



CITY OF CLOVIS
MEMORANDUM

TO: Mayor and Members of the Clovis City Council

FROM: Department of Planning and Development Services

DATE: October 6, 1997

SUBJECT: Consider - Direct staff to prepare a special study to evaluate the potential of redesignating approximately 120 acres of land located north of the Freeway 168 Alignment, east and west of Temperance Avenue, to "smart park" Business Park.

Recommendation

Direct staff to facilitate and participate in a public meeting/discussion with property owners in the special study area and receive citizen input. Based on the scope of the study outlined in this report, direct staff to prepare a special study to evaluate the potential of redesignating approximately 120 acres of property north of the Freeway 168 Alignment, east and west of Temperance Avenue, to a "smart park" business park.

This recommendation is subject to Mr. Avery (broker), Mr. Mommer (representative and applicant), and Mr. Cowin (developer), signing an additional time extension agreement for CUP96-12, the application before the City Council associated with the proposed multiple family development located on property within the study area.

Discussion

Correspondence has been received from Brian Avery of Nova Land Company (attached) requesting the City to study the potential for the designation of a "smart park" business park area on property located north of the Freeway 168 alignment on the east and west sides of Temperance Avenue (see attached correspondence and map). As the Council is aware, Mr. Avery is currently representing a property owner in this general vicinity who is requesting approval of a multiple family

development on property located east of Temperance Avenue, north of the Freeway 168 alignment. Recently the Council granted a 60 days continuance of CUP96-12 at the applicant's request. Mr. Avery is now suggesting that an additional 60 days be requested and granted to allow time for City staff to research and develop a special study to evaluate the potential of redesignating the property under consideration for the high density project and a number of adjacent properties as a "smart park" business park.

Staff sees merit in considering Mr. Avery's proposal. For some time, the City has been discussing the need for creating opportunities for the establishment of high end technology businesses in Clovis. The creation of a smart business park in the city would be a positive step toward planning for new technology and the economic benefits such a business venture can potentially bring to the community. Such an enterprise could promote the city's desire to continue to be a full service, vital community that provides and generates jobs.

Staff would note that a "smart park" is not an industrial park. It is an area set aside for such ventures as communication technology businesses. Ideally, a "smart park" business park could be described as a very clean business specializing in high end technology such as: bio-medical research and computer technology. Fiber optic access would be an integral component in this kind of business park.

The proposed area appears to have many qualities which make for a good location for a business park. The area is located adjacent to a major freeway intersection. The property is near the Clovis Community Hospital (a medical office campus) and major transportation corridors: Herndon Avenue, Freeway 168, and Temperance Avenue. The area is also located near the mixed use business corridor located along Herndon Avenue.

Ultimately, if a general plan amendment were to be approved changing this area to a business park, a major area currently designated for multiple family development and a municipal park would be removed. The issue of how to replace or relocate the multiple family opportunity and the park would need to be discussed in the course of the special study.

The Special Study Process

Staff is recommending the following steps and actions be included in the special study process should the Council determine to proceed with the study:

1. Develop a focused definition of the 'smart business park'.

2. Develop a scope for the special study. Areas of discussion and evaluation will be:
 - Preliminary evaluation of potential environmental issues such as impacts from traffic/circulation.
 - Development standards to establish the quality of development, and provide for compatibility with adjoining land uses.
 - Evaluation of economic development implications - advantages and disadvantage of developing a smart business park (e.g. creation of jobs, tax generation).
 - Displacement and relocation of multiple family and park land uses.
 - Documentation and consideration of the input of the property owners and adjacent residents
3. Development and recommendation of study boundaries.
4. Arrange for, notice, and participate in an evening public meeting with property owners to discuss the special study and receive citizen input.
5. Consider the development of a new zone district to implement the smart business park designation.
6. Direct staff to return to the Council by the end of the 1997 calendar year, to present a report and recommendation.

Reasons for Recommendation

Mr. Avery's request provides the City with an opportunity to study the emerging concept of creating a business park designated primarily for enterprises dedicated to development and utilization of new technologies. The Temperance Avenue/Freeway 168 interchange creates a logical area for the development of such use.

Actions Following Recommendation

The City Attorney will draft an agreement to freeze the time limits for consideration of CUP96-12 for an additional 60 days. The City will request that Mr. Avery, Mr. Mommer, and Mr. Cowin, sign this agreement for CUP96-12.

Should the City Council initiate this special study, staff will prepare the study and bring a recommendation back to the City Council for consideration. A recommendation to proceed with the redesignation of the subject property would involve the initiation of a General Plan Amendment. At the Council's direction, staff will facilitate and participate in an evening public meeting with property owners to discuss the special study and receive citizen input.

Prepared by: Connie Combs, Associate Planner
Michael Waiczis, AICP, Associate Planner

Submitted by: AKM
Dwight Kroll
City Planner, AICP

Recommended by: Jeff Witte
Jeff Witte
Assistant City Manager

MaJ
Mike Dozier
Project Manager, CCDA

LAND AND DEVELOPMENT COMPANY

September 24, 1997

Mayor Patricia Wynne
City of Clovis
1033 Fifth St.
Clovis Ca. 93612

Subject: Request for Re-designation Study for Industrial/Business Park

Dear Ms. Wynne:

I would like to request the City of Clovis study the potential for industrial/business park utilization of the property north of the 168 alignment along Temperance Avenue as shown on the attached map. While I presently represent some of the property owners in the area and a pending multiple family action before the City council, I would be willing to request an additional continuance beyond the 60 days we previously requested, on the multiple family action, if the City of Clovis would be willing to make a substantial effort in studying the area for conversion to the industrial/business park use. This study should include relocating the current multi family zoning to a mutually agreed on location. This new zoning designation would feature a "smart park" which would give the City of Clovis one of the few new communication technology parks available at this time in this area.

With Freeway 168 scheduled for completion in a couple years, I think this would be a great opportunity for the city to take the lead in designating this area for a Clovis Smart Park.

Sincerely



Brian Avery
Nova Land

attachment

cc: Kathy Millison, City Manager
John Wright, Director of Planning and Development Services