



## MEMORANDUM

**TO:** Michael Cataldo, Planning  
**FROM:** Zelleka Biermann, Housing Services Supervisor  
**DATE:** November 20, 2009  
**RE:** Rezoning Petition #2009-074

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**Date Filed:** 7-27-09

**Property Owner:** Sycamore I, LLC

**Owner's Address:** Sycamore & Trade at Gateway

**Tax Parcel Number(s):** 078-13-105 & 078-13-110

**Location of Property:** Sycamore & Trade

**Proposed Use:** UMUD from UR 2 UR-3 R5

The petitioner reserves the option to construct up to 20% workforce housing within the residential product mix.

### **Neighborhood & Business Services Housing Locational Policy Review:**

Based on HLP Parcels are located in Prohibited Area

HLP applies when Parcels are used for the construction of new assisted multi-family rental housing development greater than 24 units, but no more than 100 units per site.

The City Council may exempt any assisted housing development, waiver will be required.

Planning will have to process waiver request during the re-zoning process and incorporate with Council rezoning approval.

### **Definition:**

Assisted Multi-family Housing – Any existing or proposed multi-family rental housing development consisting of five or more residential units receiving assistance from local, state, or federal government and the housing units are restricted to serve households earning 60% or less than area median income.