

Research & Technology Park Cleanup

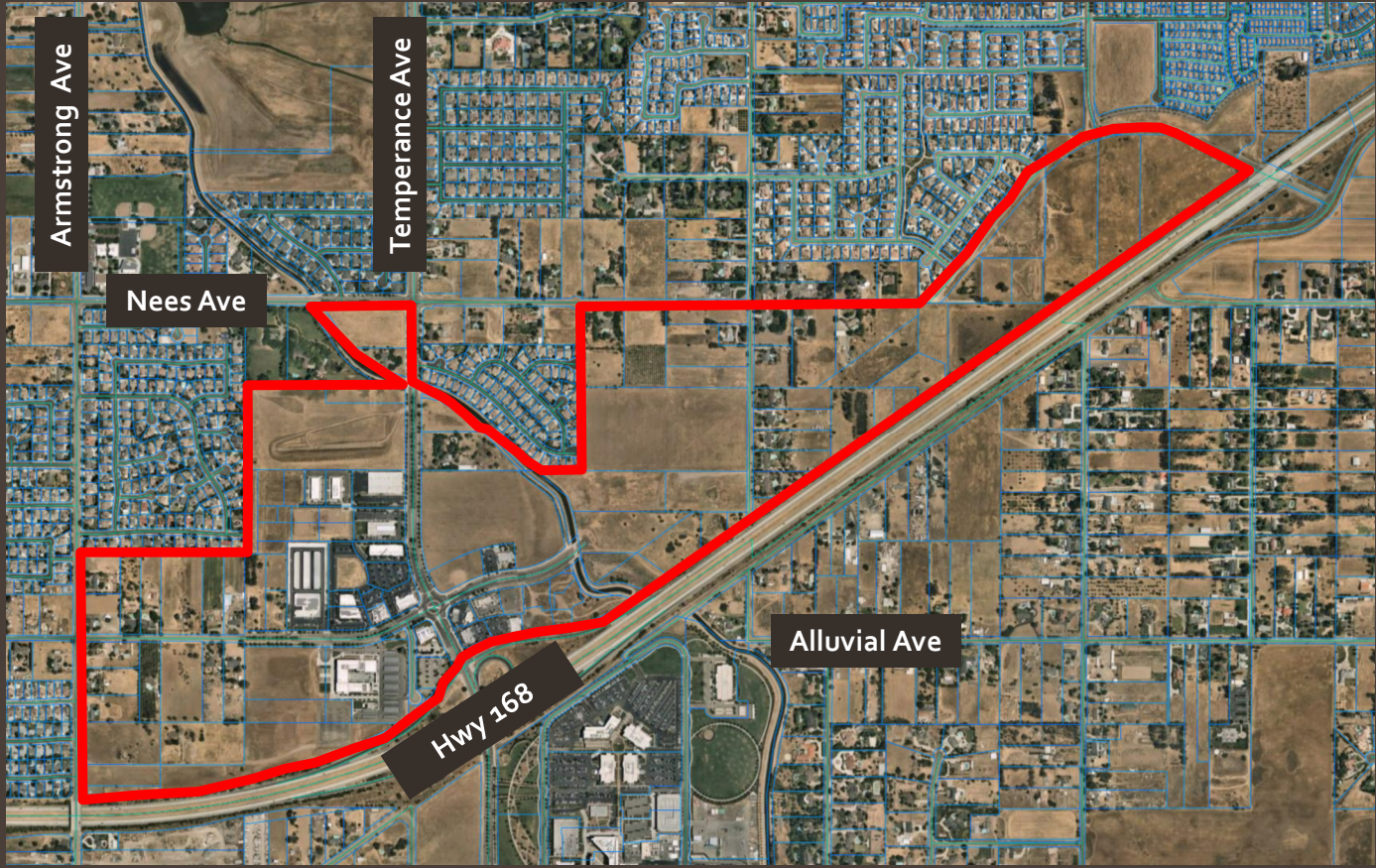
Neighborhood Meeting #4

Tuesday | July 30, 2024 | 6:00 p.m. | Clovis Transit Center

Staff Introductions

- McKencie Perez, MPA, Senior Planner
- Dave Merchen, City Planner
- Renee Mathis, Planning & Development Services Director
- Sean Smith, P.E., Supervising Civil Engineer

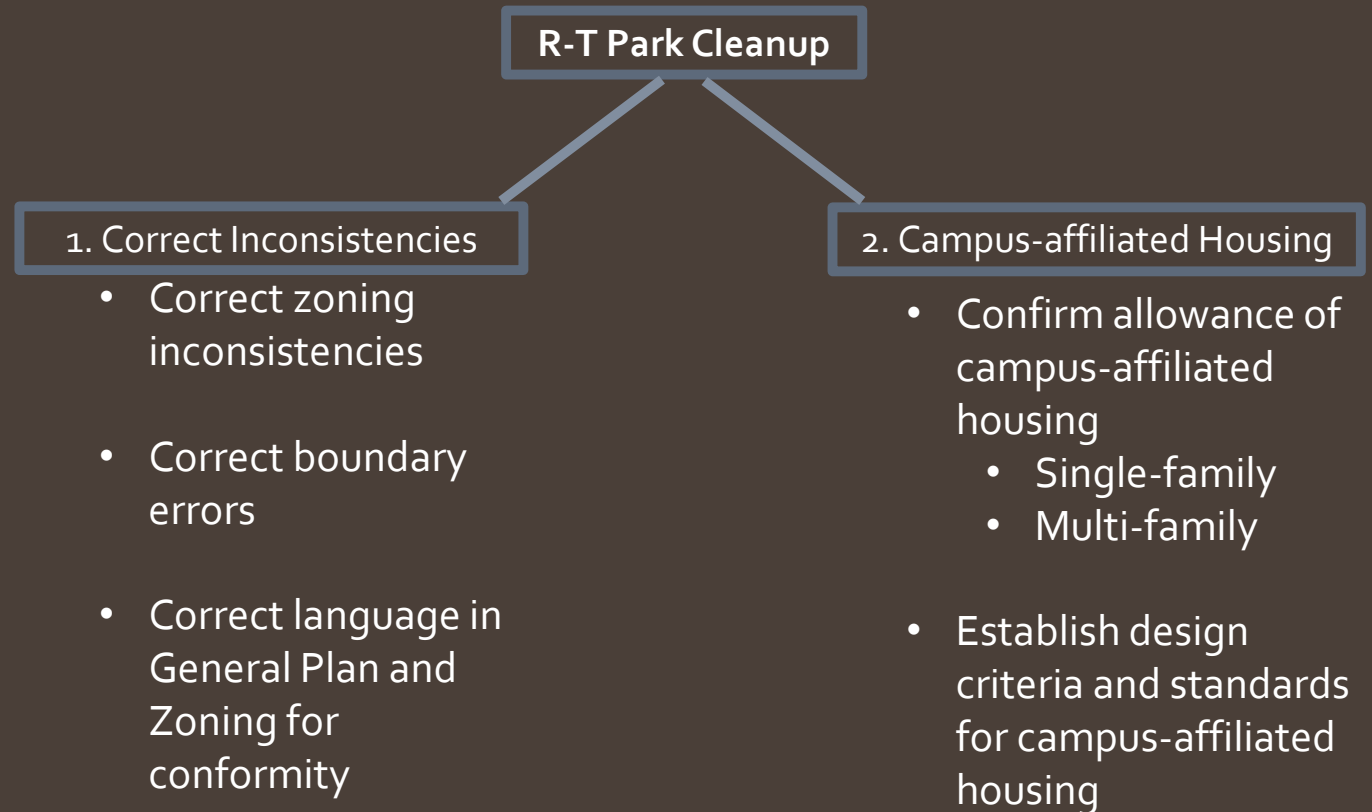
Location



 = R-T PARK BOUNDARY (±333 acres)

Project Cleanup

What is the R-T Park Cleanup?



Project Cleanup

What is the R-T Park Cleanup in NOT?

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

Prior Actions

- 2016 – AUP approval
 - Schools, Specialized Education and Training
 - Permitted in the R-T Park, subject to an AUP
 - *The City approved an AUP for the CHSU campus, including 25 acres of campus-affiliated housing*
- 2021 – MOU agreement
 - *The City entered into an agreement with CHSU to provide a campus master plan, including 70 acres of campus-affiliated housing*
 - *No changes are proposed to the MOU*

AUP Campus Plan



MOU Campus Plan



Proposed Actions

General Plan Amendment GPA2021-007

- Correct language for consistency between the land use designations and zone districts
- Modify the uses within the Mixed Use/Business Campus to include educational and residential uses ancillary to the CHSU campus
- Add the P-C-C and P-F districts as consistent zone districts
- Add campus-affiliated housing (up to 25 du/ac) as an allowed use in the Focus Area
- Correct the Focus Area 6 boundary

Proposed Actions

Ordinance Amendment OA2021-004

- Add language to the Development Code for compliance with the R-T Park Guidelines
- Modify the Schools, Specialized Education, and Training definition to include Campus-affiliated Housing
- Add development standards for the campus-affiliated housing in the R-T Park
- Create the R-T Park overlay

Proposed Actions

Rezone R2021-010

- Three options provided:
 - **Option 1** – Your property is rezoned from R-A or R-1-AH to R-T
 - **Option 2** – Your property remains R-A or R-1-AH but a R-T overlay is applied (i.e., R-A/R-T or R-1-AH/R-T)
 - **Option 3** – Option 2 plus a Rezone Agreement
- If you're a property owner within the R-T Park, check with staff to confirm option selected.

Proposed Actions

R-T Park Design Guidelines

- Add Campus-affiliated Housing development & design Standards
 - SF development consistent with the R-1-MD standards
 - MF development consistent with the R-3 standards

Frequently Asked Questions

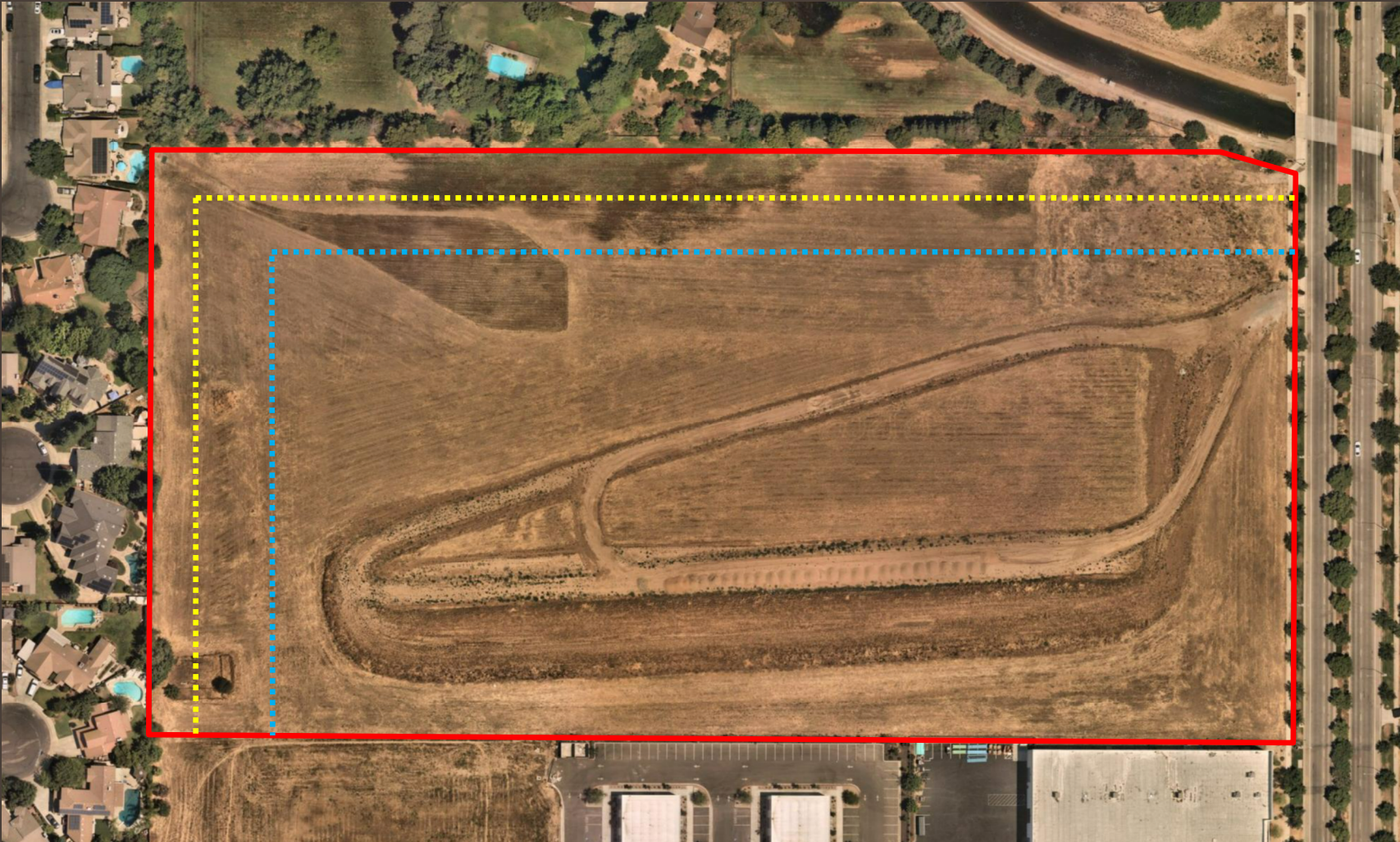
- **Why is the City allowing housing?**
 - *A school/university is a use allowed in the R-T zone district, campus housing is an ancillary use*
 - *Prior AUP permitted campus housing*
 - *The City is now providing the language within the General Plan and Development Code for consistency.*
- **How will the campus-affiliated housing function?**
 - *Council entered into a MOU, which outlines defining features of the campus-affiliated housing*

Frequently Asked Questions


- **What will the height of the campus-affiliated housing be?**
 - *Exact details are unknown at this time*
 - *SF – 35 feet max. (2 ½ stories)*
 - *MF – 45 feet max. (3 stories)*
- **What will the impacts to schools and traffic be?**
 - *Because a specific project has not yet been submitted, we cannot know the exact impacts to the area.*
 - *At the time of submittal of a specific project, impacts will be analyzed as with any project.*


Frequently Asked Questions

- **What are the trail requirements?**
 - *Noise mitigation measure #8 – specified a 200-foot setback, with a portion being improved with a greenbelt or park*
 - *Exact size will be determined once a project is submitted for review*



 = Subject Property

 = 200 feet (approx.)

 = 50 feet (approx.)

Next Steps

- City Council Meeting – Monday, August 19, 2024
 - Notice were mailed out today
- If approved, CHSU would need to submit for additional entitlements
 - AUP required to modify the campus plan to include the additional campus-affiliated housing specified in the MOU
 - Tract Map for Single-Family units
 - Multi-Family Design Review/Site Plan Review for Multi-Family units

Comments & Questions

McKencie Perez, MPA

Senior Planner

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