

Table LU-4. Mixed-Use Focus Areas and Specific Plans

Area	Primary Land Uses	Additional Uses Allowed	Design Features and Other Direction
1	Industrial	<ul style="list-style-type: none"> - Office - Medium High Density Residential (limited to 20% of the focus area acreage) 	Dry Creek Trail <ul style="list-style-type: none"> - Require ped/bicycle connections to trail - Preserve the view corridor along trail - Enhanced landscaping along trail - Orient building views to the trail
2	General Commercial	<ul style="list-style-type: none"> - High Density Residential - Mixed Use - 4-story buildings max 	Residential <ul style="list-style-type: none"> - Only permitted as a part of a vertically-mixed use building above first/ground floor - Shall not be within 100 feet of Clovis Avenue or Herndon Avenue - Should not be within 500 feet of the freeway (excludes offramps)
3	General Commercial	<ul style="list-style-type: none"> - High Density Residential - Live/Work - Mixed-Use 	<ul style="list-style-type: none"> - Subject to the Shaw Corridor Overlay Zone and Commercial Corridors Pattern Book
4	Business Park Commercial Specialty Retail Office	<ul style="list-style-type: none"> - Medium High Density Residential (limited to 60% of the focus area acreage) 	<ul style="list-style-type: none"> - Preservation of existing tower as a historic monument (functional if possible) - Special consideration as gateway to Clovis - Pedestrian friendly site plan - Require pedestrian/bicycle connections to the Clovis Old Town Trail
5	Business Park Commercial Office	<ul style="list-style-type: none"> - Medium High Density Residential (limited to 25% of the focus area acreage) 	<ul style="list-style-type: none"> - Master plan required
6	Research and Technology Business Park Phase 3	<ul style="list-style-type: none"> - Live/Work - Existing residential uses 	<ul style="list-style-type: none"> - Existing residential uses as of 2014 shall continue to be permitted uses. Live/work uses are permitted south of Nees Avenue on Locan Avenue. No other new residential is permitted.
7	Residential	Neighborhood Commercial	<ul style="list-style-type: none"> - Master plan required - Future development shall respect the rural residential character of the focus area
8	Commercial	<ul style="list-style-type: none"> - High Density Residential - Senior Housing - Mixed Use - Office 	<ul style="list-style-type: none"> - Master plan required - Retail space shall not exceed 130,000 square feet (non-retail commercial space is unrestricted)

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9	Commercial	<ul style="list-style-type: none"> - Office - Residential 	<ul style="list-style-type: none"> - Master plan required - Retail space shall not exceed 400,000 square feet (non-retail commercial space is unrestricted)
10	Office	<ul style="list-style-type: none"> - Medium Density Residential (limited to 25% of the focus area acreage) 	<ul style="list-style-type: none"> - Master plan required
11	Office Business Incubator	<ul style="list-style-type: none"> - Medium Density Residential (10 net acres max) 	<ul style="list-style-type: none"> - Master plan required - Development and site design must consider the common boundary with adjacent educational campuses (Willow International Community College and Clovis Unified facilities), church campus, and orientation to canal, trails, and open space - Retail space shall not exceed 150,000 square feet (non-retail commercial space is unrestricted) - Proposed land uses must consider potential for college-related economic development
12	Commercial	<ul style="list-style-type: none"> - Office - Residential 	<ul style="list-style-type: none"> - Master plan required - Site design must consider the focus area as a gateway to Clovis and common boundary with Clovis Unified facilities
13	Urban Center	<ul style="list-style-type: none"> - As indicated by General Plan 	<ul style="list-style-type: none"> - Master plan required - Development should give special consideration to buffering of residential adjacent to the focus area and design features for the focus area as a gateway to Clovis
14	Office Light Industrial	Freeway Commercial	Boundary of focus area can be adjusted as part of the master plan for Focus Area 13, but the commercial space shall not exceed 375,000 square feet in areas designated as Mixed Use/Business Campus
SP-1	Herndon-Shepherd Specific Plan	Land use shall be dictated by the General Plan. Policies in the specific plan shall remain in effect. Any conflict between the specific plan and General Plan shall be resolved by the Director of Planning and Development Services.	
SP-2	Central Clovis Specific Plan	The specific plan's land use plan and policies shall guide development. Any conflict between the specific plan and General Plan shall be resolved by the Director of Planning and Development Services.	

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SP-3	Shaw Avenue Specific Plan		Land use shall be dictated by the General Plan. Policies in the specific plan shall remain in effect. Any conflict between the specific plan and General Plan shall be resolved by the Director of Planning and Development Services.
SP-4	Loma Vista Specific Plan		The specific plan’s land use plan and policies shall guide development. Any conflict between the specific plan and General Plan shall be resolved by the Director of Planning and Development Services.

Notes:

1. Primary Land Uses: Generally supports underlying land use designation but may emphasize a specific character.
2. Additional Uses Allowed: Should complement primary land use and character and/or serve as logical connections to or buffers for/from surrounding land uses.
3. Design Features and Other Direction: Special design features and other requirements or conditions for future development.
4. Master plan required: A master plan shall be required for the entire focus area at the time of the first submittal for development of any portion of the focus area.
5. Specific plans listed above remain in effect. Upon adoption of this General Plan, the following specific and area plans are retired: Clovis Corridor Specific Plan, East Sierra Specific Plan, Magill Heights Specific Plan, Southeast Area Specific Plan, Northwest Area Plan, Temperance/Locan Specific Plan, and Clovis Avenue Railroad Corridor Area Plan.
6. The amount of retail square feet permitted in Focus Areas 9, 10, 11, and 12 can be increased without a General Plan Amendment if the Director of Planning and Development Services is satisfied that there is a permanent reduction of retail development (through zoning or development) on adjacent lands in the City of Fresno. The maximum amount of increase in retail space (commensurate with a permanent reduction in Fresno) is 220,000 square feet (total among all of the Focus Areas listed in this note). The permanent reduction shall be measured based on zoning and development in the City of Fresno as of the adoption date of the 2014 Clovis General Plan.