

RESOLUTION NO. 2830-11

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR
DETERMINING CONSISTENCY OF PLANNING COMMISSION DESIGN
COMMENTS WITH THE INTENT OF TOWN COUNCIL RESOLUTION 2521-09 FOR
THE BELL VILLAGE PROJECT**

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, the Town Council further reviewed and considered this matter at its June 17, 2009 joint meeting with the Planning Commission, at which time the Planning Commission and Town Council discussed project merits and key design components to be retained and issues to be resolved during subsequent review of application for entitlements. These items were further reviewed and discussed by the Town Council at its August 5, 2009 meeting and the consensus comments of the Town Council were approved in Resolution 2521-09; and

WHEREAS, the Planning Commission began its review of the entitlements at its June 28, 2011 meeting and continued its discussion at its July 26, 2011 meeting. At the July 26, 2011 meeting the Planning Commission, by consensus, forwarded a list of comments for incorporation into project design for further consideration by the applicant; and

WHEREAS, the applicant indicated at the July 26, 2011 meeting that he believed a number of the Planning Commission's comments were beyond the scope of review intended by the Town Council in Resolution 2521-09, and further represented major changes to the project. In accordance with the provisions of the Merit Review Process, major changes are subject to a return to the Town Council for reconsideration. The applicant requested that these items be reconsidered by the Town Council. The Planning Commission agreed with the applicant and requested a joint meeting with the Town Council to discuss the matter; and

WHEREAS, the Town Council and Planning Commission conducted a public hearing at a joint meeting on August 23, 2011, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Town Council considered information from the Planning Commission regarding its requests as well as comment from the applicant; and

NOW, THEREFORE, BE IT RESOLVED that the Town Council, following discussion and input with the Planning Commission, supports the following design comments by the Planning Commission as consistent with the intent of Town Council Resolution 2521-09, and forwards these comments to the applicant for further response:

1. Internal Streets. Although the streets will be privately owned, they should incorporate urban design elements, including incorporation of wider sidewalks, formal street trees with tree grates, pavement treatment, and street furniture. More information is requested on the applicant's approach to parking management and how parking will be controlled during Town Green events.

2. Alternative Transportation. The Council would like to see additional efforts to accommodate parking facilities for alternative transportation (e.g. bicycles, scooters, electric vehicles, etc.) in the commercial and residential areas. In addition to Calgreen requirements, reasonable accommodations for motorcycles/scooters shall be provided.
3. Highway 101 Frontage. Additional elements, including variation in height, additional architecture and landscape, are needed to soften the project from the Highway 101 Scenic Corridor.
4. Use of Open Space. Support for staff's suggestions. Site plan is acceptable as shown. Explore drive realignment due to oak tree removal north of Building 6.
5. Commercial Architecture. The Council requests more effort at architectural diversity and distinctive style for the commercial area, including energy saving design utilizing natural light and use of green and sustainable architecture.
6. Lighting. In addition to detail items identified by staff, a lighting plan was requested, which would highlight buildings and landscape elements, including up-lighting the existing oak trees.
7. Phasing. Provide detail on proposed phasing plan, including residential components within the first phase. Also provide a plan for aesthetic solutions to street edges while the site is under construction. Applicant indicates that residential will be included in the first phase of construction.
8. Residential Pod Exchange. The Council supports the site plan as proposed by the applicant.
9. Commercial Building "Massing". If it is not feasible to locate the grocery store at the front of the site, provide additional "massing" to remaining commercial buildings proposed along the Old Redwood Highway corridor, including consideration of corner building architecture. Bring back schematics for 2-3 alternative approaches to the Old Redwood Highway frontage for Planning Commission consideration.
10. Signage. Provide a conceptual description of the planned signage program, including method of identification of buildings at the rear of the site.
11. Townhouse Garages. The Council supports the site plan as proposed by the applicant.
12. Residential Stoops. The Council supports the site plan as proposed by the applicant.
13. Commercial Window Systems. Explore expansive window systems at ground level for all retail buildings.

PASSED, APPROVED, AND ADOPTED this 23rd day of August 2011 by the following vote:

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

STEVE ALLEN, MAYOR

ATTEST:

J. MATTHEW MULLAN, DEPUTY TOWN CLERK