (Print Name)	_____ Signature	_____ date
_____ (Print Name)	_____ Signature	_____ date
_____ (Print Name)	_____ Signature	_____ date

10. State the reason(s) the variance is necessary and why you cannot comply with the regulations of the Zoning Ordinance. Specifically explain the nature of the appeal.

Recently, there have been significant outages in the service area of the existing substation at 4635 NW 2nd Street for both residential customers as well as commercial customers, including Bridgestone/Firestone (B/F). The new substation will replace the existing substation that will eventually be decommissioned. In doing so, a site in close proximity to the existing substation was needed to cut over transmission lines and distribution feeders.

For over two years, MEC spoke with numerous land owners near the existing substation, and they were unable to find multiple adjacent land owners to create large enough piece of land to purchase on which to build a substation, and there are no other single parcels large enough for this use. Most of the property owners were either non responsive or unreceptive to the prospect of selling their properties. Even when the search radius was enlarged, MEC was unable to find willing sellers. B/F was willing to work with MEC in agreeing to sell a portion of their property on which a substation can be built. Once this substation is on-line, it will be an improvement in electrical reliability for the entire area.

The property is being platted into two lots, Lot 2 will eventually be the MEC property, and Lot 1 will be the remainder of the parcel that contains the B/F plant. At the time of this request, there are no changes planned for Lot 1. Due to the amount of land that B/F was willing to sell, due to the size of the substation footprint, we are unable meet the maximum 40% Floor Area Ratio (FAR). Currently, B/F exceeds both the FAR and OSR requirements in the zoning ordinance, so a variance would bring their site to compliance.

We are requesting three variances for the plat:

Lot 1 --to allow a maximum FAR of 49%

Lot 1 -- to allow a minimum OSR of 18%

Lot 2 -- to allow a maximum FAR of 53%

**A completed application with site drawing and filing fee are required for a submittal.
Incomplete submittals will not be processed and returned to the Applicant.**

Return completed forms to: Polk County Public Works, Planning Division 5885 NE 14th Street, Des Moines, IA 50313
Phone (515) 286-3705 • Fax (515) 286-3437 Email: PublicWorks@polkcountyiowa.gov
Forms available online <http://www.polkcountyiowa.gov/PublicWorks/> BOA Calendar CALENDAR

OFFICIAL USE ONLY			
Received by		Docket Number	
Date Received		Reviewed by	
BOA meeting date		BOA Approved	Y / N

Required Information: (must be included prior to making submittal)

1. Complete Application including the description of requested variance(s) with specific information for the request and state the reason(s) the variance is necessary and why you cannot comply with the regulations of the Zoning Ordinance.
2. Submit site drawing as required see details below.

Site Drawing

All variance appeals must submit three (3) 11x17 copies of a site drawing with the application. The site drawing must be fully dimensioned and legible. All required information must be drawn to a scale. The Zoning Administrator may require a petitioner to submit a site plan drawn by an engineer or architect. The site plan shall include the following:

1. Boundary drawing of the lot or area involved.
2. Location, dimensions, height and setbacks of all existing and proposed buildings and structures and the uses of each.
3. Use of the proposed addition to building or structure.
4. Approximate location of the vehicle entrance to the site.
5. Show the approximate location of water and sewer (septic system) facilities, if applicable.
6. Location of parking area and number of stalls required, if applicable.
7. General location of landscaping, buffer areas and screening, if applicable.
8. If the appeal is for a **sign**, the appeal must be accompanied by both a fully dimensioned, to scale elevation and site plan drawing of the sign, showing the exact location and size of the sign.

Variance Regulations

No variance from the provisions or requirements of this ordinance shall be authorized by the Board of Adjustment unless the Board finds beyond reasonable doubt that all the following conditions and circumstances exist. These regulations are found in the Zoning Ordinance, Article 17. Variance. The conditions and circumstances will be addressed by the Polk County Planning Division staff in reviewing the variance(s) request.

1. There must be exceptional or extraordinary circumstances or special conditions applying to the property in question, and do not exist generally on other properties in the same zoning district. By virtue of the unique or special conditions, it is, therefore, exceptionally difficult to place a use permitted in said district on the property.
2. The variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zoning district and in the same vicinity and such variances will not permit uses that are prohibited in that district.
3. The authorization of such variance will not be of substantial detriment to adjacent property and will not be contrary to the purpose of this Ordinance and the public interest.
4. That the special conditions or circumstances did not result from the actions of the applicant.
5. The variance will not entirely void the natural resource protection requirements of this Ordinance.

The condition and/or situation of a property for which a variance is sought must be of an unusual nature. A variance shall not be authorized if the condition or situation is of a general or recurrent nature such that adopting a general regulation as an amendment to this Ordinance is a reasonably practicable solution.

The variance granted shall be the minimum necessary to permit a use of the property. A variance shall neither increase the number of permitted dwelling units by more than one (1), nor allow the minimum lot area required for a use to be decreased by more than ten (10) percent. If natural resources are involved, then mitigation for any damage to the environment shall be a condition of the variation.

EXHIBIT "B"

AUTHORIZATION

The undersigned owner hereby authorizes MidAmerican Energy Company to file any applications deemed necessary with the state, a county, a city and any other governmental unit, for or relating to the Property (as described below) relating to its proposed use as an electrical substation and related improvements for delivery of electrical power to public utility users, provided that no change in the zoning of the Property shall be allowed without the express written consent of Bridgestone Americas Tire Operations, LLC.

A photocopy of this authorization shall serve the same as an original,

Property: 3.2 acres of Tax ID parcel 270/00519-005-000, located at 4600 N.W. 2nd Avenue, Des Moines, Polk County, Iowa.

BRIDGESTONE AMERICAS TIRE OPERATIONS, LLC

By: Barnett A. Owens

Name Printed: Barnett A. Owens

Title: S - VP BAMB

PRELIMINARY PLAT FIRESTONE PLAT I

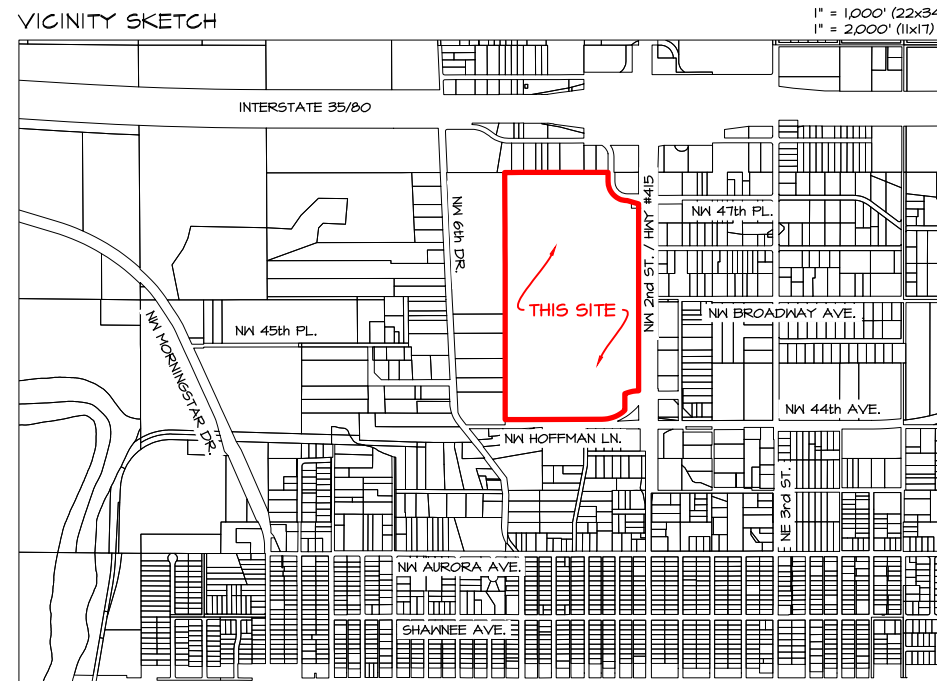
SE 1/4 - SEC. 15-79-24 & NE 1/4 - SEC. 22-79-24
POLK COUNTY, IOWA

FIRESTONE TIRE & RUBBER CO., 4600 NW 2nd STREET, DES MOINES IA 50313

EASEMENT NOTES

1. A TRANSMISSION LINE EASEMENT RECORDED IN BOOK 2549, PAGE 216 EXISTS ACROSS LOT 1, HARRIS HEIGHTS AND CANNOT BE PLOTTED.
2. A TRANSMISSION LINE EASEMENT RECORDED IN BOOK 2549, PAGE 202 EXISTS ACROSS LOT 2, HARRIS HEIGHTS AND CANNOT BE PLOTTED.
3. A TRANSMISSION LINE EASEMENT RECORDED IN BOOK 2549, PAGE 204 EXISTS ACROSS LOT 3, HARRIS HEIGHTS AND CANNOT BE PLOTTED.
4. A TRANSMISSION LINE EASEMENT RECORDED IN BOOK 2549, PAGE 203 EXISTS ACROSS LOT 4, HARRIS HEIGHTS AND CANNOT BE PLOTTED.
5. A TRANSMISSION LINE EASEMENT RECORDED IN BOOK 2549, PAGE 205 EXISTS ACROSS LOT 5, HARRIS HEIGHTS AND CANNOT BE PLOTTED.
6. A TRANSMISSION LINE EASEMENT RECORDED IN BOOK 2549, PAGE 201 EXISTS ACROSS LOT 7, HARRIS HEIGHTS AND CANNOT BE PLOTTED.
7. A RIGHT-OF-WAY GRANT WAS PROVIDED TO IOWA POWER AND LIGHT COMPANY FOR A GAS MAIN IN BOOK 2391, PAGE 44T. NO WIDTH WAS DEFINED, AND DUE TO THE VAGUENESS OF THE DESCRIPTION, AN APPROXIMATE LOCATION IS SHOWN ON THE PLAN.
8. AN ELECTRIC EASEMENT WAS RECORDED IN BOOK 2549, PAGE 82. THE DESCRIPTION REFERS TO AN "EXHIBIT A" THAT IS NOT A PART OF THE ABSTRACT, SO THE EASEMENT IS NOT PLOTTABLE.

VICINITY SKETCH



LEGEND

- PROPERTY BOUNDARY
- ADJACENT LOT LINES
- PROPOSED TRANSMISSION LINES
- BUILDING SETBACK / EASEMENT LINE
- SILT FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXIST. WATER MAIN
- EXIST. FIBER OPTIC
- EXIST. STORM SEWER/CULVERT W/ F.E.S.
- PROPOSED STORM SEWER W/ F.E.S.
- EXIST. GAS MAIN
- EXIST. UNDERGROUND ELECTRIC
- NATURAL GAS LIQUIDS PIPELINE
- ▲ FOUND SECTION CORNER
- FOUND CORNER W/ 5/8" IR. W/ ORANGE CAP #12265 UNLESS NOTED OTHERWISE
- O PROPOSED PROPERTY CORNER
- IR IRON ROD
- G.P. GAS PIPE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- B.S.L. BUILDING SETBACK LINE
- ADDRESS
- ⊠ WATER METER PIT

LEGAL DESCRIPTION

A PARCEL OF LAND IN PART OF THE SE 1/4, SE 1/4 OF SECTION 15 AND PART OF LOTS 1 AND 9 OF THE OFFICIAL PLAT OF THE N 3/4 OF SECTION 22, ALL IN T-79N, R-24W OF THE 5TH P.M.; THE 170 FEET OF LOTS 1, 2, 3, 4, 5, 7, 8, AND 9, HARRIS HEIGHTS, AN OFFICIAL PLAT; AND THE NORTH 105 FEET OF LOTS 4, 5, 6, AND A, HAYS ACRES, AN OFFICIAL PLAT, ALL BEING IN POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NW 2ND STREET AND THE SOUTH LINE OF SAID SECTION 15; THENCE 500°01'18"W, 954.04 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON A CURVE; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 333.88 FEET, A CHORD BEARING OF 578°04'55"W, AN ARC LENGTH OF 147.65 FEET TO A POINT; THENCE 500°01'02"E, 171.67 FEET TO A POINT ON A CURVE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 354.26 FEET, A CHORD BEARING OF 568°21'04"W, AN ARC LENGTH OF 262.92 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NW HOFFMAN LANE; THENCE N84°58'22"W, 1016.03 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST LINE OF LOT 4 IN SAID HAYS ACRES; THENCE N00°03'39"W, 1101.39 FEET ALONG SAID WEST LINE AND WEST LINE EXTENDED TO A POINT; THENCE N00°01'51"W, 1472.73 FEET TO A POINT ON THE SOUTH LINE OF HIGHLAND PARK ACRES, AN OFFICIAL PLAT; THENCE S84°55'05"E, 196.88 FEET ALONG SAID SOUTH LINE TO THE SE CORNER OF LOT 13 IN SAID HIGHLAND PARK ACRES; THENCE N84°55'34"E, 882.10 FEET ALONG SAID SOUTH LINE TO THE SE CORNER OF LOT 100 IN SAID HIGHLAND PARK ACRES AND BEING ON THE WEST RIGHT-OF-WAY LINE OF 48TH PLACE NW; THENCE S00°11'40"W, 95.79 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 198.17 FEET, A CHORD BEARING OF S45°04'34"E, AN ARC LENGTH OF 315.03 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT; THENCE S73°53'44"E, 124.68 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF NW 2ND STREET; THENCE S00°06'07"E, 995.02 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 74.57 ACRES, MORE OR LESS.

NOTES

1. LOT 2 IS RESTRICTED IN USE TO A UTILITY SUBSTATION OR OTHER PUBLIC SERVICE USE ONLY. A SITE PLAN WILL BE REVIEWED AND APPROVED BY POLK COUNTY BEFORE CONSTRUCTION MAY COMMENCE.
2. LOT 2 DOES NOT REQUIRE ANY SANITARY OR WATER SERVICES.
3. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. ALL CULVERTS USED FOR CROSSING DRAINAGE EASEMENTS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
5. POST-DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OF PROPERTIES.
6. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
7. NO SEPTIC FACILITIES ARE REQUIRED FOR THE FUTURE SUBSTATION DEVELOPMENT ON LOT 2.
8. ANY NEW ENTRANCES WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
9. ANY WORK IN THE RIGHT-OF-WAY OTHER THAN FOR AN ENTRANCE WILL REQUIRE A POLK COUNTY RIGHT-OF-WAY GRANT.
10. BRIDGESTONE AMERICAS INDICATES THAT THERE IS NO PRIVATE WATERMAIN THAT ENCRONES ON LOT 2 WITH THE EXCEPTION OF A SMALL LINE THAT SERVES A YARD HYDRANT AND IS SCHEDULED TO BE ABANDONED.

OWNER
BRIDGESTONE AMERICAS TIRE OPERATIONS, LLC
4600 NW 2nd AVE.
DES MOINES, IA 50313
WilsonSuzy@bfusa.com
614-937-6644

PROSPECTIVE OWNER / APPLICANT:
MIDAMERICAN ENERGY COMPANY
P.O. BOX 657
DES MOINES, IOWA 50306-0657
Aaron.O'Boyle@mldamerican.com
515-281-2574

UTILITY SOURCES
WATER - DES MOINES WATER WORKS
SANITARY - DES MOINES WRA
NOTE: NO WATER OR SANITARY SERVICES ARE REQUIRED FOR LOT 2

ZONING
HI - HEAVY INDUSTRIAL DISTRICT

LAND USE
LOT 1 - INDUSTRIAL
LOT 2 - PUBLIC SERVICE, UTILITY SUBSTATION

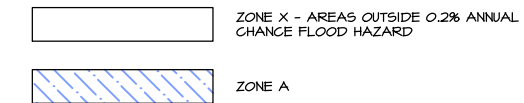
FLOOR AREA RATIO			
	BUILDING AREA	LOT AREA	FAR
LOT 1	37.36 AC.	76.33 AC.	48.9%
LOT 2	1.71 AC.	3.24 AC.	52.1%

OPEN SPACE RATIO			
	OPEN SPACE	LOT AREA	OSR
LOT 1	13.86 AC.	76.33 AC.	18.2%
LOT 2	1.48 AC.	3.24 AC.	46.0%

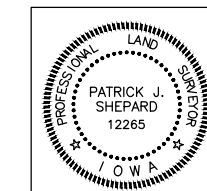
FIRM MAP DESIGNATION

PER FEMA MAP 19153C0210F, EFFECTIVE DATE 02-01-2019

- LOT 1 - MAPLY ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN - SMALL PORTION IN ZONE A - WITHOUT BASE FLOOD ELEVATION
- LOT 2 - ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN



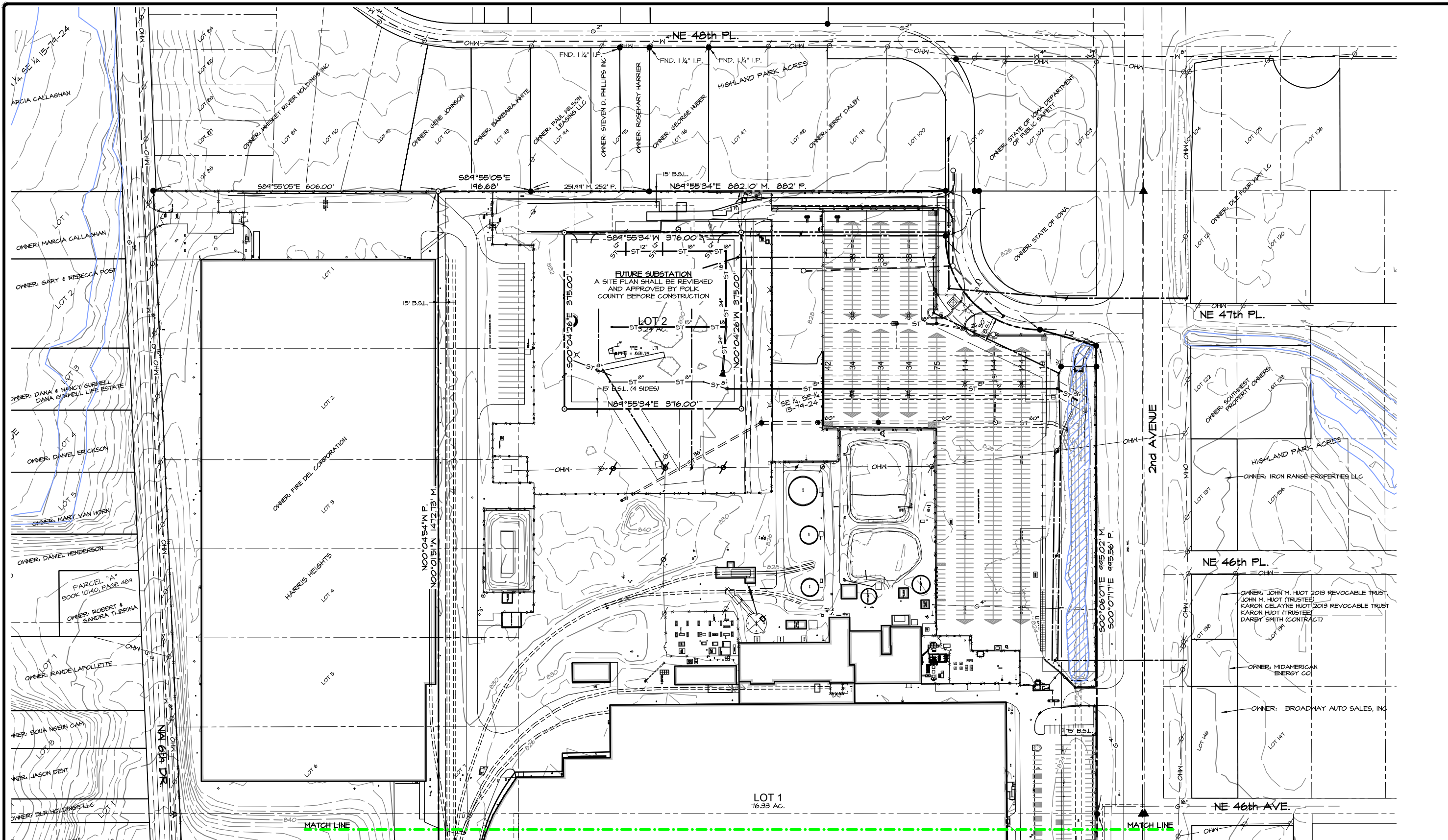
CERTIFICATION



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
Patrick J. Shepard 2-27-23
PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-5 OF 5

2nd COUNTY
SUBMITTAL
02-28-2023

Q:\E-FILES\E-8000\E8534_C3D Drawings\Plats\E8534 Preliminary Plat.dwg, 2/27/2023 4:17:06 PM, mdostalik, 1:2



LOT LINE TABLE (M.)

LINE #	DIRECTION	LENGTH
L1	500°11'40"W	95.71'
L2	573°53'44"E	124.68'
L3	N00°04'26"W	88.00'

CURVE DATA (M.)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	91°04'55"	148.17'	315.03'	201.45'	282.84'	N45°04'39"W

LOT LINE TABLE (F.)

LINE #	DIRECTION	LENGTH
L1	500°07'11"E	96.34'
L2	573°56'18"E	124.55'

CURVE DATA (F.)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	90°00'00"	148.17'	311.28'	200.25'	280.25'	S45°07'11"E

EASEMENTS
SEE SHEET 4 FOR EASEMENTS

**2ND COUNTY
SUBMITTAL
02-28-2023**



SCALE: 1"=100' (22"x34")
SCALE: 1"=200' (11"x17")

DATE:	01-12-2023
DATE OF SURVEY:	MMD
DESIGNED BY:	MMD
DRAWN BY:	MMD

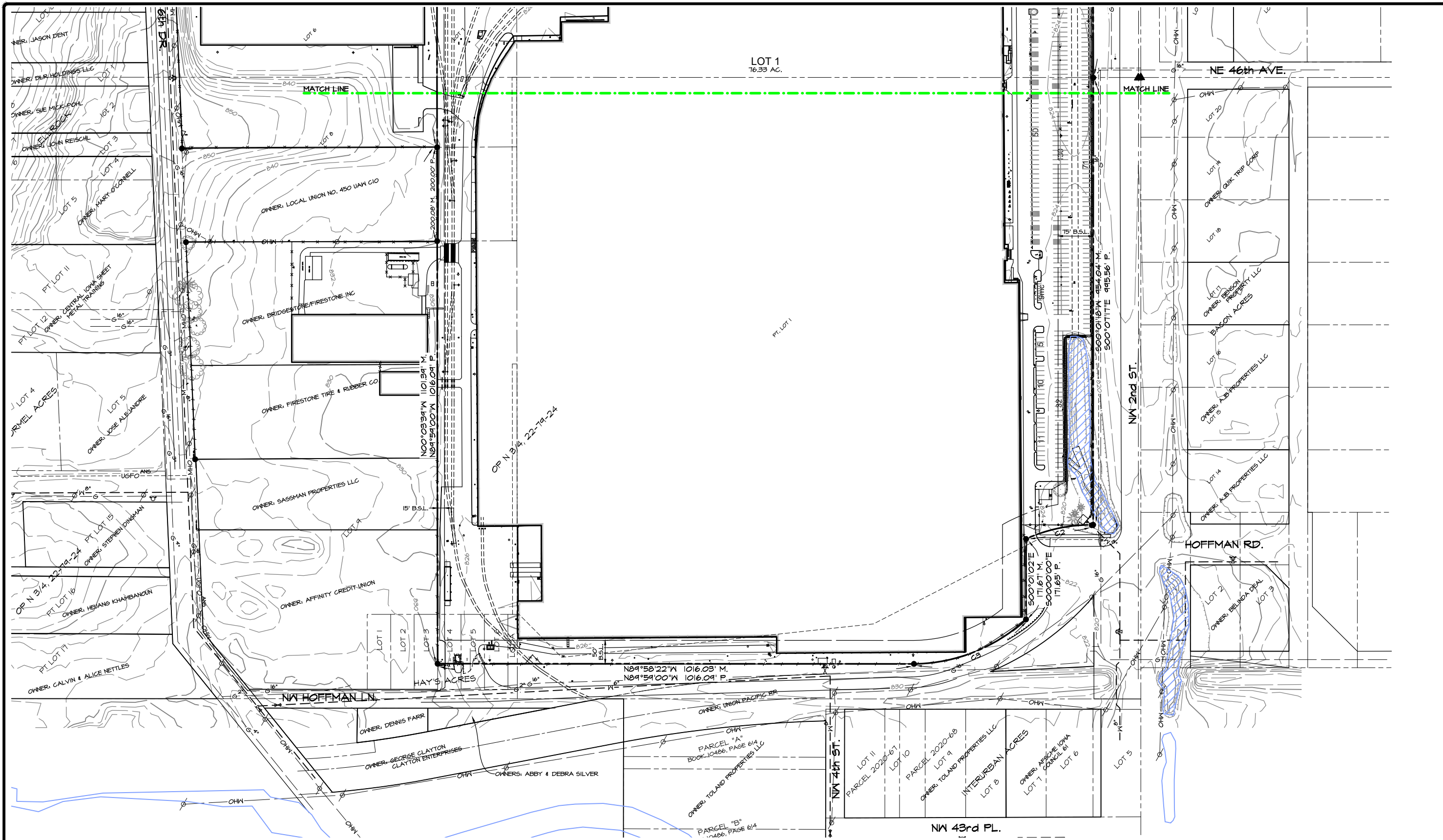
FIRESTONE PLAT 1
POLK COUNTY, IA
PRELIMINARY PLAT

SHEET
2
OF 5
E-8513

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 · mail@cecinc.com



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CURVE DATA (M)						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C2	25°20'18"	333.88'	147.65'	75.05'	146.45'	S78°04'55"W
C3	41°55'53"	354.26'	262.92'	137.66'	251.04'	S68°14'48"W

CURVE DATA (P)						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C2	25°14'51"	333.88'	147.61'		146.41'	S78°04'30"W
C3	41°55'27"	354.26'	262.88'		251.05'	S68°14'48"W

EASEMENTS
SEE SHEET 5 FOR EASEMENTS

2ND COUNTY
SUBMITTAL
02-28-2023



SCALE: 1"=100' (22"x34")
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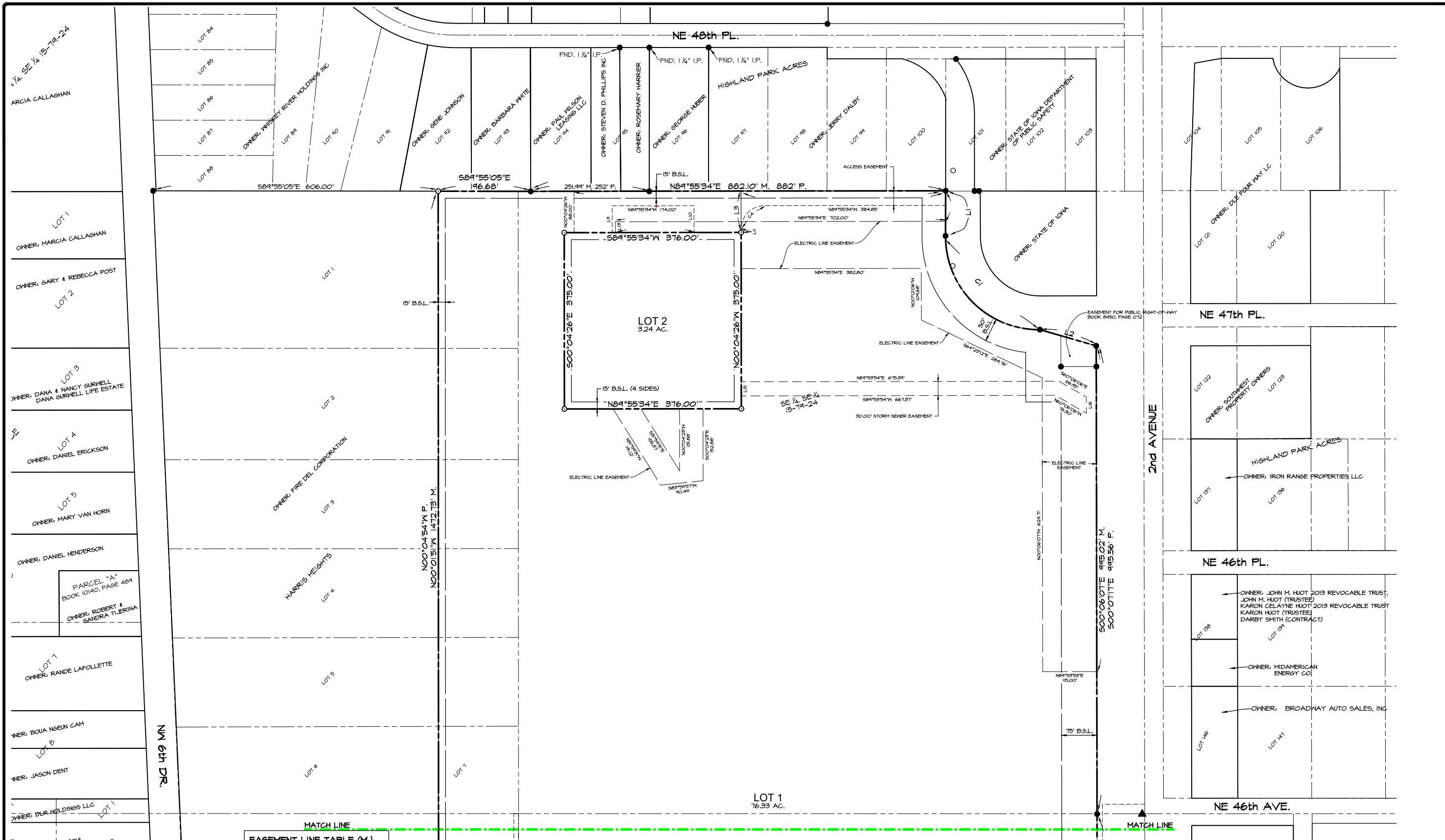
DATE: 01-12-2023
DATE OF SURVEY:
DESIGNED BY: MMD
DRAWN BY: MMD

FIRESTONE PLAT I
POLK COUNTY, IA
PRELIMINARY PLAT

SHEET
OF 5

E-8513

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EASEMENT LINE TABLE (M.)

LINE #	DIRECTION	LENGTH
L5	S89°54'18"W	75.01'
L6	N00°11'15"W	65.84'
L8	N00°11'40"E	31.00'
L9	S00°04'26"E	51.00'
L10	N00°04'26"W	51.00'
L11	N00°04'26"W	7.00'
L12	S00°11'40"W	30.71'
L13	S00°04'26"E	23.00'
L14	N00°04'26"W	21.37'
L15	N00°04'26"W	30.00'
L16	S00°11'43"E	34.67'

EASEMENT LINE TABLE (P.)

LINE #	DIRECTION	LENGTH
L4	S00°00' 1/2"E	44.0'
L5	S89°59' 1/2"W	75.2'
L6	N00°00' 1/2"W	65.8'
L7	S73°19' 1/2"E	78.30'

LOT LINE TABLE (M.)

LINE #	DIRECTION	LENGTH
L1	S00°11'40"W	95.71'
L2	S73°53'44"E	124.68'
L3	N00°04'26"W	88.00'

LOT LINE TABLE (P.)

LINE #	DIRECTION	LENGTH
L1	S00°07'17"E	96.34'
L2	S73°56'18"E	124.55'

CURVE DATA (M.)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	91°04'55"	198.17'	315.03'	201.95'	282.89'	N45°04'34"W

CURVE DATA (P.)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	90°00'00"	198.17'	311.28'	280.25'	545°07'17"E	

NOTE
SEE SHEET 1 FOR EASEMENT NOTES.

**2ND COUNTY
SUBMITTAL
02-28-2023**

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

NORTH

SCALE: 1"=100' (22"x34")
SCALE: 1"=200' (11"x17")

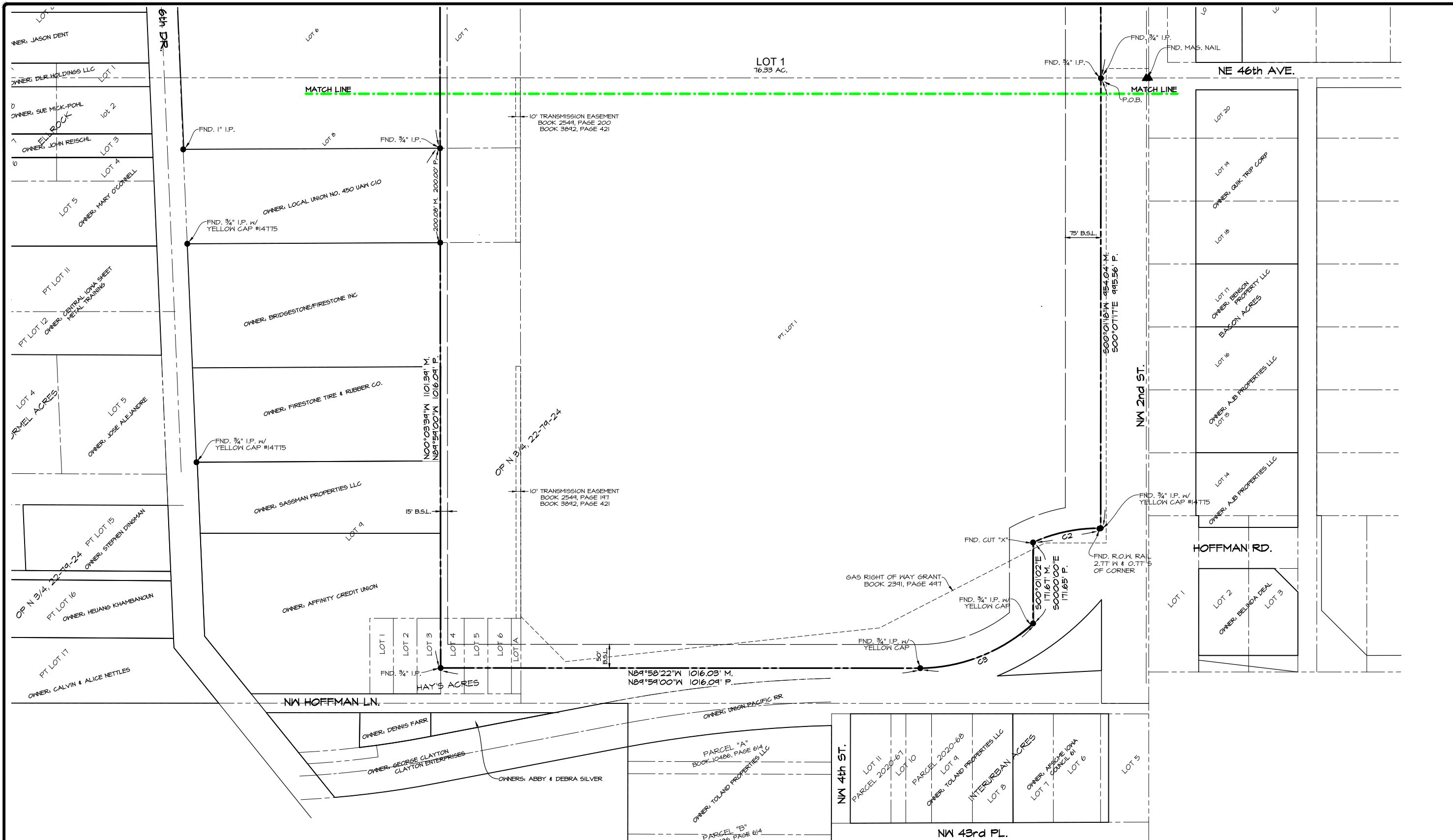
CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 · mail@cecinc.com

DATE: 01-12-2023
DATE OF SURVEY: MMD
DESIGNED BY: MMD
DRAWN BY: MMD

FIRESTONE PLAT 1
POLK COUNTY, IA
PRELIMINARY PLAT

SHEET 4 OF 5
E-8513

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CURVE DATA (M)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C2	25°20'18"	333.88'	147.65'	75.05'	146.45'	S78°04'55"W
C3	41°55'53"	354.26'	262.92'	137.66'	257.04'	S68°21'04"W

CURVE DATA (F)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C2	25°14'51"	333.88'	147.61'		146.41'	S78°04'30"W
C3	41°55'27"	354.26'	262.88'		257.05'	S68°14'48"W

NOTE
SEE SHEET 1 FOR EASEMENT NOTES.

**2ND COUNTY
SUBMITTAL
02-28-2023**



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DATE: 01-12-2023

DATE OF SURVEY: MMD

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DRAWN BY: MMD

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FIRESTONE PLAT 1
POLK COUNTY, IA

PRELIMINARY PLAT

SHEET 5
OF 5

E-8513