


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	23-400	Meeting:	September 11, 2023
	Agenda Item:	15	Roll Call:	23-1239
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

Approval of final subdivision plat and acceptance of subdivision bond for Ruby Rose Ridge Plat 3.

SYNOPSIS:

Recommend approval of the final plat for Ruby Rose Ridge Plat 3, located in the vicinity of 2706 East 50th Court, and recommend acceptance of the required easements and subdivision improvement bond necessary for the development. The developer of the property is Kenyon Hills Ridge, LLC, represented by Dean Quirk, Authorized Agent, 106 Southwest Linden Street, Suite 1B, Ankeny, Iowa 50023.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The proposed Ruby Rose Ridge Plat 3 contains approximately 3.96 acres of land zoned “PUD” Planned Unit Development District. The proposed development would consist of 19 lots intended for one (1)-household residential development. The development would comply with all zoning regulations of the “PUD” Conceptual Plan and staff recommendations.
- The proposed Ruby Rose Ridge Plat 3 encompasses the 3rd phase of housing development within the preliminary plat area located north of East Sheridan Avenue, east of East 50th Court, and west of Northeast 51st Court in the northeastern part of the city. Upon full build-out, the development would consist of a total of 94 development lots.
- A subdivision improvement bond (Number 7445173) in the amount of \$59,920, from Old Republic Surety Company, has been provided as surety for the required public improvements which include five (5)-foot-wide public sidewalks within the development.



PREVIOUS COUNCIL ACTION(S):

Date: October 18, 2021

Roll Call Number: [21-1599](#)

Action: [On](#) request from Kenyon Hill Ridge, LLC (Dean Quirk, Officer) for review and approval of 1st Amendment to the Ruby Rose Ridge PUD Conceptual Plan, for property located in the vicinity of 2401 East 50th Court to allow development of a 6.27-acre Area C with approximately 65 housing units within approximately 11 rowhouse residential structures. Moved by Westergaard to adopt. Motion Carried 7-0.

Date: June 14, 2021

Roll Call Number: [21-0837](#) and [21-0838](#)

Action: Approving completion and acceptance of Private Construction Contracts as follows:

- A. [Ruby](#) Rose Ridge between Spring Lake Construction, Inc. and Kenyon Hill Ridge, LLC for Storm Sewer Improvements. Moved by Gatto to adopt. Motion Carried 7-0

B. [Ruby](#) Rose Ridge between Spring Lake Construction, Inc. and Kenyon Hill Ridge, LLC for Sanitary Sewer Improvements. Moved by Gatto to adopt. Motion Carried 7-0

Date: January 25, 2021

Roll Call Number: [21-0092](#)

Action: [Conditionally](#) approving final plat for Ruby Rose Ridge Plat 1 located in the vicinity of 5066 NE 23rd Avenue. ([Council Communication No. 21-023](#)) Moved by Boesen to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: September 16, 2021

Resolution Number: ZONG-2021-000016

Action: Approval of the first amendment to the “Ruby Rose Ridge” PUD Conceptual Plan subject to conditions. THE VOTE: 13-0.

Board: Plan and Zoning Commission

Date: May 17, 2018

Resolution Number: 13-2018-1.50

Action: Approval of the Preliminary Plat for “Ruby Rose Ridge”, subject to conditions. Motion was made to accept recommendation. Motion was passed 11-0.

Board: Plan and Zoning Commission

Date: April 5, 2018

Resolution Number: N/A

Action: Part A) Find the proposed rezoning to “PUD” District not in conformance with the existing PlanDSM Creating Our Tomorrow future land use designation of Low Density Residential for Area C; Part B) Recommend approval of the PlanDSM Creating Our Tomorrow future land use designation for Areas A and B be designated as Low Density Residential and that the future land use designation for the modified Area C be designated as Low/Medium Density Residential; Part C) Recommend approval for rezoning of the property to “PUD” Planned Unit Development District; and Part D) Recommend approval of the “Ruby Rose Ridge” PUD Conceptual Plan subject to conditions. THE VOTE: 12-0

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Release or reduction of the required subdivision bond upon project completion.

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