

COUNCIL COMMUNICATION

	Number:	25-408	Meeting:	November 3, 2025
	Agenda Item:	15	Roll Call:	25-1477
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

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

SYNOPSIS:

Recommend approval of the final plat for Ruby Rose Ridge Townhomes, located in the vicinity of 2401 East 50th Court, and recommend acceptance of the required easements and subdivision bond necessary for the development. The developer of the property is Kenyon Hill Ridge, LLC (4123 Northwest 95th Place, Polk City, Iowa; Dean Quirk, authorized agent).

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The plat contains approximately 5.7 acres of land that is zoned Planned Unit Development (PUD). The proposed development will subdivide the land into 65 lots to allow for the development and sale of individual townhome units. The proposed development will comply with all zoning regulations and applicable design requirements set forth by the approved Ruby Rose Ridge PUD Concept Plan.
- The subdivision improvement Bond No. 7487557 in the amount of \$85,690 from Old Republic Surety Company has been provided as surety for the required public improvements, which includes five feet (5') of public sidewalk along East 50th Court.



PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: April 3, 2025

Resolution Number: N/A

Action: Approval of the Preliminary Plat “Ruby Rose Ridge Townhomes” for 5.7 acres of property in the vicinity of the 2401 East 50th Court, to allow for subdivision of the property for a townhome development with 65 lots. THE VOTE: 11-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

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

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