

Research & Technology Park Cleanup

NEIGHBORHOOD MEETING #3

WEDNESDAY | APRIL 6, 2022 | 6:00 PM | DRY CREEK ELEMENTARY & VIRTUAL

Meeting will begin shortly...

IN-PERSON ATTENDEES

- If you would like to comment, please fill out a “speaker card” and submit to a member of City Staff
- Comments will be limited to 3 minutes
- You may fill out more than one speaker card; however, a second or third turn to speak will not occur until everyone has had the opportunity to comment

VIRTUAL ATTENDEES

- Staff will control mute function
- Participants cannot unmute until requested by Staff
 - Phone participants follow prompts to “raise hand” if you would like to speak and unmute yourself when prompted
 - Video/computer participants, please use the “raise hand” feature of WebEx
- Comments will be limited to 3 minutes

Staff Introductions

- Ricky Caperton, AICP, Deputy City Planner
- Renee Mathis, Planning & Development Services Director
- Dave Merchen, City Planner
- Gene Abella, P.E., Civil Engineer

Meeting Format

- If you would like to comment, please see a Clovis staff for a speaker card
- 3 minutes to comment
- If time runs out, please contact Ricky Caperton, AICP, Deputy City Planner at rcaperton@cityofclovis.com or 559-324-2347 to submit comments/questions

Agenda

- Introduction
 - Purpose of meeting
 - Meeting format
- Background
 - History of R-T Park
 - R-T Park Location
 - What is the R-T Park “Cleanup”?
 - Land Use & Zoning Consistency 101
- Campus Housing
 - CHSU Memorandum of Understanding
 - Proposed single- and multi-family standards
 - Examples
- Questions and Comments

Introduction

RENEE MATHIS, PLANNING & DEVELOPMENT SERVICES DIRECTOR

Purpose of Meeting

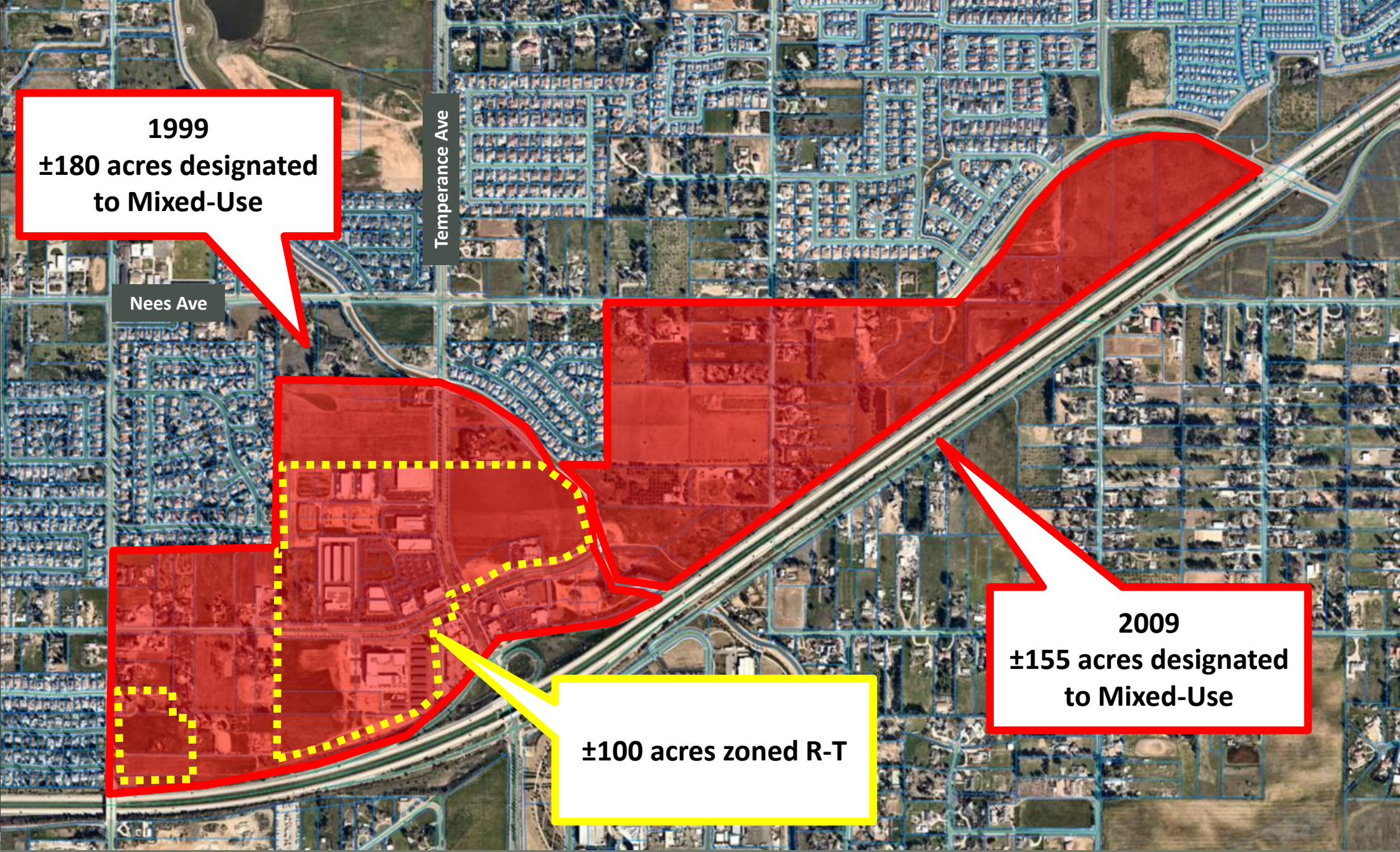
- To provide an overview of the project and what the “cleanup” entails and why it’s happening
- To solicit your feedback regarding the R-T Park “Cleanup” project the City is currently undertaking
- To provide an expected timeline of next steps

Background

RICKY CAPERTON, AICP, DEPUTY CITY PLANNER

History of R-T Park

- 1997: Council directs Staff to evaluate establishing ±180 acres of land as Research & Technology Business Park
- 1998: After completion of feasibility study, Council directed Staff to proceed with implementation
- 1999: First ±180 acres established as R-T Park
 - General Plan Amendment GPA99-5
- 2001: First ±80 acres (out of 180 acres) rezoned to R-T
 - Rezone R2001-004
- 2008: R-T Park Architectural Design Guidelines Adopted
- 2009: Additional ±155 acres added to R-T Park boundary, now totaling ±335 acres
 - General Plan Amendment GPA2009-001
- 2014: Clovis General Plan updated and inadvertently mislabeled R-T Park boundary
- 2021: Council directs Staff to correct Land Use Designation and Zoning inconsistencies on remaining parcels and to explore campus housing affiliated with CHSU



1999
±180 acres designated
to Mixed-Use

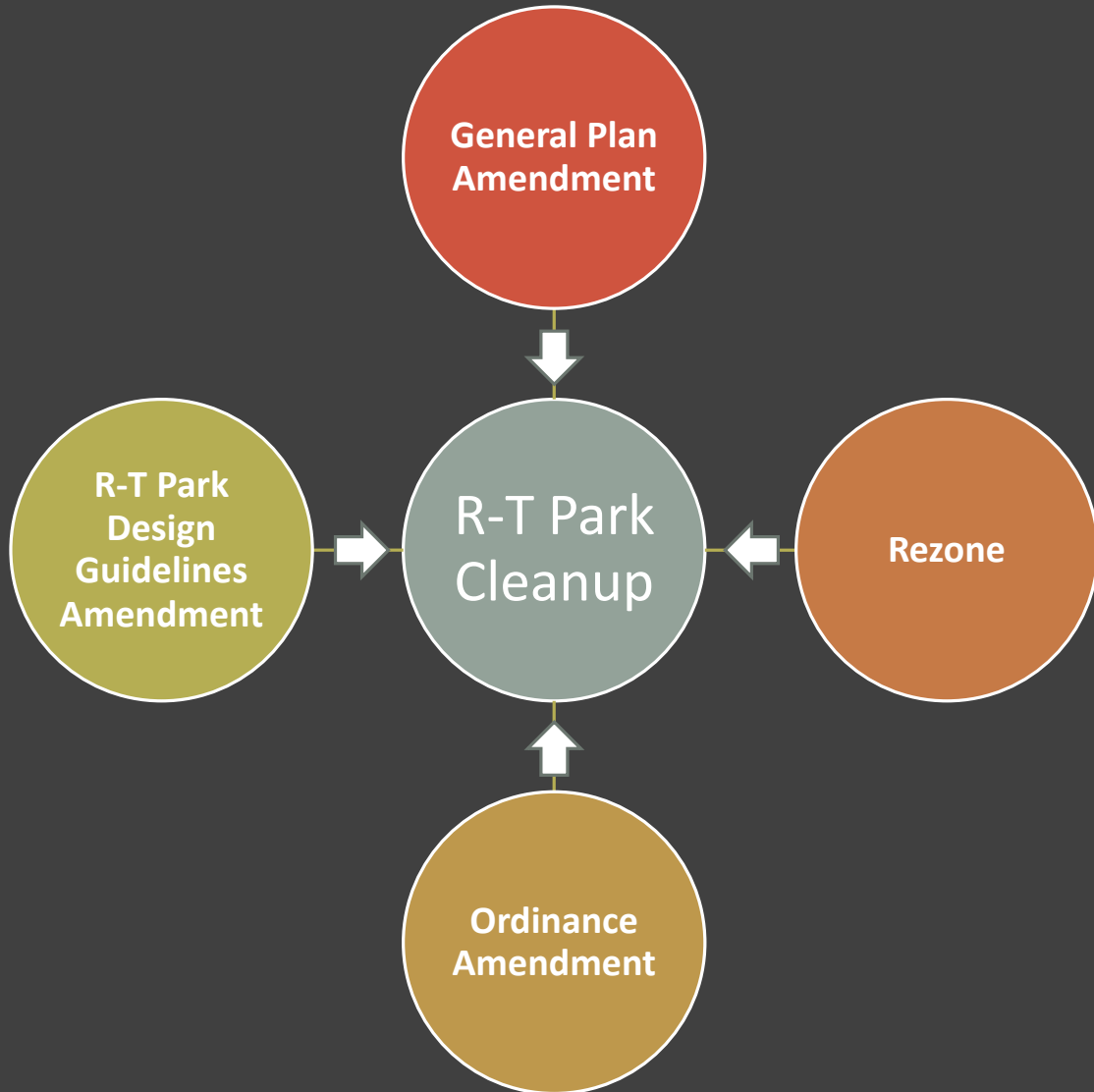
Nees Ave

Temperance Ave

2009
±155 acres designated
to Mixed-Use

±100 acres zoned R-T

What is the R-T Park “Cleanup”?



General Plan Amendment

- “Cleans” up R-T Park boundary
- Clarifications to language of the 2014 Clovis General Plan related to the R-T Park area (Focus Area 6)

Rezone

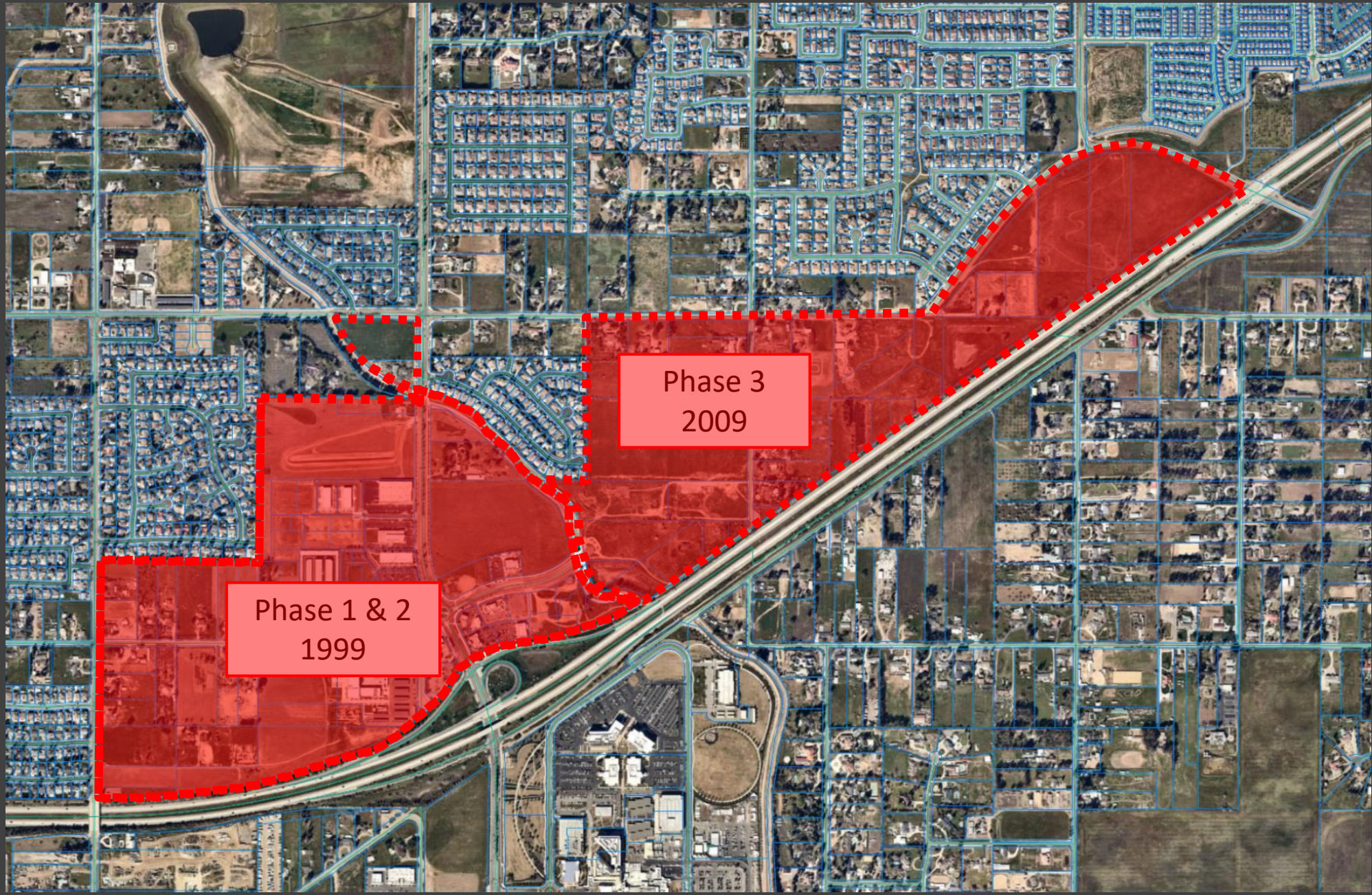
- “Cleans” up inconsistencies between General Plan Land Use Designation and Zone District on parcels within the R-T Park

Ordinance Amendment

- Clarifies language to the definition of “Schools, Specialized Education and Training” to include campus housing affiliated with CHSU

R-T Park Design Guidelines

- Adds language to existing R-T Park Design Guidelines to include design standards for campus housing



Phase 1 & 2
1999

Phase 3
2009

Land Use & Zoning Consistency 101

- Planning law requires that the zoning is consistent with the general plan
- Where inconsistencies occur, they should be corrected within a “reasonable” amount of time
- Corrections of inconsistent zoning can occur through the following:
 - City-initiated corrections (i.e. such as the R-T Park “Cleanup”)
 - Applicant-initiated corrections (i.e. property owner, developer, etc.)
- Prior direction was provided that the City would reconcile inconsistencies in land use and zoning within the R-T Park

PROPERTY

Land Use Designation

Zone District

Other Regulations (if any)

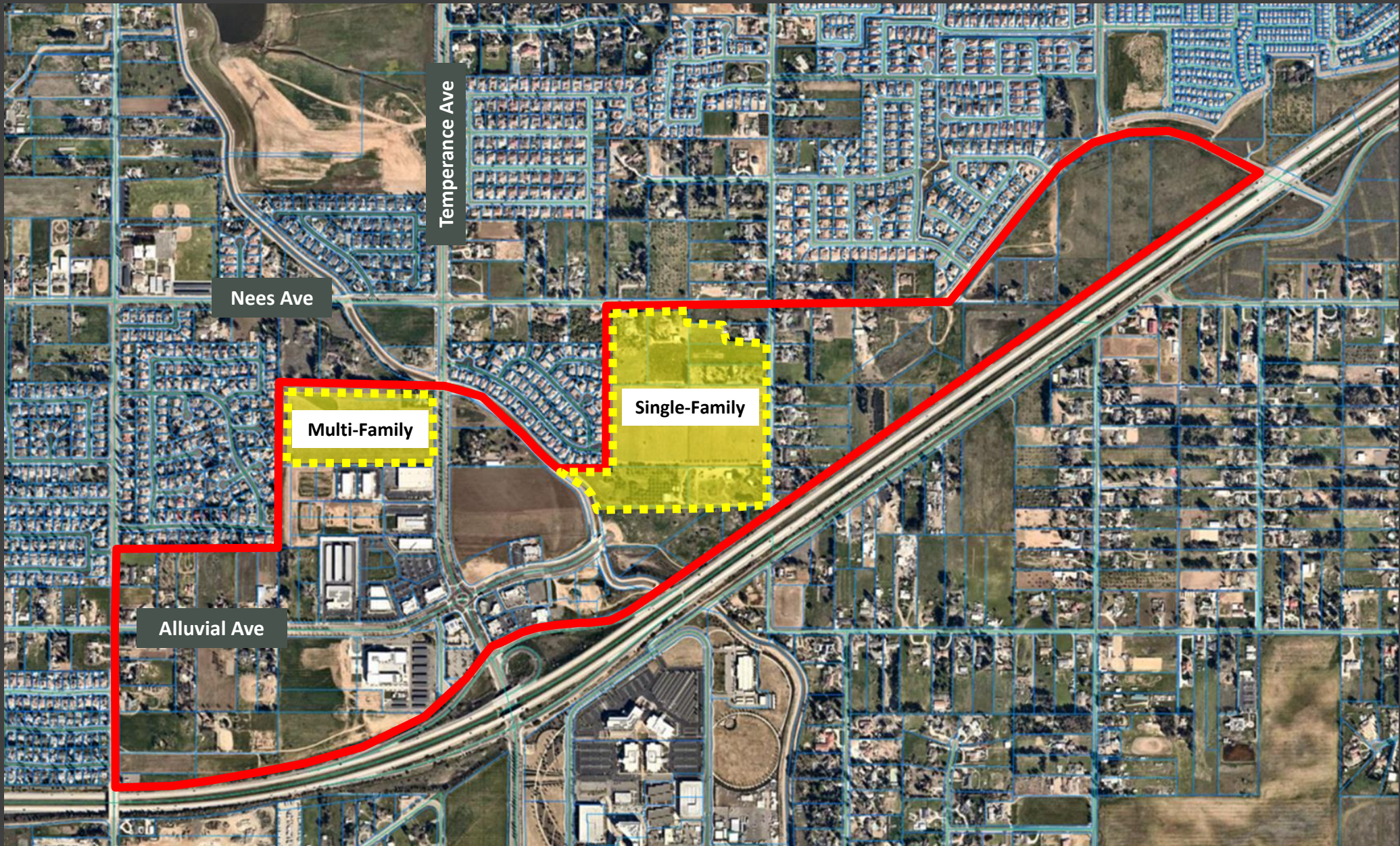
Land Use Designation	Compatible Zone District(s)
Mixed-Use Business Campus	Administrative/Professional Offices <ul style="list-style-type: none">▪ C-P All Industrial Districts <ul style="list-style-type: none">▪ C-M▪ M-P▪ M-1▪ M-2▪ R-T (Research & Technology Park)
Very Low Density Residential	Single-Family Residential <ul style="list-style-type: none">▪ R-1-A▪ R-A▪ R-1-AH

Consistent

Inconsistent

Campus Housing

RICKY CAPERTON, AICP, DEPUTY CITY PLANNER



= R-T Park Boundary (approximate)



= Proposed Campus Housing (approx. 70 acres)

CHSU Memorandum of Understanding

- 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.)

Proposed Single-Family Housing Standards

- 4,500 sq. ft. minimum parcel size
- 35 foot maximum height
- 10 foot front setback to structures
- 20 foot front setback to garage
- 5 foot side setback
- 10 foot rear setback

EXAMPLE



- ↔ = 10' front setback
- ↔ = 20' garage setback
- ↔ = 5' side setback
- ↔ = 10' rear setback

Proposed Multi-Family Standard

- 40 foot maximum height
 - Up to 35 feet for 2 stories (Note: R-T Design Standards permit up to 35 feet max. height)
 - Up to 40 feet for 3 stories

- At least 50 foot minimum setback from western and northern property lines (at proposed multi-family campus site)

- At least 200 feet from existing residential structures to where 3 stories may be allowed



= Subject Property



= 50 feet (approx.)



= 200 feet (approx.)



50 feet

200 feet

EXAMPLES



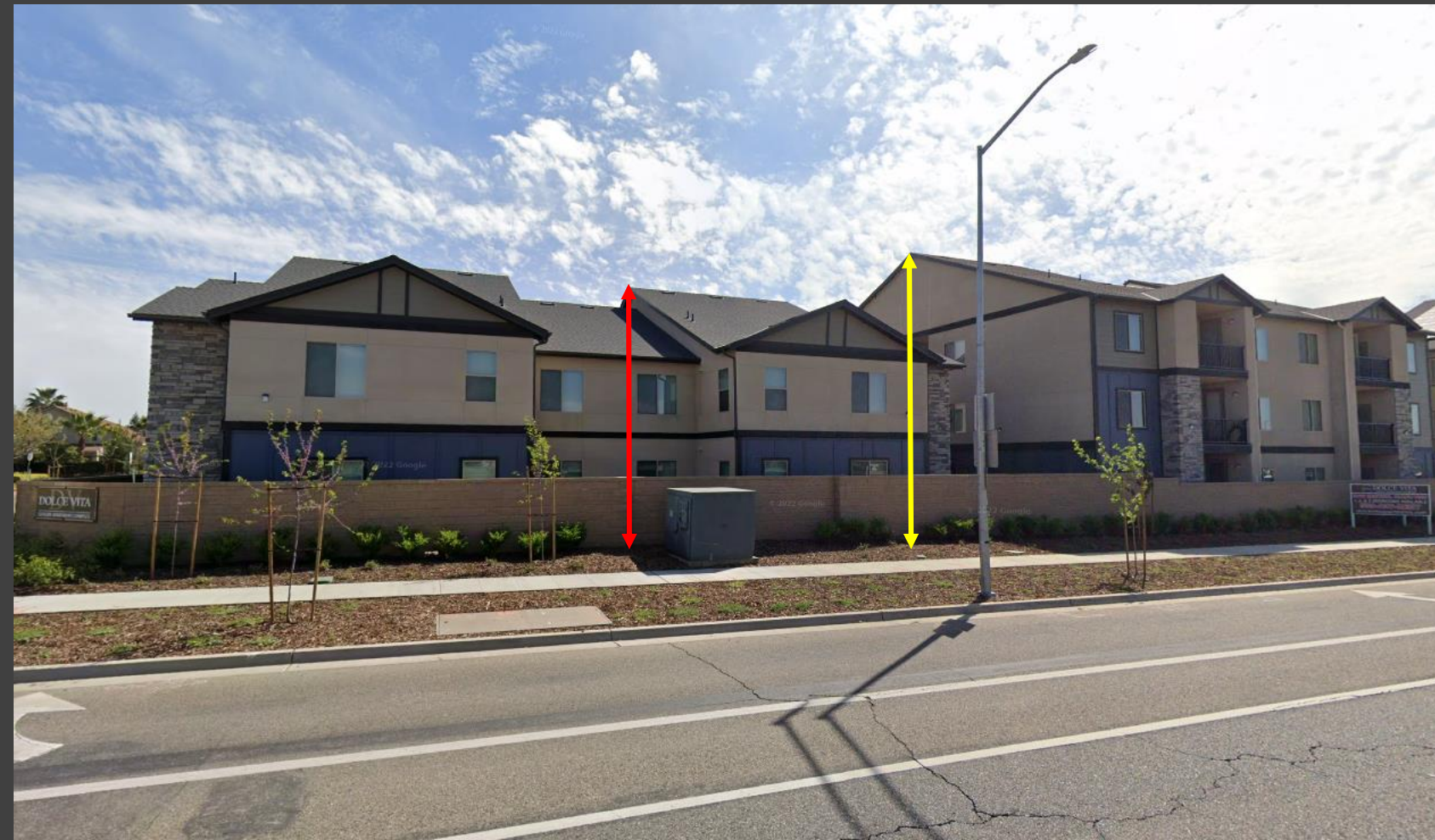
↔ = 28' - 5" height to roofline

↔ = 31' - 9" to highest peak

↔ = 33' - 6" height of roofline



EXAMPLE



↔ = 28' – 8" height to roofline

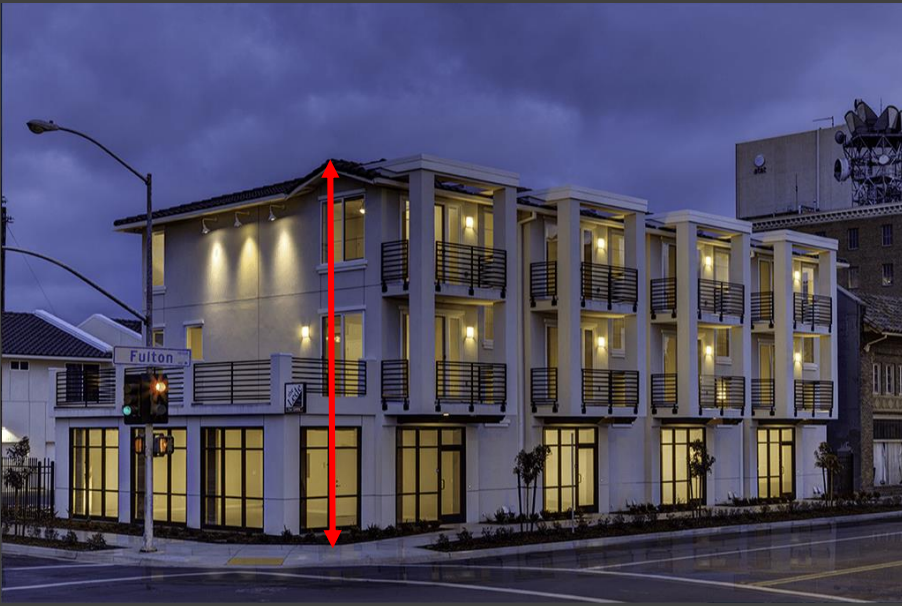
↔ = 48' – 6" height to roofline

EXAMPLE



↔ = 28' height to roofline

EXAMPLE



↔ = 38' height to roofline



Timeline

- Planning Commission
 - Thursday, May 26, 2022
 - *Opportunity to provide public comment*

- Neighborhood meeting between Planning Commission and City Council
 - *Opportunity to provide public comment*

- City Council
 - Monday, June 20, 2022 or
 - Monday, July 5, 2022
 - *Opportunity to provide public comment*

Concerns Heard

- Increases in:
 - traffic
 - criminal activity
 - noise
- General concerns with:
 - safety
 - property values
 - aesthetics / character of neighborhood
 - water impacts
 - impacts to school district
 - affordable housing

Questions & Comments

Comments and questions may be submitted to:
Ricky Caperton, AICP, Deputy City Planner

rcaperton@cityofclovis.com

Direct: 559-324-2347