

RESOLUTION NO. 2237-08

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR
RE-AFFIRMING RESERVATION OF GROWTH CONTROL ALLOCATIONS FOR THE
"SHILOH SUSTAINABLE VILLAGE" PROJECT LOCATED AT
210 SHILOH ROAD (FILE NO. DDR 04-51)

WHEREAS, the Town of Windsor Town Council initiated a review process in 2006 known as "Merit Presentations" in which representatives of pending development projects were provided an opportunity to present the merits of their proposals in a comparative forum. The purpose of the forum was to provide the Council with a "global" view of future potential projects within the Town, and to provide applicants with exceptional projects an opportunity to secure commitments for future Growth Control Allocations; and

WHEREAS, on August 14, 2006 Sean Rodrigues has submitted an application for Design Review and entitlements for a 132-unit mixed-use development known as "Shiloh Sustainable Village" located at 210 Old Redwood Highway; and

WHEREAS, the Town Council reserved 60 allocations for this project under the "Merit Presentation" at a duly noticed public hearing on December 6th, 2006 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, Sean Rodrigues requested that certain revisions to the project design be considered by the Town Council prior to presentation to the Planning Commission for entitlement approvals. These changes include parking garage, number of affordable units and total number of allocations; and

NOW THEREFORE BE IT RESOLVED that the Town Council hereby reaffirms the reservation of 60 allocations from the Allocation System for the "Shiloh Sustainable Village" subject to the following limitations:

1. Project shall total 140 units.
2. 80 units shall meet Town requirements as an affordable units (very low, low) .
3. Project shall meet minimum qualifications as a Green Building according to Town Guidelines.

BE IT FURTHER RESOLVED that reservation of allocations is not a commitment of the Town Council to a particular design solution. The application 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.

PASSED, APPROVED AND ADOPTED this 5th day of March 2008, by the following vote:

AYES: COUNCILMEMBERS ALLEN, GOBLE, PARKER, SALMON AND
MAYOR FUDGE
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE


DEBORA FUDGE, MAYOR

ATTEST:


MARIA DE LA O, TOWN CLERK