



CITY *of* CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: January 4, 2021

SUBJECT: Planning and Development Services – Approval - Res. 21-____, A request to adopt a resolution initiating amendments to the City of Clovis General Plan and Development Code to remove inconsistencies and allow development consistent with the R-T (Research and Technology) Park Zone District within the area planned for the City’s Research and Technology Park.

ATTACHMENTS: 1. Resolution
2. R-T Park Boundary Map

CONFLICT OF INTEREST

None.

RECOMMENDATION

Staff recommends that the Council adopt a resolution initiating amendments to the City of Clovis General Plan and Development Code to remove inconsistencies within the area planned for the City’s Research and Technology Park.

EXECUTIVE SUMMARY

The City’s Research and Technology (R-T) Park was originally established in the late 1990’s in an effort to attract high quality employment opportunities to the Clovis community and greater region. With the adoption of the current General Plan in 2014, some of the original elements of the R-T Park were erroneously left out. Additionally, much of the area planned for the R-T Park is not actually zoned R-T, it retains the old R-A (Single Family-Very Low Density) zoning from when the area was first annexed into the City. These inconsistencies have created uncertainty as to what development is intended to occur within the R-T Park area and what standards should be applied. Staff recommends that the Council initiate General Plan and Development Code amendments to remove the inconsistencies and clarify the intent of the R-T Park.

BACKGROUND

The R-T Park was originally established in the late 1990's with the goal of promoting economic development and fiscal vitality and creating a stronger employment base. The first and second phases of the R-T Park were incorporated into the 1993 General Plan as "Mixed Use Area 36". The third and final phase of the R-T Park was added as "Mixed Use Area 40". Together, the three phases total approximately 340 acres.

2014 General Plan

With the adoption of the 2014 General Plan, the Mixed Use areas from the 1993 General Plan were eliminated. While the 2014 General Plan identified the R-T Park as being within a newly defined "Focus Area 6", the boundaries of Focus Area 6 were drawn to include only Phase 3 of the RT Park, leaving out much of the original area. Therefore, when considering zoning consistency and development standards for prospective projects in the area, only those projects within Phase 3 (the easterly most component) are technically subject to the intended criteria intended for the entire R-T Park area.

Zoning Characteristics

The R-T Park concept was intended to be implemented through the R-T Zone District. However, much of the undeveloped property within the overall boundaries retains the old R-A (Single Family-Very Low Density) zoning from when the area was first annexed into the City. At a minimum, this creates the need for development applicants to undergo a 2-4 month rezoning process before they can proceed with projects that otherwise conform to the R-T zone standards and requirements. Additionally, for the reasons described above, the 2014 General Plan does not specifically require that properties be rezoned to R-T, creating uncertainty as to whether alternate zone districts (Industrial, Manufacturing, Office) are acceptable means of implementing the General Plan for these properties.

The inconsistencies described above have affected recent projects, including the proposed office development at the southwest corner of Temperance and Nees, and the consideration of ancillary uses related to the California Health Science University (CHSU). Staff recommends that the Council initiate amendments to the General Plan and Development Code to reduce the need for individual projects to undertake cleanup actions prior to development. If the Council concurs, Staff will comprehensively review the General Plan and Development Code to identify conflicts and recommend changes to reconcile the policies and standards to be consistent with the City's intent in establishing the R-T Park.

FISCAL IMPACT

If initiated, work to prepare the proposed amendments would be completed by Staff and no fiscal impact would occur. The recommended amendments are expected to encourage and facilitate further development within the R-T Park, which would have an overall positive fiscal impact.

REASON FOR RECOMMENDATION

Initiation of amendments to the General Plan and Development Code will remove conflicts and inconsistencies relative to the City's R-T Park and allow development to move forward more efficiently.

ACTIONS FOLLOWING APPROVAL

Staff will prepare amendments to the General Plan and Development Code for consideration by the Planning Commission and City Council.

Prepared by: Dave Merchen, City Planner

Reviewed by: City Manager *JH*

RESOLUTION 21-_____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS
AUTHORIZING INITIATION OF AMENDMENTS TO THE GENERAL PLAN AND
DEVELOPMENT CODE RELATIVE TO THE CLOVIS RESEARCH AND TECHNOLOGY
PARK**

WHEREAS, the City of Clovis Planning and Development Services requests the City of Clovis City Council to direct staff to initiate amendments to the City of Clovis General Plan and Development Code; and

WHEREAS, the purpose of said amendments is to remove inconsistencies in the General Plan and Development Code and allow development consistent with the R-T (Research and Technology) Park Zone District within the area planned for the City’s Research and Technology Park; and

WHEREAS, the City Council finds merit in considering amendments to the General Plan and Development Code relative to the Research and Technology Park.

NOW, THEREFORE, BE IT RESOLVED, that the City of Clovis Council authorizes and grants the initiation of amendments to the General Plan and Development Code relative to the Research and Technology Park.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on January 4, 2021, by the following vote, to wit.

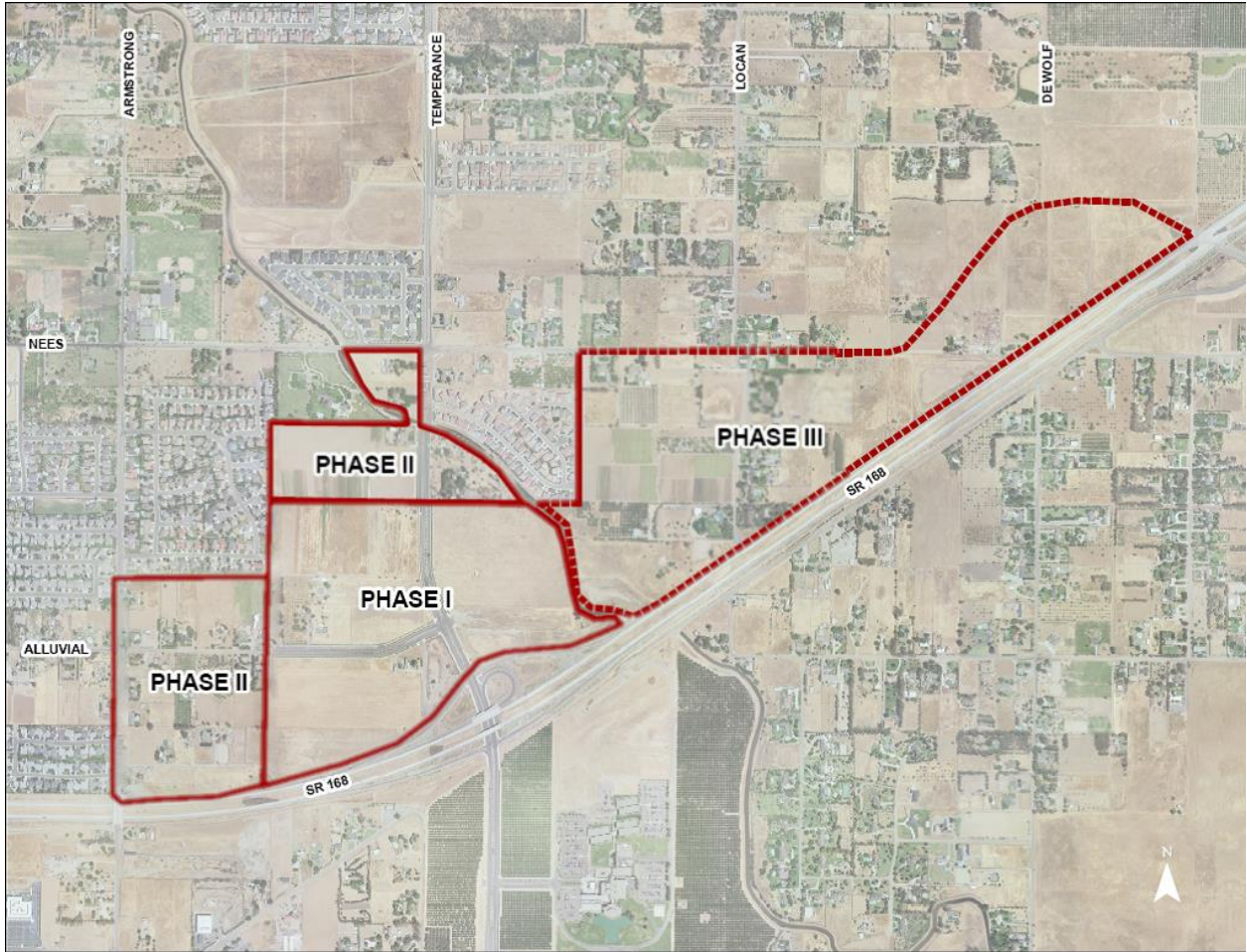
- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

DATED: January 4, 2021

Mayor

City Clerk

R-T Park Phasing & Boundary Map



Phases	1993 GP Mixed Use Area	2014 GP Focus Area
Phases I and 2:	Mixed Use Area 36	Not Shown as a Focus Area
Phase 3	Mixed Use Area 40	Focus Area 6