

Research & Technology Park Clean Up

Neighborhood Meeting #1

Friday | January 21, 2022 | 6:00 pm | Virtual-Only

Introduction

Ricky Caperton, AICP

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New Date and Time

- In an effort to provide additional time for commenting, another neighborhood meeting (virtual) on this topic will be held on **Wednesday, February 16, 2022 at 6:00 p.m.**
- You may either stay on for tonight's meeting and/or participate on the February 16th meeting
- If you choose to participate in the February 16th meeting (not tonight's), the information and presentation will be similar

WebEx Logistics

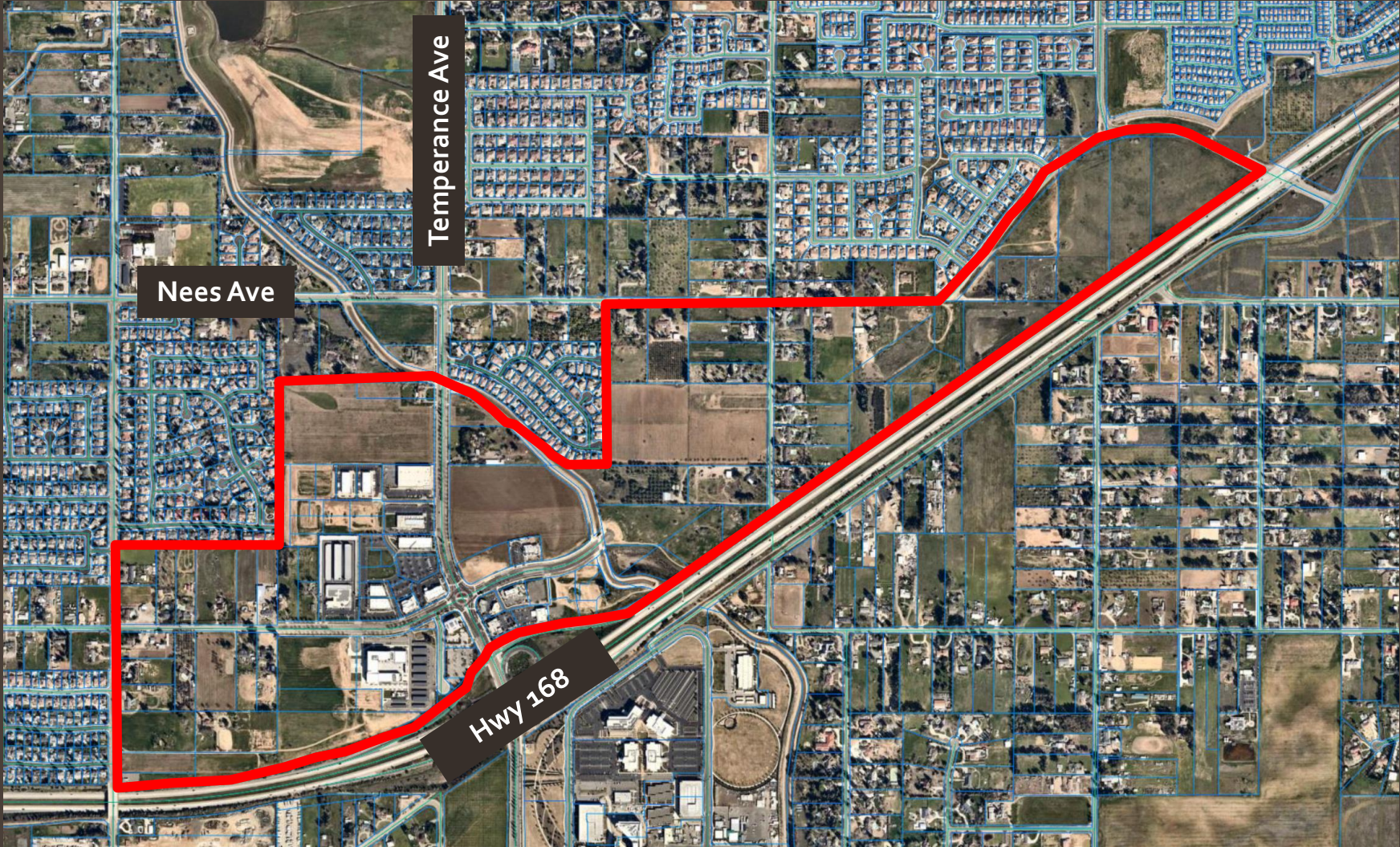
Meeting will begin shortly...

- Staff will control muting function
- Participants cannot unmute unless requested by staff
 - Phone participants follow prompts to “raise your hand” if you have a comment, press *6. To unmute yourself when prompted by staff, press *3
 - Video/Computer participants, there is a “raise hand” feature for if you have a comment/question
- Staff will present information and leave time for questions/comments at the end of the presentation
- Please limit your question or comment to a reasonable amount of time
- If your question/comment is not heard or we run out of time, please contact Ricky Caperton at rcaperton@cityofclovis.com or 559-324-2347 after the meeting and your question/comment will be addressed

Agenda

- Location
- Background
- Summary of Proposed Actions
 - General Plan Amendment GPA2021-007
 - Rezone R2021-010
 - Ordinance Amendment OA2021-004
- Next steps
- How to Submit Comments & Questions

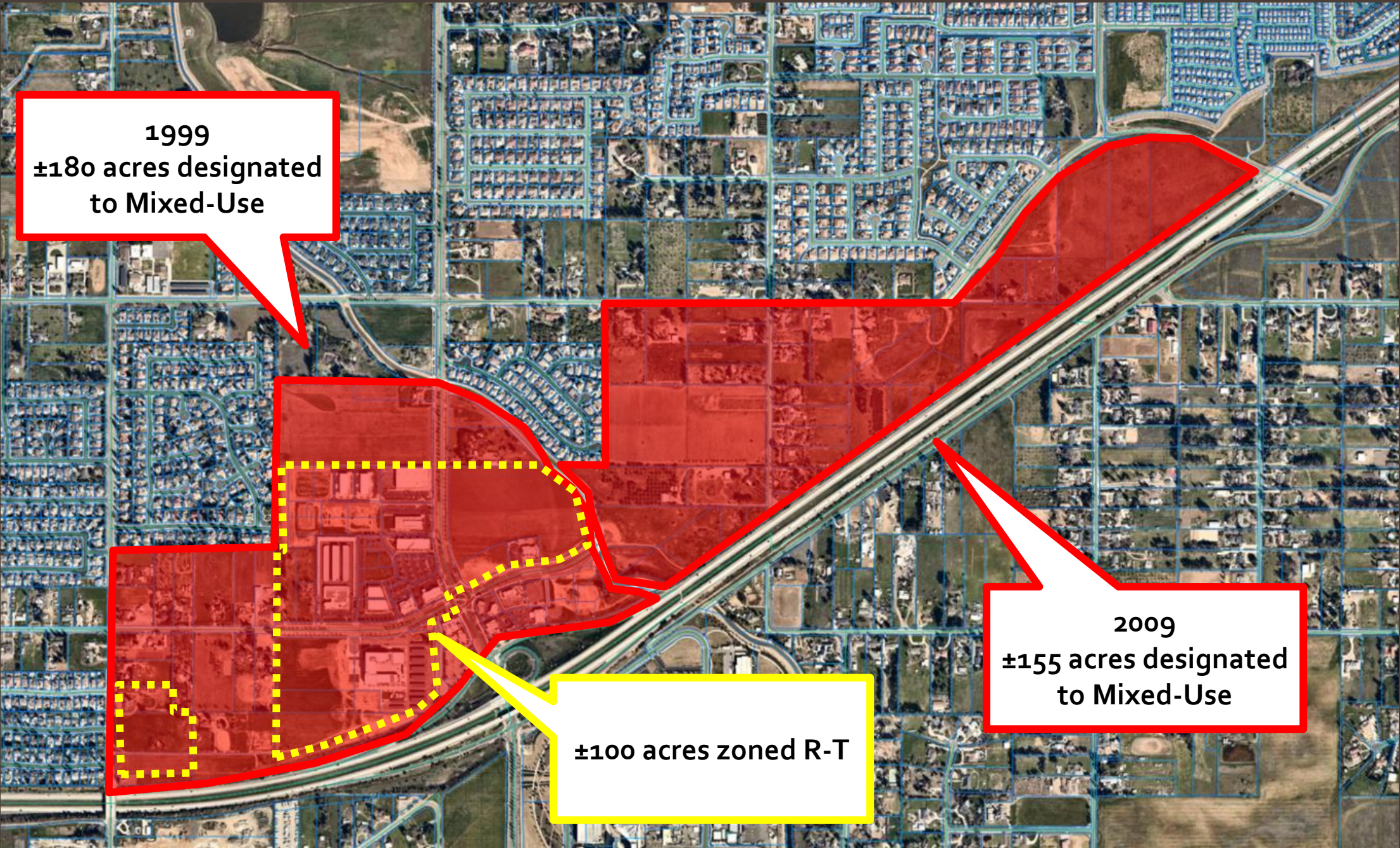
Location



 = R-T PARK BOUNDARY (±335 acres)

Background

- 1997: City Council directs City Staff to evaluate the potential of designating ±180 acres as a Research and Technology Business Park
- 1998: Following preparation of a feasibility study, Council directed Staff to proceed with implementation
- 1999: Research & Technology/Business Park (R-T) “established” by Clovis City Council by re-designating ±180 acres to “Mixed- Use”
- 2001: R-T Zone District created and first ±80 acres of property rezoned to R-T
- 2008: R-T Park Architectural Design Guidelines adopted by City Council
- 2009: Additional ±155 acres added to R-T Park boundary
- 2021: City Council directs City Staff to correct inconsistencies within the R-T Park and to allow for student and faculty housing as part of the CHSU Campus Master Plan



**1999
±180 acres designated
to Mixed-Use**

±100 acres zoned R-T

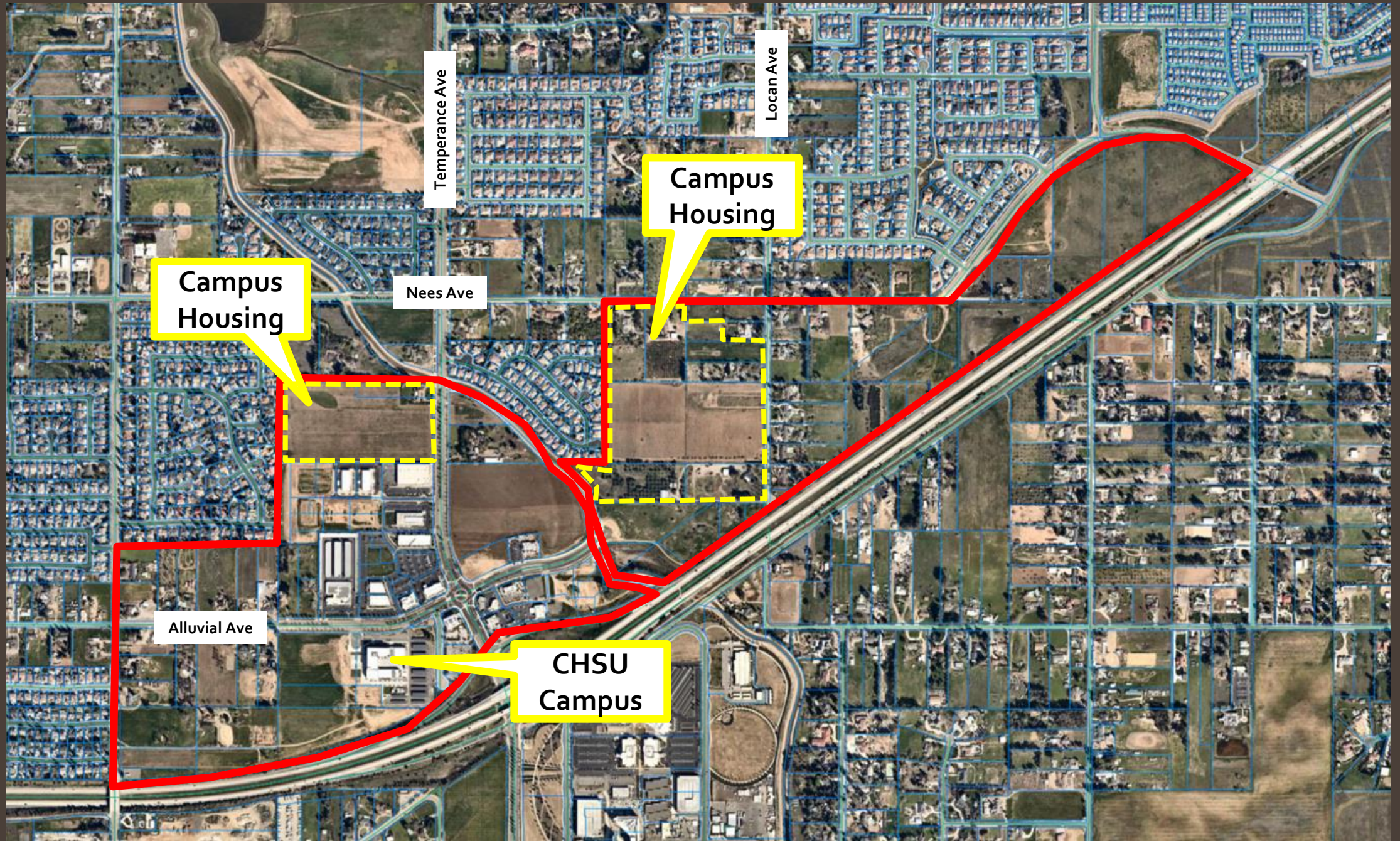
**2009
±155 acres designated
to Mixed-Use**

City Council Direction

- Jan. 4, 2021: City Council directs staff to “clean up” inconsistencies with the R-T Park land use designation and zoning.
- Feb. 8, 2021: City Council approves/enters into a Memorandum of Understanding (MOU) with CHSU to allow for student and faculty housing associated with CHSU

MOU Details

- Complete MOU can be found on the City of Clovis website under “Council Meeting & Agendas”
 - Navigate to the February 8, 2021 CC hearing and download the packet
 - Video recording of the meeting is also available
- Campus housing and phasing plan is required for submittal to the City
- Covenant on campus housing property will ensure that CHSU (staff, faculty, and/or students) will have first right of refusal to availability for no less than 30 days
- Targeted marketing of campus housing and pricing that is available to CHSU that is not otherwise provided for the public
- Appropriate entitlements will be required prior to any construction of campus housing (i.e. tract map, site plan review, etc.)



Temperance Ave

Locan Ave

Campus Housing

Campus Housing

Nees Ave

Alluvial Ave

CHSU Campus

Proposed Actions

- General Plan Amendment (GPA2021-007)
 - Modifications to the General Plan to correct verbiage in some areas for consistency between the land use designation and zone districts
- Rezone (R2021-010)
 - Modifications to the zone districts that are inconsistent
- Ordinance Amendment (OA2021-004)
 - Modifications to the development code to correct inconsistencies and to modify definition of “Schools, Specialized Education and Training”

Next Steps

- Planning Commission tentatively scheduled for March 2022
- Neighborhood Meeting February 16, 2022 at 6:00 pm
- City Council tentatively scheduled for April/May 2022
- If approved, CHSU would need to comply with the MOU and submit for additional entitlements for consideration

Questions?

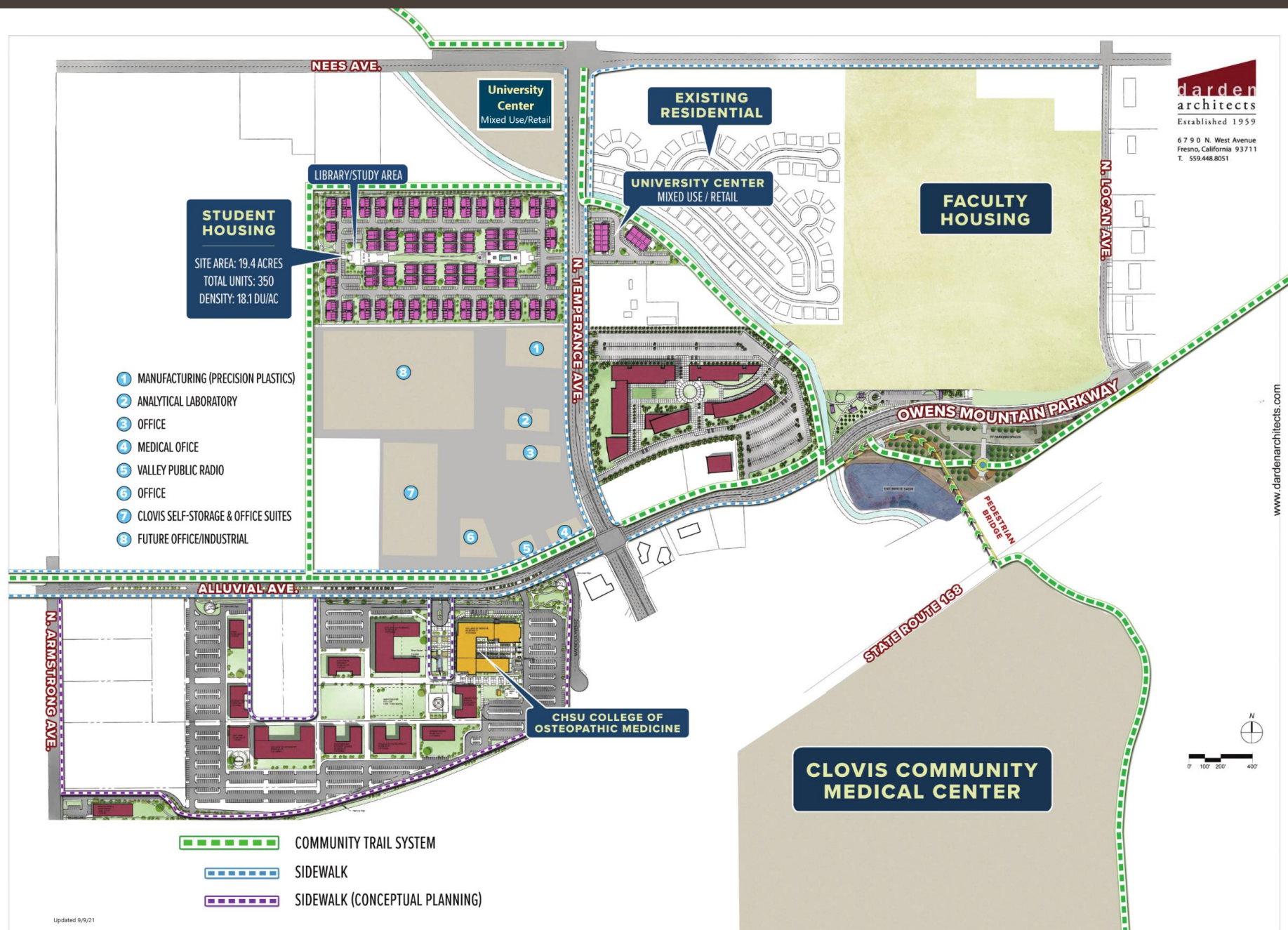
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STUDENT HOUSING
SITE AREA: 19.4 ACRES
TOTAL UNITS: 350
DENSITY: 18.1 DU/AC

- 1 MANUFACTURING (PRECISION PLASTICS)
- 2 ANALYTICAL LABORATORY
- 3 OFFICE
- 4 MEDICAL OFFICE
- 5 VALLEY PUBLIC RADIO
- 6 OFFICE
- 7 CLOVIS SELF-STORAGE & OFFICE SUITES
- 8 FUTURE OFFICE/INDUSTRIAL

- COMMUNITY TRAIL SYSTEM
- SIDEWALK
- SIDEWALK (CONCEPTUAL PLANNING)

Updated 9/9/21

