

38

**RESOLUTION NO. 2911-12**

**A RESOLUTION OF THE TOWN COUNCIL  
OF THE TOWN OF WINDSOR  
DESIGNATING THE WINDSOR STATION AREA/DOWNTOWN  
SPECIFIC PLAN AREA AS A PRIORITY DEVELOPMENT AREA**

**WHEREAS**, the Town's Growth Control Ordinance Section 16-4-125 contains provisions for waivers of certain provisions of the Ordinance for areas designated as a priority development area; and

**WHEREAS**, the purpose of waivers for priority development areas is to facilitate development in areas that the Town Council has identified as a priority and as an incentive to focus growth in those areas; and

**WHEREAS**, the number of priority development area waivers during any one year shall be at the sole discretion of the Town Council; and

**WHEREAS**, projects within a designated priority development area may satisfy the requirements of the Growth Control Ordinance in either of the following ways:

1. Submittal of an Allocation Application and reservation of growth control allocations through the Merit Process, as further set forth in the Growth Control Ordinance and implementing resolutions.
2. Submittal of a Waiver Application requesting waivers for residential units in designated priority development areas, as further set forth in the Growth Control Ordinance and this resolution; and

**WHEREAS**, the Town Council adopted the Windsor Station Area/Downtown Specific Plan January 18, 2012; and

**WHEREAS**, the Windsor Station Area/Downtown Specific Plan sets the framework for development in the Downtown and within a half-mile of the transit station; and

**WHEREAS**, the Windsor Station Area/Downtown Specific Plan objectives are to guide development land uses that support transit ridership, improve motorized, non-motorized, and transit connectivity between the Station and existing adjacent residential and commercial areas, and promote walkable and livable environments; and

**WHEREAS**, the Downtown Plan Area is designated as a Priority Development Area in the Town of Windsor Growth Control Ordinance; and

**WHEREAS**, the Windsor Station Area/Downtown Specific Plan supersedes the Town of Windsor Downtown Plan; and

**NOW, THEREFORE, BE IT RESOLVED** that the Town of Windsor Town Council hereby designates the Windsor Station Area/Downtown Specific Plan Area as a Priority Development Area.

**NOW THEREFORE, BE IT FURTHER RESOLVED** that development in the Windsor Station Area/Downtown Specific Plan Area may be eligible to obtain waivers under provisions of the Growth Control Ordinance Section 16-4-125b.Waivers.

**PASSED, APPROVED AND ADOPTED** this 21<sup>st</sup> day of March 2012, by the following vote:

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

  
**DEBORA FUDGE, MAYOR**

**ATTEST:**

  
**J. MATTHEW MULLAN,  
DEPUTY TOWN CLERK**