



# CITY OF IOWA CITY COUNCIL ACTION REPORT

May 21, 2024

---

Resolution accepting the work for the storm sewer, sanitary sewer, water main, paving, and certain sidewalk public improvements for Sycamore Woods – Parts One and Three, and declaring public improvements open for public access and use.

---

Prepared By:	Josh Slattery, Sr. Engineer
Reviewed By:	Jason Havel, City Engineer Ron Knoche, Public Works Director Geoff Fruin, City Manager
Fiscal Impact:	None
Staff Recommendation:	Approval
Commission Recommendations:	N/A
Attachments:	<a href="#">Engineer's Report</a> <a href="#">Resolution</a>

## **Executive Summary:**

The construction of the storm sewer, sanitary sewer, water main, paving, and certain sidewalk public improvements for Sycamore Woods – Parts One and Three have been completed in substantial accordance with the plans and specifications on file with the Engineering Division of the City of Iowa City.

## **Background / Analysis:**

Sycamore Woods – Parts One and Three is a 21.52-acre residential subdivision providing 47 lots zoned for attached and detached single family residences. This subdivision consists of development of the northerly portion of a 34.9-acre subdivision development of townhouses and single-family homes located south of Highway 6 and east of Sycamore Street in southeast Iowa City. The Lakeside Addition borders the north, Whispering Meadows development borders the site to the east, the Sycamore Greenway borders the site to the west, and crop land and open space to the south.

With this subdivision, Whispering Meadows Drive has been extended west to Sherman Drive. A short portion of Verbena Drive was also constructed south of its intersection with Whispering Meadows Drive. In addition to the residential lots, there are two large outlots which total 13.3 acres. The outlots are conservation areas which include constructed wetlands and will be maintained by the homeowner's association.