

**RESOLUTION NO. 3027-13**

**A RESOLUTION OF THE TOWN COUNCIL  
OF THE TOWN OF WINDSOR  
AUTHORIZING MODIFICATIONS TO THE KEY COMPONENTS OF THE  
HEMBREE VILLAGE ALLOCATION AGREEMENT WITH THE TOWN, AND  
AUTHORIZING THE TOWN MANAGER TO EXECUTE A MODIFIED ALLOCATION  
AGREEMENT WITH THE APPLICANT**

**WHEREAS**, the Town Council finds that the Town's Growth Control Ordinance was adopted to accommodate growth anticipated under the General Plan and to control new development so that it occurs concurrently with necessary public services, facilities and infrastructure; and

**WHEREAS**, the Town Council finds that the ordinance is based on accommodating General Plan build out to assure that housing opportunities are not reduced; and

**WHEREAS**, the Town Council finds that it is necessary to accommodate residential growth and to emphasize economic growth with the provision of a mix of housing opportunities; and

**WHEREAS**, the Town Council reviewed the Hembree Village project as part of the 2009 Merit Presentations and adopted Resolution 2520-09 allowing allocation reservations and identifying key components of the project; and

**WHEREAS**, an Allocation Agreement was executed for the Hembree Village Project in January 2010, which reserved allocations and established certain terms and conditions for the filing and processing of an entitlement application for the project; and

**WHEREAS**, the Town received a request for modifications to the Key Components of the executed Allocation Agreement for the Hembree Village Project; and

**WHEREAS**, the Town Council did conduct a public hearing workshop on August 21, 2013 on said request at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the Town Council supported the reduced densities for the project and modified the Key Components of the Allocation Agreement to read as follows:

1. Orientation of structures to Victory Lane and Hembree Lane.
2. Public street access to northerly adjacent "landlocked" properties (APNs 163-240-013, 026). Provide preliminary layout of these properties with entitlement application.
3. Support General Plan Amendment/Rezone to lower density for site. Target density of 80-90 single-family detached units.
4. 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.

5. Design needs to improve roadway frontage onto Pool Creek and interconnect both Pool and Faught Creek trails to the Shiloh Commercial Center.
6. Support of use of multiple entries from Victory Lane for access and circulation.
7. Use of "green" elements including low water impacts and full solar installation.
8. Meet Town's Inclusionary Housing Requirements.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Council of the Town of Windsor approves modifications to the Allocation Agreement as identified above and authorizes the Town Manager to execute the a Modified Allocation Agreement with the Town.

**PASSED, APPROVED AND ADOPTED** this 21<sup>st</sup> day of August 2013, by the following vote:

**AYES: COUNCILMEMBERS ALLEN, FUDGE, OKREPKE AND MAYOR GOBLE**  
**NOES: COUNCILMEMBER SALMON**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

  
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**ROBIN GOBLE, MAYOR**

**ATTEST**

  
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**MARIA DE LA O, TOWN CLERK**