RESOLUTION NO. 2520-09

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR IDENTIFYING FEATURES TO BE INCORPORATED AND ISSUES TO BE RESOLVED UPON FURTHER REVIEW OF ENTITLEMENTS FOR THE HEMBREE VILLAGE PROJECT AS A RESULT OF THE RANKING OF THIS PROJECT FOR FURTHER CONSIDERATION OF GROWTH CONTROL ALLOCATIONS

WHEREAS, the Town of Windsor Town Council and Planning Commission held a joint meeting on April 1, 2009 for the purpose of hearing Presentations of Project Merits for Consideration of Growth Control Allocations; and

WHEREAS, two (2) development projects elected to make presentations at this meeting and represented projects of various housing types and allocation categories as identified in the Growth Control Ordinance; and

WHEREAS, a presentation matrix was provided to each Town Councilmember and Planning Commissioner to act as a guideline for evaluation of project merits. The purpose of the matrix was to assist the reviewer in arriving at an overall impression of a project relative to the other projects presented, and was not designed as a numerical score sheet; and

WHEREAS, the Town Council further reviewed and considered this matter at its June 17, 2009 joint meeting with the Planning Commission at a duly noticed public hearing, at which time all interested persons were given a chance to be heard; and

WHEREAS, in Resolution No. 2480-09, the Town Council ranked the Bell Village and Hembree Village projects for further consideration of growth control allocations; and

WHEREAS, as part of its consideration in ranking these projects, the Town Council wishes to identify features to be incorporated and issues to be resolved upon further review of entitlements, and that the Planning Commission considers these matters in its deliberations; and

WHEREAS, the Town Council finds that ranking of these projects is not a commitment of the Town Council to a particular design solution. The applicant is obligated to comply with all required public dedications and improvements as well as all applicable design standards and zoning code requirements including coverage, density, parking, open space, landscaping, and tree preservation.

NOW THEREFORE BE IT RESOLVED that the Town of Windsor Town Council, following discussion and input with the Planning Commission, determines that the following items shall be included in subsequent review of entitlements for the **Hembree Village Project**:

1. Items to be retained in the project design:
    a. Orientation of structures to Victory Lane and Hembree Lane.
    b. Public street access to northerly adjacent "landlocked" properties (APNs 163-240-013, 026). Provide preliminary layout of these properties with entitlement application.

2. Items to be resolved during further review of the application:
   a. Increase density to the midpoint General Plan density (approximately 203 units).
   b. Maximize public use of creek area and minimize conflicts with proposed development. More design work is needed with the creek as a focal point and public amenity. Design needs to improve roadway frontage onto Pool Creek, and interconnect both Pool and Faught Creek trails to the Shiloh Commercial Center.
   c. Village Residential buffer to existing residential may be reduced to less than ¼ of the site with appropriate design.
   d. Incorporate more diversity in housing types in the Village Residential component of the plan.
   e. Seek better internal connection to multifamily site.

PASSED, APPROVED, AND ADOPTED this 5th day of August 2009 by the following vote:

AYES: **COUNCILMEMBERS ALLEN, FUDGE, SCHOLAR AND MAYOR GOBLE**
NOES: **VICE MAYOR SALMON**
ABSTAIN: **NONE**
ABSENT: **NONE**

ROBIN R. GOBLE, MAYOR

ATTEST:

MARIA DE LA O, TOWN CLERK