

# Research & Technology Park Cleanup

Neighborhood Meeting #2

Wednesday | March 2, 2022 | 6:00 pm | Dry Creek Elementary & Virtual

Meeting will  
begin shortly...

## VIRTUAL PARTICIPANTS:

- 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](mailto:rcaperton@cityofclovis.com) or 559-324-2347 after the meeting and your question/comment will be addressed

# Introduction

**Ricky Caperton, AICP**

Deputy City Planner

City of Clovis Planning Division

Direct Line: (559) 324-2347

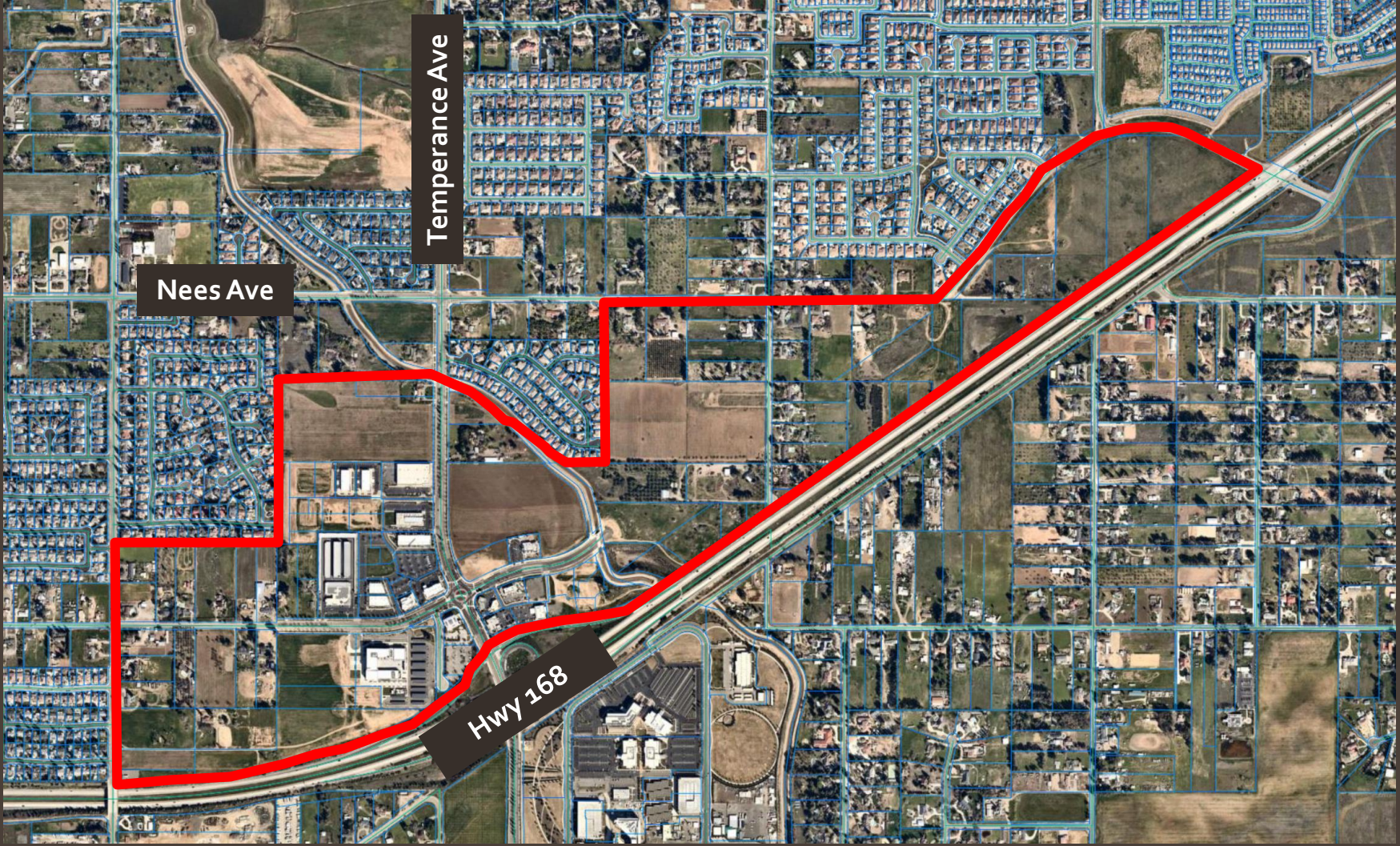
Email: [Rcaperton@cityofclovis.com](mailto:Rcaperton@cityofclovis.com)

# Purpose of Meeting

- Provide an overview of the R-T Park “Cleanup” project
- Define next steps
- Presentation by CHSU representatives (separate presentation)
  - Includes student and/or faculty speakers
- Q & A



# Location

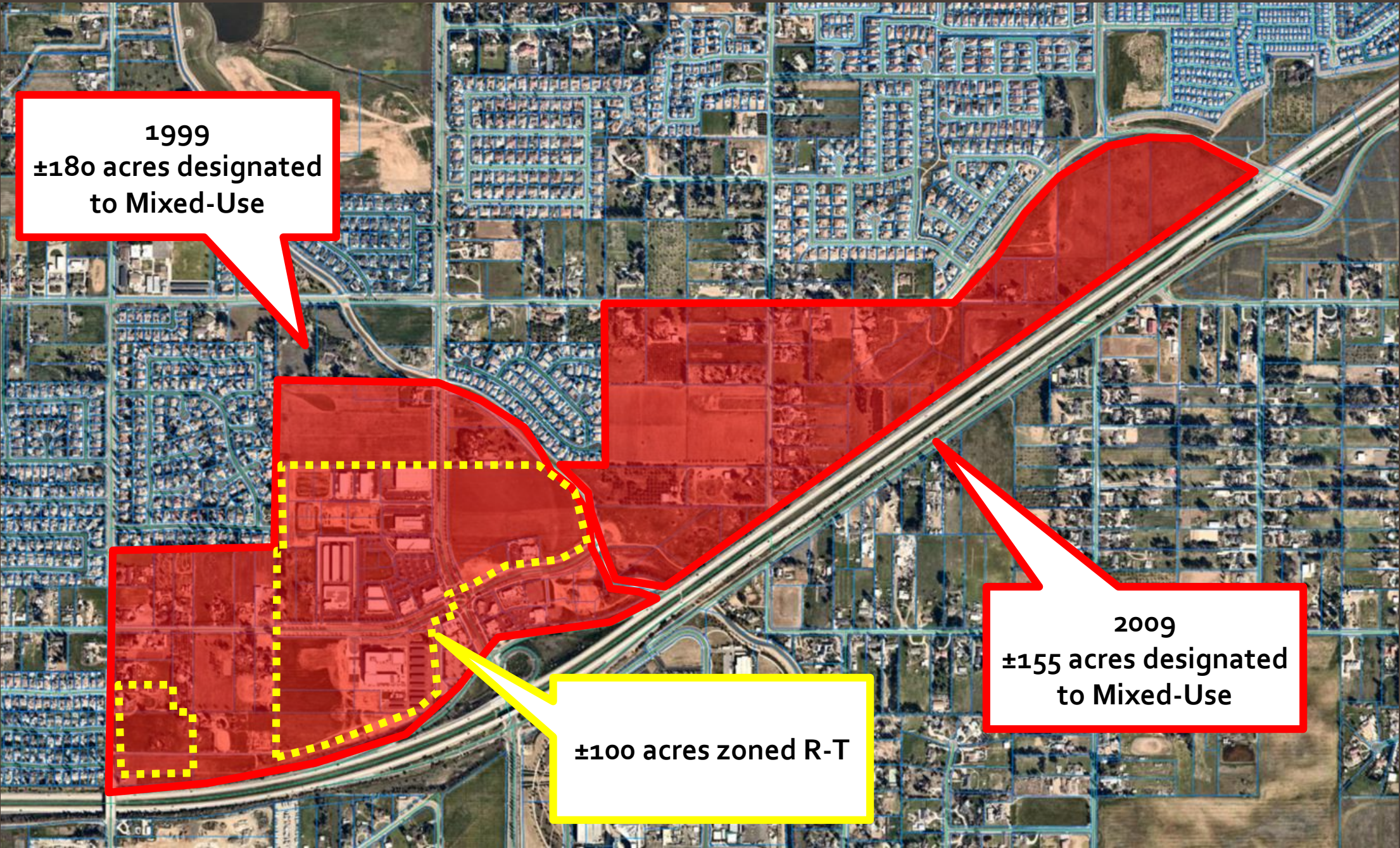


 = R-T PARK BOUNDARY (±335 acres)

# 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





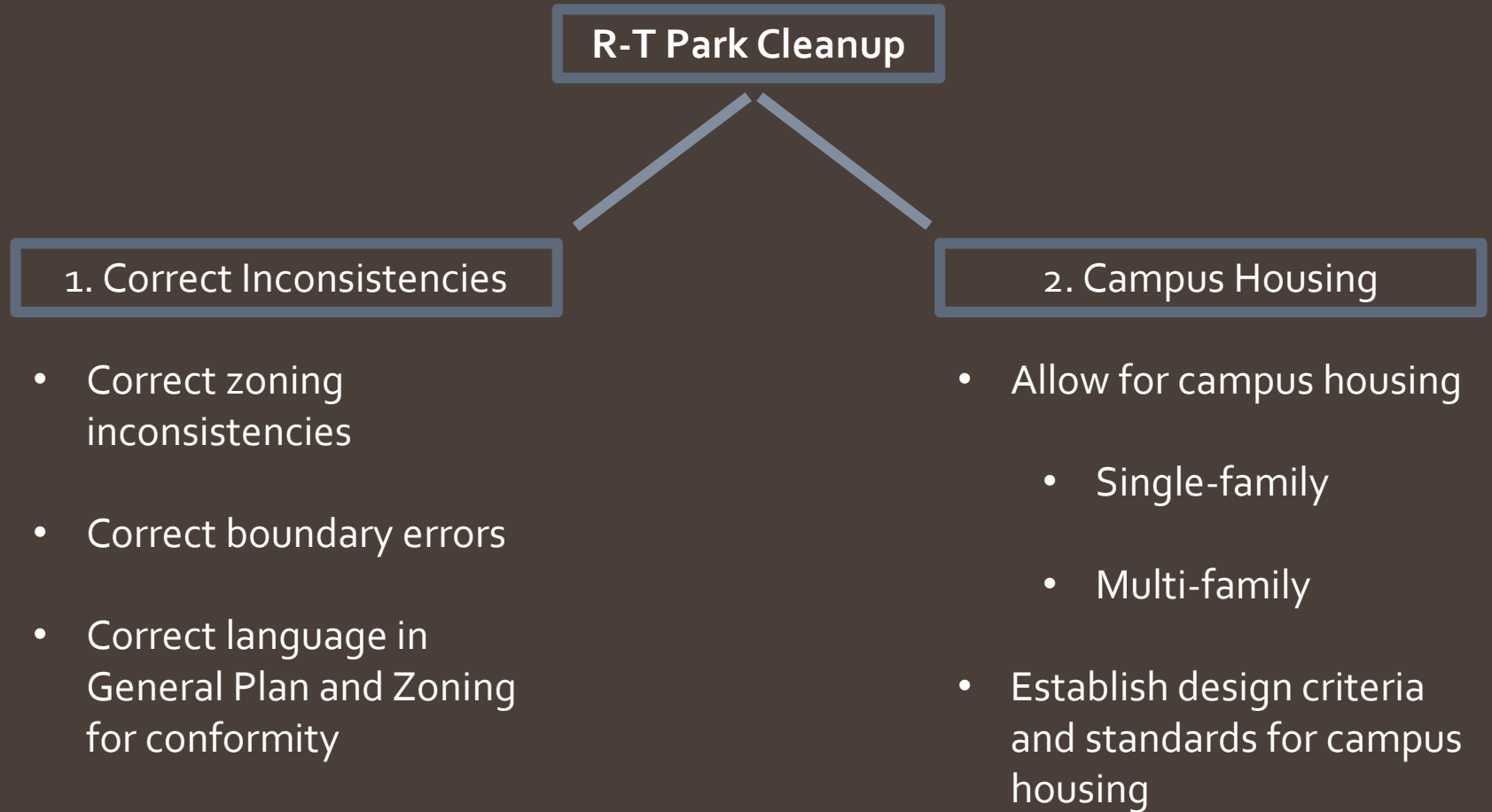
1999  
±180 acres designated  
to Mixed-Use

±100 acres zoned R-T

2009  
±155 acres designated  
to Mixed-Use



# What is the R-T Park “Cleanup”?

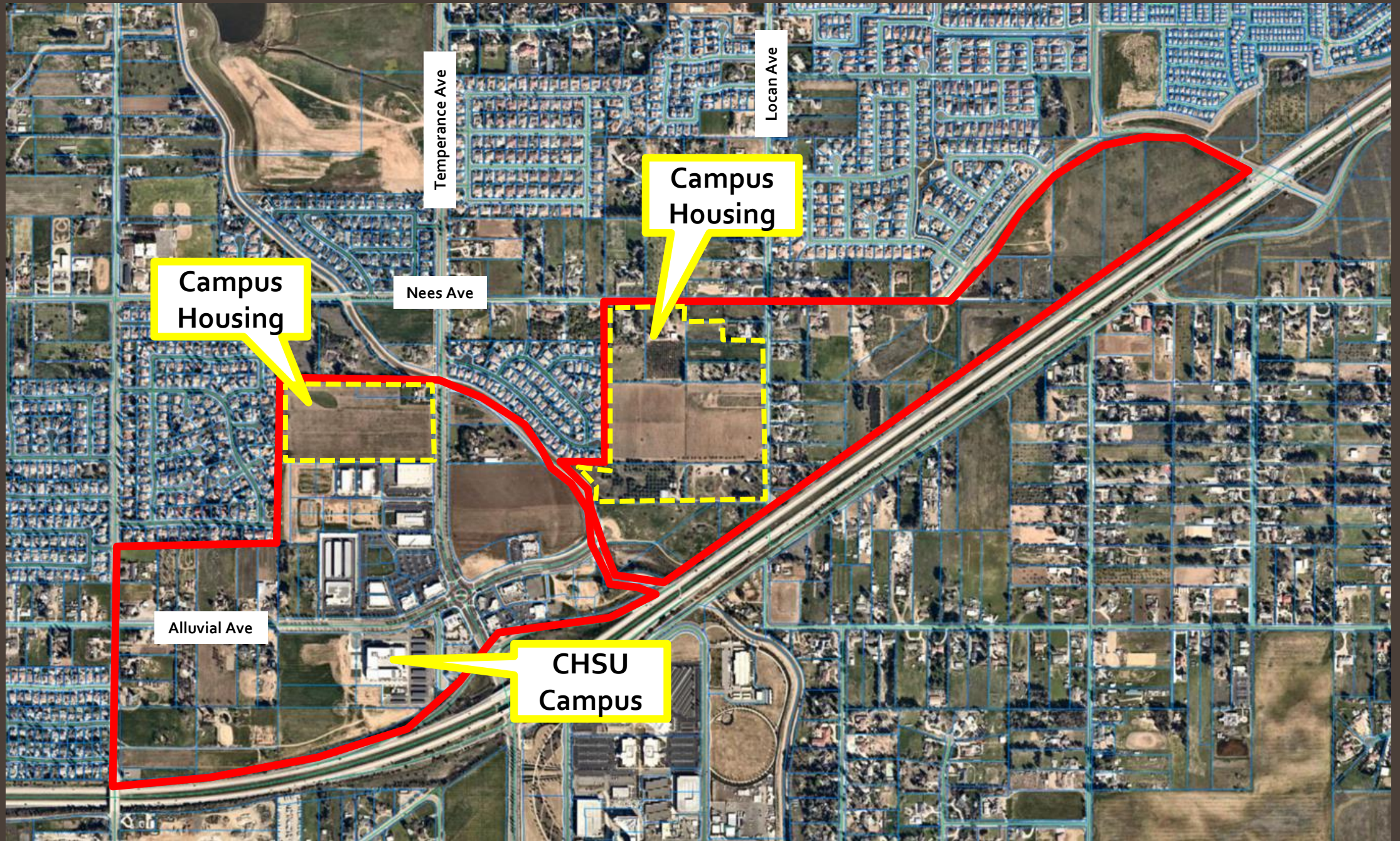




## What the R-T Park “Cleanup” is **NOT**?

- The R-T Park “Cleanup” does **NOT** approve a specific project(s), rather, it will lay the foundation for future projects to apply for entitlements (or permits)





Campus Housing

Campus Housing

CHSU Campus

Temperance Ave

Locan Ave

Nees Ave

Alluvial Ave



# Frequently Asked Questions

- **What will the height of the campus housing be?**
  - *Exact details are unknown, but you can expect that the multifamily-style units (i.e. apartments) will be approximately 2 to 3 stories in height, consistent with other multifamily projects in the City*
  - *The single-family home style campus housing will be up to 2 stories (35 feet in height), similar to all other residential zone districts within the City*
- **What about traffic impacts to the area?**
  - *Because a specific project(s) have not yet been submitted, we cannot know the exact impact or mitigation to the area. However, at the time of submittal of a specific project, traffic impacts will be analyzed as with any project*
- **What will the impacts to schools be (i.e. Dry Creek Elementary)?**
  - *Because a specific project(s) have not yet been submitted, we cannot know the exact impact to the school system. However, City Staff works closely with CUSD on upcoming projects so that they have an opportunity to comment and plan accordingly for future residential development*
  - *Development will be subject to payment of "school fees"*
- **How will the campus housing function?**
  - *Council entered into a Memorandum of Understanding (MOU) which outlines defining features of the campus housing*



# Campus Housing MOU

- 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 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.)

# Next Steps

- Planning Commission tentatively scheduled for April 28, 2022
  - *Provides opportunity for public input*
  - *Planning Commission will make a recommendation to City Council*
- Neighborhood Meeting
- City Council tentatively scheduled for June 2022
  - *Provides opportunity for public input*
  - *City Council will make the final decision*
- If approved, CHSU and/or their representatives would need to comply with the MOU and submit for additional entitlements for consideration

Questions?

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