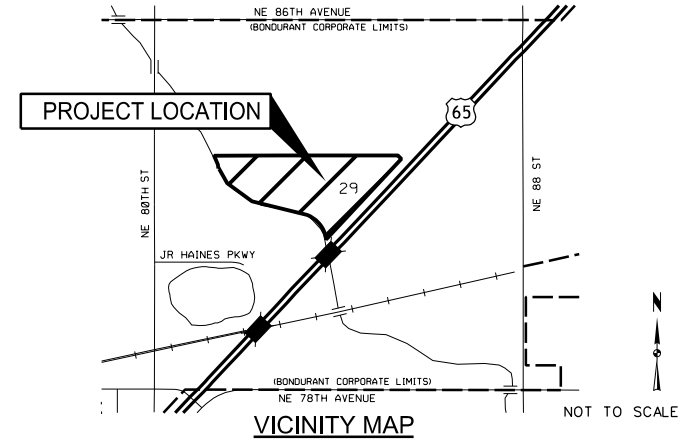
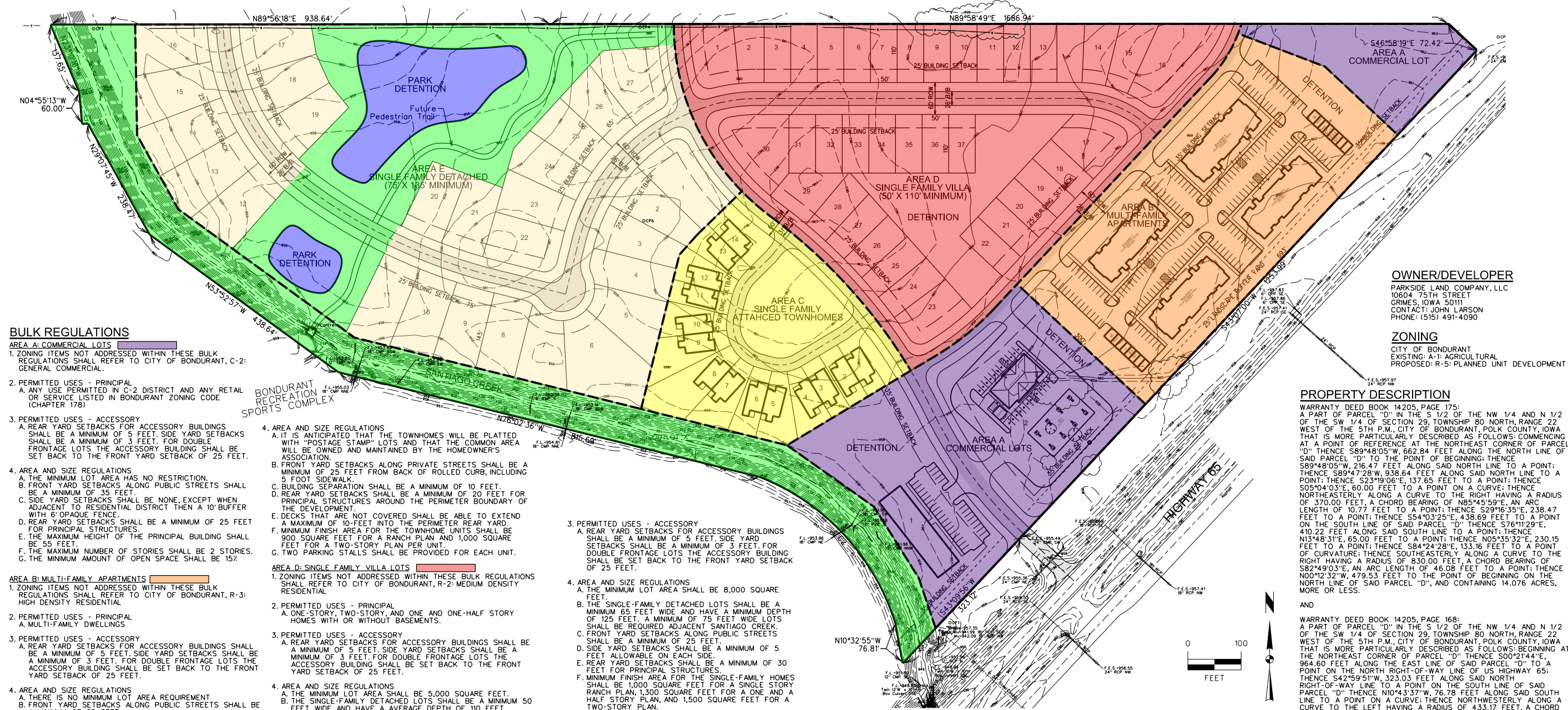


PUD DEVELOPMENT PLAN FOR PARK SIDE DEVELOPMENT CITY OF BONDURANT, POLK COUNTY, IOWA



MARK	REVISION	DATE	BY
Engineer: CDD	Checked By: BKC	Scale: 1" = 100'	
Technician: AWS	Date: 4/24/18	Field Bc:	
Project No: 1160550			Sheet 1 of 1



BULK REGULATIONS

- AREA A: COMMERCIAL LOTS**
- ZONING ITEMS NOT ADDRESSED WITHIN THESE BULK REGULATIONS SHALL REFER TO CITY OF BONDURANT, C-2: GENERAL COMMERCIAL.
 - PERMITTED USES - PRINCIPAL
 - ANY USE PERMITTED IN C-2 DISTRICT AND ANY RETAIL OR SERVICE LISTED IN BONDURANT ZONING CODE (CHAPTER 178).
 - PERMITTED USES - ACCESSORY
 - REAR YARD SETBACKS FOR ACCESSORY BUILDINGS SHALL BE A MINIMUM OF 5 FEET. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 3 FEET. FOR DOUBLE FRONTAGE LOTS THE ACCESSORY BUILDING SHALL BE SET BACK TO THE FRONT YARD SETBACK OF 25 FEET.
 - AREA AND SIZE REGULATIONS
 - THE MINIMUM LOT AREA HAS NO RESTRICTION.
 - FRONT YARD SETBACKS ALONG PUBLIC STREETS SHALL BE A MINIMUM OF 35 FEET.
 - SIDE YARD SETBACKS SHALL BE NONE, EXCEPT WHEN ADJACENT TO RESIDENTIAL DISTRICT THEN A 10' BUFFER WITH 6' OPAQUE FENCE.
 - REAR YARD SETBACKS SHALL BE A MINIMUM OF 25 FEET FOR PRINCIPAL STRUCTURES.
 - THE MAXIMUM HEIGHT OF THE PRINCIPAL BUILDING SHALL BE 55 FEET.
 - THE MAXIMUM NUMBER OF STORIES SHALL BE 2 STORIES.
 - THE MINIMUM AMOUNT OF OPEN SPACE SHALL BE 15%.
- AREA B: MULTI-FAMILY APARTMENTS**
- ZONING ITEMS NOT ADDRESSED WITHIN THESE BULK REGULATIONS SHALL REFER TO CITY OF BONDURANT, R-3: HIGH DENSITY RESIDENTIAL.
 - PERMITTED USES - PRINCIPAL
 - MULTI-FAMILY DWELLINGS
 - PERMITTED USES - ACCESSORY
 - REAR YARD SETBACKS FOR ACCESSORY BUILDINGS SHALL BE A MINIMUM OF 5 FEET. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 3 FEET. FOR DOUBLE FRONTAGE LOTS THE ACCESSORY BUILDING SHALL BE SET BACK TO THE FRONT YARD SETBACK OF 25 FEET.
 - AREA AND SIZE REGULATIONS
 - THERE IS NO MINIMUM LOT AREA REQUIREMENT.
 - FRONT YARD SETBACKS ALONG PUBLIC STREETS SHALL BE A MINIMUM OF 35 FEET.
 - SIDE YARD SETBACKS SHALL BE A MINIMUM OF 10 FEET ALLOWABLE ON EACH SIDE.
 - REAR YARD SETBACKS SHALL BE A MINIMUM OF 35 FEET FOR PRINCIPAL STRUCTURES.
 - THERE IS NO MINIMUM FINISHED AREA.
 - ONE PARKING STALL SHALL BE PROVIDED FOR EACH BEDROOM.
- AREA C: SINGLE FAMILY ATTACHED TOWNHOMES**
- ZONING ITEMS NOT ADDRESSED WITHIN THESE BULK REGULATIONS SHALL REFER TO CITY OF BONDURANT, R-2: MEDIUM DENSITY RESIDENTIAL.
 - PERMITTED USES - PRINCIPAL
 - A ONE-STORY, TWO-STORY, AND ONE AND ONE-HALF STORY ATTACHED OR DETACHED TOWNHOMES WITH OR WITHOUT BASEMENTS.
 - PERMITTED USES - ACCESSORY
 - CLUBHOUSE STRUCTURE AND ACCOMPANYING AMENITIES.

- AREA D: SINGLE FAMILY VILLA LOTS**
- ZONING ITEMS NOT ADDRESSED WITHIN THESE BULK REGULATIONS SHALL REFER TO CITY OF BONDURANT, R-2: MEDIUM DENSITY RESIDENTIAL.
 - PERMITTED USES - PRINCIPAL
 - A ONE-STORY, TWO-STORY, AND ONE AND ONE-HALF STORY HOMES WITH OR WITHOUT BASEMENTS.
 - PERMITTED USES - ACCESSORY
 - REAR YARD SETBACKS FOR ACCESSORY BUILDINGS SHALL BE A MINIMUM OF 5 FEET. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 3 FEET. FOR DOUBLE FRONTAGE LOTS THE ACCESSORY BUILDING SHALL BE SET BACK TO THE FRONT YARD SETBACK OF 25 FEET.
 - AREA AND SIZE REGULATIONS
 - THE MINIMUM LOT AREA SHALL BE 5,000 SQUARE FEET.
 - THE SINGLE-FAMILY DETACHED LOTS SHALL BE A MINIMUM 50 FEET WIDE AND HAVE AN AVERAGE DEPTH OF 110 FEET, MINIMUM OF 100 FEET.
 - FRONT YARD SETBACKS ALONG PUBLIC STREETS SHALL BE A MINIMUM OF 25 FEET.
 - SIDE YARD SETBACKS SHALL BE A MINIMUM OF 5 FEET ALLOWABLE ON EACH SIDE.
 - REAR YARD SETBACKS SHALL BE A MINIMUM OF 20 FEET FOR PRINCIPAL STRUCTURES.
 - MINIMUM FINISH AREA FOR THE SINGLE-FAMILY HOMES SHALL BE 900 SQUARE FEET FOR A RANCH PLAN AND 1,250 SQUARE FEET FOR A ONE AND ONE-HALF AND TWO-STORY PLAN.
 - TWO PARKING STALLS SHALL BE PROVIDED FOR EACH RESIDENCE.

- AREA E: SINGLE FAMILY DETACHED LOTS**
- ZONING ITEMS NOT ADDRESSED WITHIN THESE BULK REGULATIONS SHALL REFER TO CITY OF BONDURANT, R-1: LOW DENSITY RESIDENTIAL.
 - PERMITTED USES - PRINCIPAL
 - A ONE-STORY, TWO-STORY, AND ONE AND ONE-HALF STORY HOMES WITH BASEMENTS.

- 3. PERMITTED USES - ACCESSORY**
- REAR YARD SETBACKS FOR ACCESSORY BUILDINGS SHALL BE A MINIMUM OF 5 FEET. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 3 FEET. FOR DOUBLE FRONTAGE LOTS THE ACCESSORY BUILDING SHALL BE SET BACK TO THE FRONT YARD SETBACK OF 25 FEET.

- 4. AREA AND SIZE REGULATIONS**
- THE MINIMUM LOT AREA SHALL BE 8,000 SQUARE FEET.
 - THE SINGLE-FAMILY DETACHED LOTS SHALL BE A MINIMUM 65 FEET WIDE AND HAVE A MINIMUM DEPTH OF 125 FEET. A MINIMUM OF 75 FEET WIDE LOTS SHALL BE REQUIRED ADJACENT SANTIAGO CREEK.
 - FRONT YARD SETBACKS ALONG PUBLIC STREETS SHALL BE A MINIMUM OF 25 FEET.
 - SIDE YARD SETBACKS SHALL BE A MINIMUM OF 5 FEET ALLOWABLE ON EACH SIDE.
 - REAR YARD SETBACKS SHALL BE A MINIMUM OF 30 FEET FOR PRINCIPAL STRUCTURES.
 - MINIMUM FINISH AREA FOR THE SINGLE-FAMILY HOMES SHALL BE 1,000 SQUARE FEET FOR A SINGLE STORY RANCH PLAN, 1,300 SQUARE FEET FOR A ONE AND A HALF STORY PLAN, AND 1,500 SQUARE FEET FOR A TWO-STORY PLAN.
 - TWO PARKING STALLS SHALL BE PROVIDED FOR EACH RESIDENCE.

BUFFER YARD

THE BUFFER YARD ALONG HIGHWAY 65 SHALL BE 25 FEET WITH 1 OVERSTORY, 1 CONIFER, 2 UNDERSTORY, AND 4 SHRUBS AND/OR GRASS EVERY 100 FEET.

PARKLAND

AREA DESIGNATED AS PARKLAND WILL BE DEDICATED TO THE CITY OF BONDURANT TO MEET THE REQUIRED PARKLAND REQUIREMENT. THIS AREA WILL BE ALLOWED TO MEET THE PARKLAND REQUIREMENT ONLY FOR LAND LOCATED OUTSIDE THE NORMAL POOL OF THE WET BOTTOM DETENTION BASIN, STORM WATER DETENTION FOR THE DEVELOPMENT WILL BE ALLOWED WITHIN THE PARKLAND. INSTALLATION OF IMPROVEMENTS WITHIN THE PARKLAND IS ALLOWED TO MEET PAYMENT IN LIEU OF PARKLAND FEES.

DEVELOPMENT SUMMARY

AREA A: COMMERCIAL LOTS AREA = 5.42 ACRES FLOOR AREA = UP TO 40% OF LOT LOTS FOR SALE OR LEASE TIME TABLE = 2018 - 2024	AREA D: SINGLE FAMILY VILLA AREA = 9.19 ACRES DENSITY = UP TO 12.0 DU/AC FOR SALE OR RENT TIME TABLE = 2019 - 2021
AREA B: MULTI-FAMILY APARTMENTS AREA = 5.17 ACRES DENSITY = UP TO 24.0 DU/AC APARTMENT UNITS FOR LEASE TIME TABLE = 2018 - 2022	AREA E: SINGLE FAMILY DETACHED AREA = 13.47 ACRES DENSITY = UP TO 8.0 DU/AC FOR SALE LOTS TIME TABLE = 2020 - 2022
AREA C: SINGLE FAMILY ATTACHED AREA = 3.29 ACRES DENSITY = UP TO 12.0 DU/AC FOR SALE OR RENT TIME TABLE = 2019 - 2022	

OWNER/DEVELOPER
PARKSIDE LAND COMPANY, LLC
10604 75TH STREET
CRIMES, IOWA 50111
CONTACT: JOHN LARSON
PHONE: (515) 491-4090

ZONING
CITY OF BONDURANT
EXISTING: A-1: AGRICULTURAL
PROPOSED: R-5: PLANNED UNIT DEVELOPMENT

PROPERTY DESCRIPTION

WARRANTY DEED BOOK 14205, PAGE 175:
A PART OF PARCEL "D" IN THE S 1/2 OF THE NW 1/4 AND N 1/2 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF REFERENCE AT THE NORTHEAST CORNER OF PARCEL "D" THERE 589°48'05"W, 216.47 FEET ALONG SAID NORTH LINE OF SAID PARCEL "D" TO THE POINT OF BEGINNING; THENCE S89°48'05"W, 216.47 FEET ALONG SAID NORTH LINE TO A POINT; THENCE S89°47'28"W, 938.64 FEET ALONG SAID NORTH LINE TO A POINT; THENCE S23°19'06"E, 137.65 FEET TO A POINT; THENCE S05°04'03"E, 60.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, A CHORD BEARING OF N85°45'59"E, AN ARC LENGTH OF 10.77 FEET TO A POINT; THENCE S29°16'35"E, 238.47 FEET TO A POINT; THENCE S54°03'25"W, 438.69 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "D"; THENCE S76°11'29"E, 410.22 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N13°48'31"E, 65.00 FEET TO A POINT; THENCE N05°35'32"E, 230.15 FEET TO A POINT; THENCE S84°24'28"E, 133.16 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 830.00 FEET, A CHORD BEARING OF S82°49'03"E, AN ARC LENGTH OF 46.08 FEET TO A POINT; THENCE N00°12'32"W, 479.53 FEET TO THE POINT OF BEGINNING ON THE NORTH LINE OF SAID PARCEL "D", AND CONTAINING 14.076 ACRES, MORE OR LESS.

AND

WARRANTY DEED BOOK 14205, PAGE 168:
A PART OF PARCEL "D" IN THE S 1/2 OF THE NW 1/4 AND N 1/2 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF PARCEL "D" THERE 589°48'05"W, 216.47 FEET ALONG SAID NORTH LINE OF SAID PARCEL "D" TO A POINT; THENCE N13°48'31"E, 65.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF US HIGHWAY 65; THENCE S42°59'51"W, 323.03 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF SAID PARCEL "D"; THENCE N10°43'37"W, 76.78 FEET ALONG SAID SOUTH LINE TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 433.17 FEET, A CHORD BEARING OF N43°01'31"W, AN ARC LENGTH OF 386.69 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N76°11'29"W, 405.33 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N00°12'32"W, 479.53 FEET TO A POINT; THENCE N05°35'32"E, 230.15 FEET TO A POINT; THENCE S84°24'28"E, 133.16 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 830.00 FEET, A CHORD BEARING OF S82°49'03"E, AN ARC LENGTH OF 46.08 FEET TO A POINT; THENCE N00°12'32"W, 479.53 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "D"; THENCE N89°48'05"E, 662.84 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, AND CONTAINING 16.104 ACRES, MORE OR LESS.

AND

PARCEL "G" AS FILED IN BOOK 12783, PAGE 295 OF THE POLK COUNTY RECORDER'S OFFICE AND BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

SAID PARCEL CONTAINS 40.17 ACRES (1,749,619 S.F.).

PARK SIDE DEVELOPMENT

REZONING MAP

BONDURANT, IA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 1160550

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