

RESOLUTION NO. 2864-11

**A RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF WINDSOR
APPROVING AN AMENDMENT OF THE GENERAL PLAN LAND USE MAP
ASSOCIATED WITH THE BELL VILLAGE PROJECT
(FILE NO. GPA/ZC/UP/MJS/DRC 09-17 & LLA 09-57)**

WHEREAS, the Town of Windsor Town Council considered the request from Jeff Civian / OSL Management LLC for Use Permit (including Site Plan and Design Review) and Tentative Map approval of a commercial and residential planned development including 387 dwelling units (condominiums and townhouses) and a 83,500+/- sq. ft. retail center on 25+/- acres. The use permit also includes a request for parking reductions as well as a drive-through service window for a proposed pharmacy, and a variance to height limits is requested. A General Plan Amendment is requested to amend the land use category from the existing "Mobile Home Park (8-12 units/acre)" category to the "Compact Residential (12-32 units/acre)" on 18.7 +/- acres, "Retail Commercial" category on 6.0 +/- acres, and "Service Commercial" on 0.2 +/- acres. A Rezoning is also requested from the existing "Medium Density Residential (8-12 units/ acre)" to the "CR-24" (Compact Residential, 24 units/acre)" district on 18.7 +/- acres, "CC (Community Commercial)" district on 6.0 +/- acres, and "SC (Service Commercial)" district on 0.2 +/- acres or other districts consistent with the General Plan to accommodate the project. A lot line adjustment transferring 0.2 +/- acres to the northerly adjacent property at 9660 Old Redwood Highway is included. The property is located at 9290 Old Redwood Highway, Windsor (APN 161-070-036); and

WHEREAS, by Resolution No. 2862-11, the Town Council has adopted a Mitigated Negative Declaration associated with the proposed project; and

WHEREAS, by Resolution No. 2863-11, the Town Council has approved the lot line adjustment associated with this proposal; and

WHEREAS, by Resolution 591-11, the Planning Commission has recommended approval of the General Plan Amendment request; and

WHEREAS, in accordance with the provisions of law, the Town Council did conduct a duly noticed public hearing on December 7, 2011 on said application at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Town Council considered all written oral testimony submitted at the public hearings; and

WHEREAS, the proposed amendments to the General Plan include the items summarized below

and further described in Exhibits "A" and "B" attached to this resolution:

- 1) Amend the land use category from the existing "Mobile Home Park (8-12 units/acre)" category to the "Compact Residential (12-32 units/acre)" on 18.7 +/- acres, "Retail Commercial" category on 6.0 +/- acres, and "Service Commercial" on 0.2 +/- acres.

WHEREAS, the Town Council finds that amending the General Plan as proposed above and in the attached Exhibits "A" and "B" accurately and properly reflect the Town's intended uses of the properties.

NOW, THEREFORE, BE IT RESOLVED THAT based on the evidence presented, the Town Council hereby approves the General Plan Amendment as described herein and in the attached Exhibits "A" and "B" for the Bell Village Project.


PASSED, APPROVED, AND ADOPTED this 7th day of December 2011 by the following vote:

**AYES: COUNCILMEMBERS ALLEN, GOBLE, SALMON, SCHOLAR AND
MAYOR FUDGE**

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE



DEBORA FUDGE, MAYOR

ATTEST:

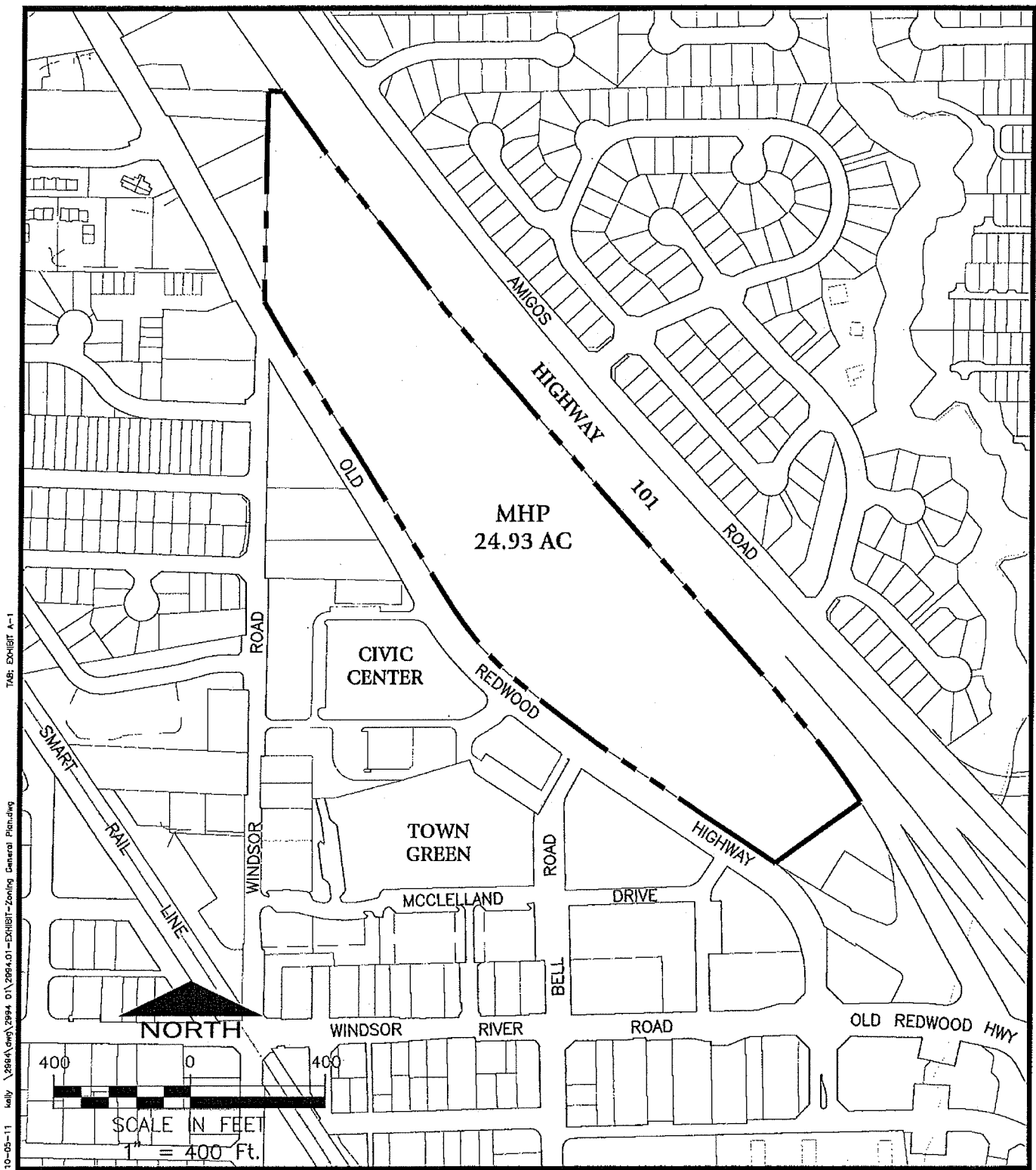


MARIA DE LA O, TOWN CLERK

Attachments:

Exhibit "A": Existing General Plan Land Use

Exhibit "B": Proposed General Plan Land Use



**EXISTING GENERAL PLAN
BELL VILLAGE**

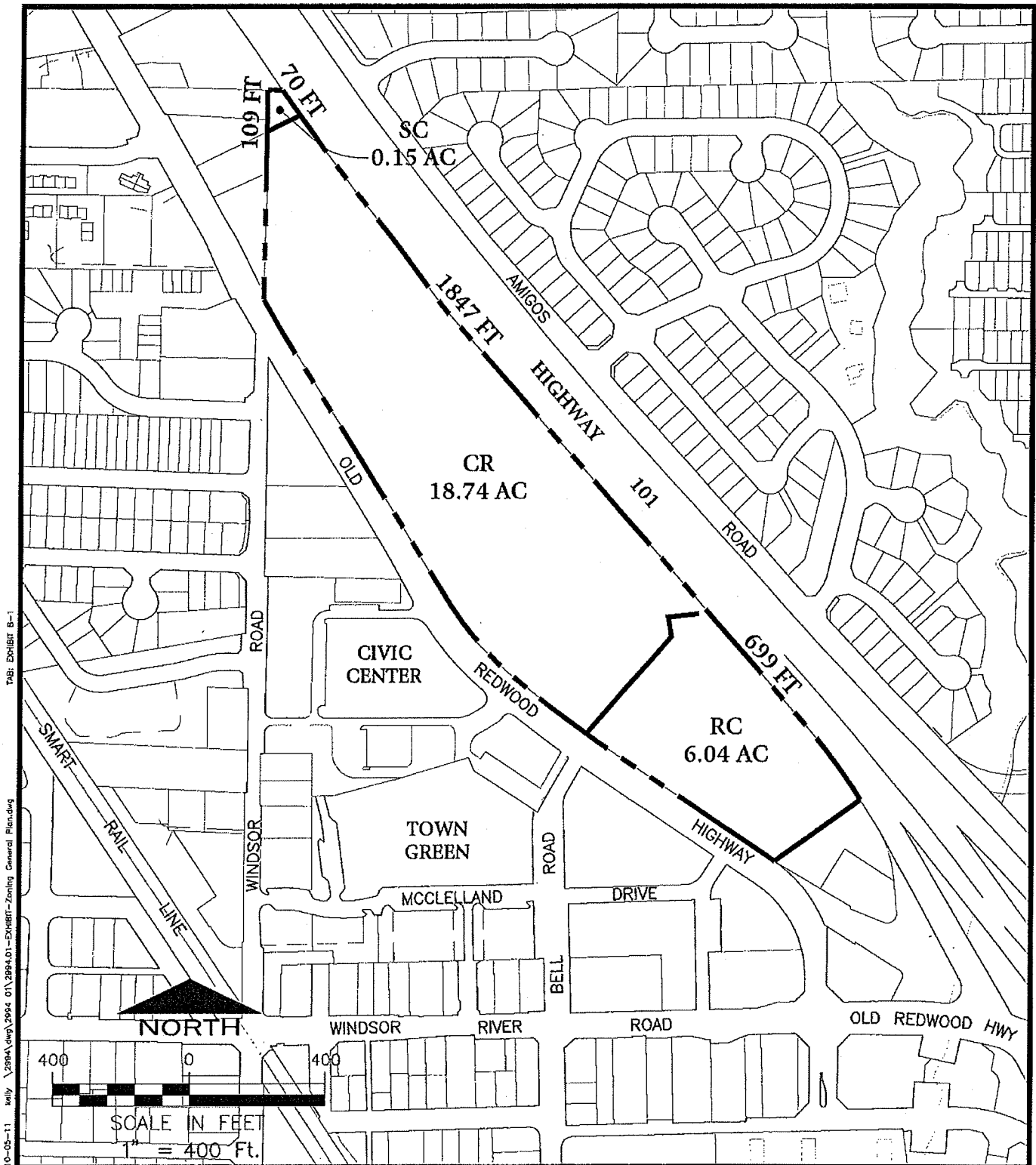
9290 OLD REDWOOD HIGHWAY APN 161-070-036

OCTOBER 2011

MHP: MOBILE HOME PARK
(8-12 DWELLING UNITS PER ACRE)

Brelje & Race
CONSULTING CIVIL ENGINEERS
5570 Skyline Blvd. • Santa Rosa, CA 95403 • 707-575-1322 • www.brce.com

EXHIBIT A



**PROPOSED GENERAL PLAN
BELL VILLAGE**

9290 OLD REDWOOD HIGHWAY APN 161-070-036

OCTOBER 2011

- CR: COMPACT RESIDENTIAL
(12-32 DWELLING UNITS/ACRE)
- RC: RETAIL COMMERCIAL
- SC: SERVICE COMMERCIAL

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EXHIBIT B