



CITY OF CLOVIS SHAW AVENUE SPECIFIC PLAN

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General Plan Amendment GPA 99-04

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INTRODUCTION

Orientation to the City's Planning Process

A specific plan is a development proposal for an area showing more detail than the general plan. The utilization of a specific plan by jurisdictions is provided for in Sections 65450-65553 of the Government Code. The planning process in the City of Clovis has two basic levels: the first is the General Plan level, and the second is the specific site development level. The implementation section of the General Plan provides for an intermediate level of plan detail, which utilizes the development of specific plans. The intent of a specific plan is to provide precise proposals for the implementation of the General Plan for a limited area of geographic or topical concern.

This specific plan is intended to serve as (1) a source of information, (2) an estimate of the future, (3) a more specific indicator of community policies and desires, and (4) an outline of programs to achieve the goals and policies established for this geographic area. In large part, the Shaw Avenue Specific Plan will determine the character and gateway appearance to the eastern area of the City of Clovis. Shaw Avenue is a street with regional significance within the Fresno/Clovis Metropolitan Area. The plan is primarily intended to describe land use patterns, circulation patterns, and strategies for property development standards to carry out the concept of Shaw Avenue as a landscaped boulevard.

Specific Plan Update - 1994

The Shaw Avenue Specific Plan was updated to bring the plan into consistency with adopted policies and to reflect specific changes to the plan area that have occurred since 1978. The plan was also revised to provide an opportunity to upgrade the graphic presentation of the plan document and to include specific development standards reflecting those utilized throughout the corridor. Finally, this revision was carried out as part of the incorporation of new policies concerning free-standing eating establishments and drive-up window uses in the east Shaw Avenue corridor.

OVERVIEW OF HISTORY AND EXISTING CONDITIONS

Historical Perspective

In 1978

In 1978, when the Shaw Avenue Specific Plan was originally adopted, Shaw Avenue to the west of Clovis Avenue was already functioning as a major thoroughfare within the community. The designation of Shaw Avenue west of Clovis Avenue as State Highway 168 has been a major reinforcement to making Shaw Avenue one of the principal traffic arteries through the community. State Highway 168 turns north on Clovis Avenue at the intersection of Clovis and Shaw Avenues. This historically deflected the pattern of commercial growth from continuing on Shaw Avenue, east of Clovis Avenue. Shaw Avenue between Clovis and Temperance Avenues is utilized as a main east/west street for traffic traveling towards the foothills. In 1978, the uses along this section of Shaw Avenue were largely in open or agricultural uses. This pattern of use was due to the adherence by the City Council to the

policies established in the 1974 *General Plan* which designated Shaw Avenue for noncommercial uses.

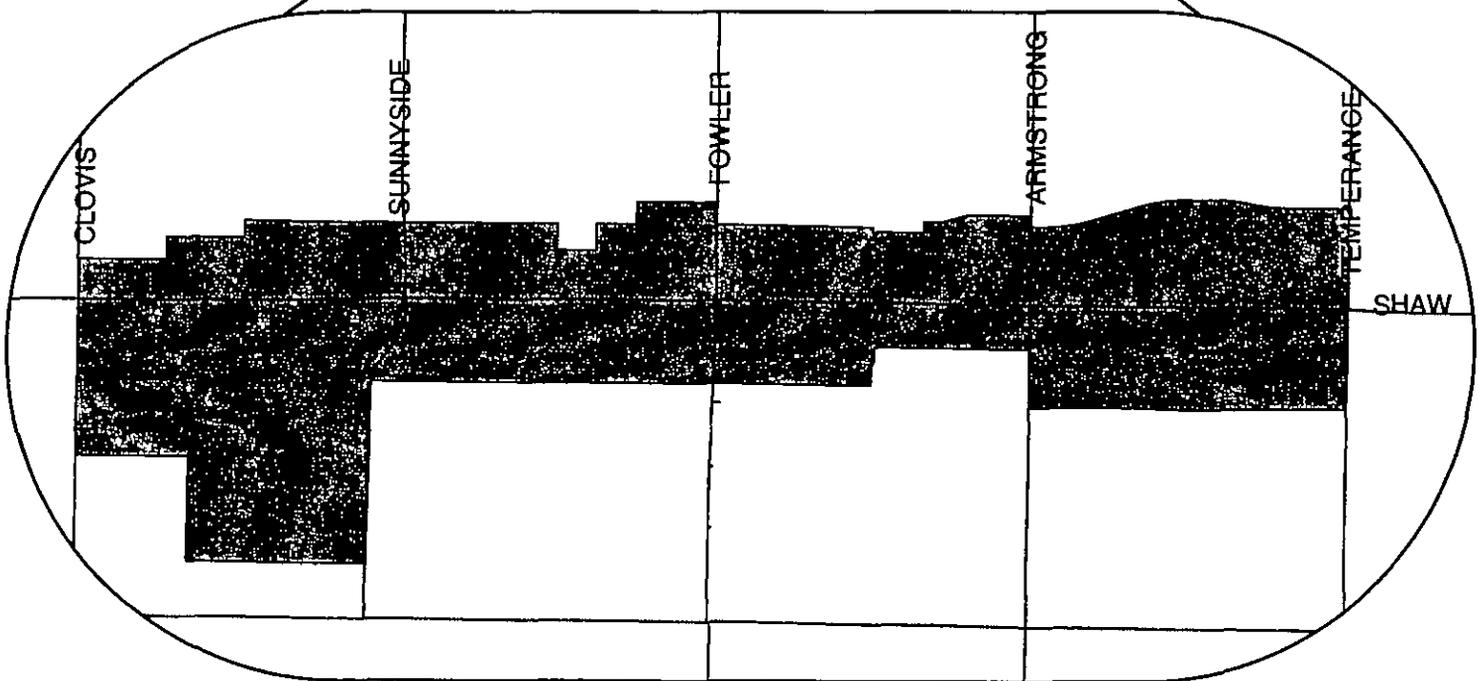
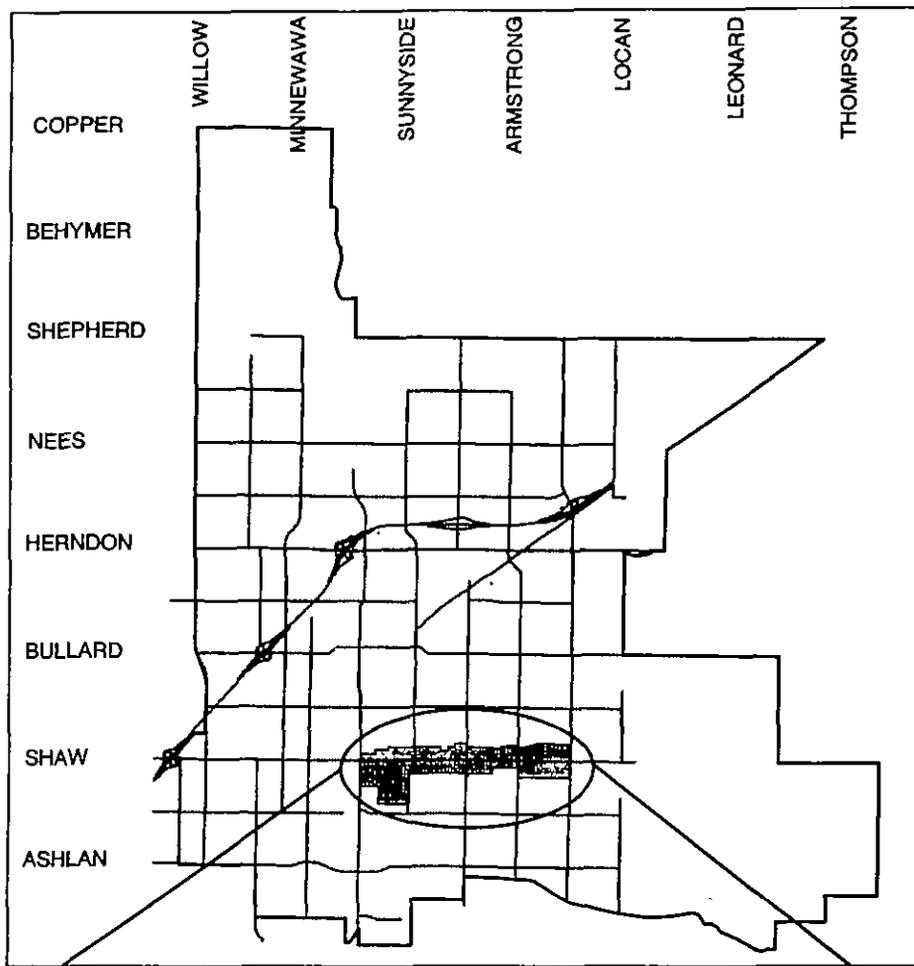
The economic conditions affecting this area began to change in the late 1970s because of the decrease in the available commercial land to the west of Clovis Avenue and because of the continued growth to the east creating new demand for services and support facilities. This demand was evidenced in the rapid increase in land values along Shaw Avenue at that time. When the Shaw Avenue Specific Plan was written, it was felt that unless precise actions were taken to specify the development pattern along this section of Shaw Avenue, speculation and rising land values would continue to take place. The concern was that the effect of this action would take land out of the price range where it could be economically developed for Single Family Residential uses. Therefore, property owners would either obtain a nonresidential development approval for the site or engage in a waiting strategy with the local jurisdiction to see if opinion and policy changed with the passage of time. The City recognized in 1978 that Shaw Avenue would continue to be a major element within the circulation pattern of the northeast metropolitan area and would continue to play a major role as a focus for activity within the community.

Since 1978

Since the adoption of the specific plan in 1978, the east Shaw Avenue corridor has undergone substantial development. Major developments include Sierra Vista Regional Shopping Center (Area 1), Sierra Pavilions Shopping Center (Area 2), California State Automobile Association office building (Area 3), Claremont seniors residential project (Area 4), Mountain View Shopping Center (Area 7), Clovis Country Shopping Center (Area 9), and two residential projects located immediately north of Shaw Avenue between Armstrong and Temperance Avenues (Area 8). Significant changes in land use on undeveloped (or previously developed) property during this period of time also occurred. These include (1) the expansion of the Limited Commercial designation in Area 2 to include property located to the west and northwest, (2) the redesignation of the Mixed Use designation for a portion of Area 3 from Office/Residential to Commercial, and (3) the redesignation of property in Area 9 on the west side of Burl Avenue from Ponding Basin to Mixed Use Commercial/Office.

Land use designations in specific areas along the corridor were changed or refined with the adoption of the updated Clovis General Plan in April 1993. Specifically, the General Plan imposed new Mixed Use areas and development guidelines for specific properties along the corridor. Subsequent to this action, general plan amendments had taken place further changing the land use designations in two separate areas. The revised Mixed Use areas in the Shaw Avenue Specific Plan area are keyed to a *Mixed Use Design Guidelines* matrix in the General Plan. This table lists primary and secondary uses, special uses, design features, and other development standards for each Mixed Use area. The Mixed Use designations adopted in the new General Plan supersede those originally adopted in the Shaw Avenue plan document. These are reflected in this update of the specific plan (see Figure 5).

The vision for the east Shaw Avenue corridor remains much the same as when the document was first adopted in 1978. Intense commercial uses are located at the western end of the corridor with a mixture of neighborhood commercial, office, and residential uses comprising the majority of land uses in the heart of the plan area. Toward the eastern end of the corridor residential development will provide a transition between urbanized Clovis and agriculture and rural residential uses east of Locan Avenue.



CITY OF CLOVIS
SHAW AVENUE SPECIFIC PLAN
LOCATION MAP

SHAW AVENUE SPECIFIC PLAN AREA

CLOVIS SPHERE OF INFLUENCE

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FIG 1 NOT TO SCALE
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SUMMARY OF PLAN PROPOSALS

Objectives and Policies

The intent of the Shaw Avenue Specific Plan is to provide a guide to determine future public and private actions in the comprehensive development of Shaw Avenue from Clovis to Temperance Avenues. The specific purpose of the plan is to provide for a well-designed boulevard which also resolves the problems of mixed land uses and their interface with the residential areas of eastern Clovis. The following are the objectives and policies of the specific plan:

1. Shaw Avenue from Clovis to Temperance Avenues will not be a continuation of the lineal commercial pattern which exists to the west.
2. Commercial uses in this area will generally be limited to specific commercial centers. The development of these commercial centers shall be in response to demonstrated demands.
3. Neighborhood commercial facilities shall be oriented to the area's residential population and not community or regional traffic patterns.
4. Nonresidential land uses will generally be phased out along Shaw Avenue as development approaches Temperance Avenue. Nonresidential land use clusters may occur at the intersection of major streets in response to service demands generated by residential uses to the east.
5. Shaw Avenue from Clovis to Temperance Avenues will be reserved for uses which fit into a landscaped boulevard concept; therefore, a high level of design quality, signing, and landscaping will be required.
6. A maximum separation of through and local traffic shall be maintained.
7. In order to minimize the negative effects of a major traffic artery on the adjoining residential uses, the development pattern along Shaw Avenue shall be by Planned Unit Development rather than conventional residential subdivision. Innovative forms of owner occupied residential development will be encouraged along Shaw Avenue.
8. Residential land use will be encouraged in the eastern portion of the Shaw Avenue Specific Plan. Subdivisions will be required to contain larger lots to maintain consistency with existing lot patterns. The higher density Planned Unit Developments along Shaw Avenue should also be compatible with this decrease in density.
9. Jefferson Elementary School will be a prime factor in the approval of development proposals at the intersection of Fowler and Shaw Avenues. The existence of the elementary school will necessitate special considerations for traffic safety and project orientation.
10. Development will be regulated by adherence to basic residential and nonresidential development standards.

11. This policy is effective as of December 5, 1994. Additional development of free-standing eating establishments, eating establishments with drive-up windows and drive-up uses other than drive-up facilities associated with financial institutions (per Objective 12), in the specific plan area is prohibited. Eating establishments without drive-up windows located within the major in-line tenant space of a commercial center may be allowed subject to approval of a conditional use permit. These in-line uses shall reflect the design character, signing, and materials of construction of the center. An eating establishment shall be defined as a business selling prepared and cooked foods for consumption anywhere on the premises, including the parking lot and elsewhere off-site. Such eating establishments and eating establishments with drive-up windows are generally identified as high volume "fast-food restaurants." The characteristics of an eating establishment include but are not limited to:

- payment prior to receiving food
- no table service during the consumption of food (no tipping)
- ordering food via billboard menu
- obtaining food at the area where the order is placed
- utilization of previously prepared, packaged food
- high volume food sales
- presence of a drive-up window for ordering food
- food prepared specifically for consumption both on the premises and take-out

Requested uses that do not clearly fall within the definition of an "eating establishment" described herein may be taken to the Planning Commission for an interpretation. This policy does not affect the legal operating status of existing free-standing eating establishments, eating establishments with drive-up windows, eating establishments with or without drive-up windows located within a major in-line tenant space. These existing uses that are discontinued, modified, or otherwise partially or totally destroyed are required to obtain approval of a conditional use permit prior to rebuilding, reopening, or continuing the operation of the business.

Nothing stated in this policy objective Number 11 affects any parcel on which there is in existence Planned Commercial Center (PCC) zoning as of the effective date of this policy.

12. This policy is effective as of April 12, 1999. Drive-up uses for financial institutions such as banks, credit unions, savings and loans, and other similar business, as determined by the Planning Commission, may be allowed with the processing and approval of a Conditional Use Permit. Drive-up use facilities shall not be allowed to be constructed directly along the Shaw Avenue frontage.

Specific Plan Elements

Land Use

The majority of undeveloped property in the plan area is designated Mixed Use consistent with the 1993 General Plan. The chief exceptions are property located at the western end of the corridor north of Shaw Avenue which will be developed under the Limited Commercial designation and residential development at the eastern end of the plan area.

The Mixed Use category provides for the development and/or redevelopment and enhancement of areas of a complimentary and creative mix of retail, professional office, and residential uses that are located on the same parcel or within the same project area. The intent of the Mixed Use designation is to provide the opportunity for combinations of land uses which achieve superior design or functional standards not typical of individual land uses.

The specific plan envisions specific types of development. Office developments are perceived to be of the garden-concept variety and limited to a single story. Multiple Family Residential developments are intended to be single story, garden apartment in nature adjacent to single family subdivisions, with a high level of site amenities. Since these uses would directly adjoin single family residential neighborhoods, special consideration will be given to the treatment along this boundary line. The location of access drives and parking areas along the boundary line between the Mixed Use areas and single family residential is not encouraged.

The Limited Commercial designation is intended to describe those commercial uses which might function as a complimentary adjunct to the Regional Commercial Center designation. This use would provide for the kinds of uses allowed in the Professional Office District but would additionally provide for uses such as restaurants or major durable goods sales such as furniture stores. The basis for the use will be discussed more completely under the following Land Use Section as the individual parts of the plan are reviewed. Generally, this district provides for compatible commercial uses across from a major regional commercial center without encouraging or extending the lineal or strip commercial development which presently exists to the west of Clovis Avenue.

Specific Plan Land Use Areas

The following is a discussion of land use areas within the specific plan corridor. These are keyed to Figure 2.

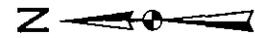
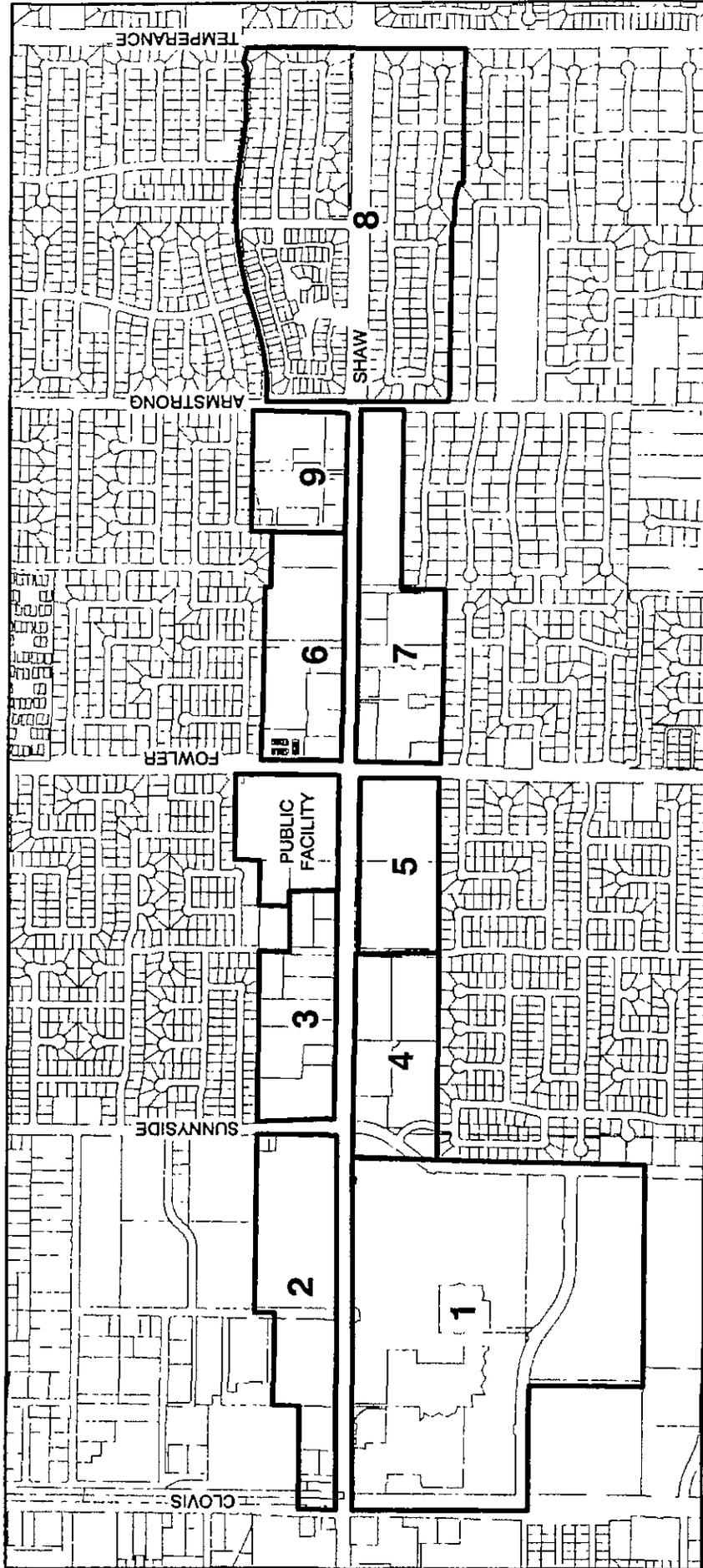
Area 1

General Description

Area 1 consists of a large area of land approximately 91 acres in size. The property is centrally located on the southeast corner of Shaw and Clovis Avenues. Sierra Vista Regional Shopping Center occupies about 70 acres in this area. The remainder of the site, which is located south of Santa Ana Avenue, is vacant. A 50-foot right-of-way, owned by Southern Pacific Railroad, is located on the western perimeter between this land and Clovis Avenue. Santa Ana Avenue provides access to Clovis Avenue from the site. Existing land use in the vicinity includes developed Community Commercial to the west, Industrial to the south, Low Density Single Family Residential to the east, and a mixture of Industrial and scattered single family dwellings and the Sierra Pavilions Shopping Center to the north and northeast across Shaw Avenue.

Land Use Designation

This area has been largely developed with the Sierra Vista Shopping Center. The 20 acres of land south of Santa Ana Avenue that remain vacant are available for development as another



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SHAW AVENUE SPECIFIC PLAN LAND USE AREAS

FIG 2

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phase of the regional shopping center. The following are examples of land use categories that would be compatible within the regional shopping center.

Major Department Stores--Major department stores represent the anchor stores in a regional shopping center. A major department store would provide a large and assorted variety of goods ranging from cosmetics to home appliances. Ideally, a regional center will have three or four major department stores located at strategic locations within the center. These major stores provide the identity and drawing power of the center.

Specialty Stores--The specialty stores include shoe stores, variety stores, boutiques, etc. These are the support stores that provide the substance and character for a commercial center. The type, variety, and number of specialty stores are considered carefully to avoid an "overkill" of commercial provided by the commercial center. The specialty store is an integral element which is necessary to the overall makeup of a commercial center.

Support Facilities--The support facilities in a commercial center would consist of restaurants, sandwich/coffee shops, and other businesses which provide supportive services to patrons of the center. These facilities provide services which enhance the retail environment.

Area 2

General Description

Area 2 is an area approximately 43 acres in size and is located on the north side of Shaw Avenue, from Clovis to Sunnyside Avenues. The Sierra Pavilions Shopping Center occupies most of this area. The property remaining, located west and northwest of the Sierra Pavilions Shopping Center, is divided into smaller lots and contains developed commercial and industrial land uses and several single family dwellings. The Southern Pacific Railroad right-of-way and Railroad Avenue border the western perimeter of Area 2. Cherryfield Avenue is proposed to service a portion of Area 2 on the north.

Land Use Designation

The land use designation for this area is "Limited Commercial." This designation is intended to support and promote the regional shopping center which is a central feature of the Shaw Avenue Specific Plan. In addition to providing this support, it serves as an attractive transition to existing and new residential development.

Uses covered under this designation compliment the regional shopping center by providing general commercial and office development in an attractive and harmonious setting. This designation may include some uses to meet daily shopping needs for local residents. Uses intended within the Limited Commercial designation include lending institutions, restaurants, general commercial operations, supermarkets, and professional office land uses. Uses to be prohibited are free-standing eating establishments' drive-up uses. Automobile services uses are to be discouraged.

This designation harmonizes with the regional shopping center through the provision of outstanding and durable architectural styles. Well-planned landscaping and use of

architectural features are used to denote a united and unique commercial district. Development of singular or isolated commercial uses is strongly discouraged. Parking areas are considered a part of the overall design concept.

To ensure consistency and compatibility of commercial uses in this area, new projects will be required to be developed under the Planned Commercial Center (PCC) Zone District. New developments in this area must continue or compliment the existing architectural style established at the Sierra Pavilions Shopping Center.

Area 3

General Description

This area consists of approximately 19 acres of land located between Sunnyside Avenue to the west and Jefferson Elementary School to the east. Approximately 11 acres located immediately east of Sunnyside on this site is currently vacant. An office building (CSAA) has been constructed to the east of the 11 acre property. The remaining land is also vacant.

Land Use Designation

The land use classification for this area is "Mixed Use". The 1993 Clovis General Plan reaffirmed this land use identifying this property as Area No. 25 on the Mixed Use matrix. This provided for a primary use of Office and a secondary use of 40% residential (Medium High). Special uses included banks, motel/hotel, and restaurants. Originally, the concept was to permit the combining of Professional Office with Low Density Multiple Family Residential land use under the Planned Unit Development ordinance where compatible or another site development pattern promotes individual ownership of units. The intent was to provide a transition to bridge the gap between nonresidential and residential land uses. This development concept encouraged in this zone would be the planned integration of Residential and Office uses into a functional unit which would provide identity and character while maintaining the amenities of the adjacent residential neighborhoods. This concept was changed with the approval of GPA90-21, which redesignated 11 acres of this area located immediately east of Sunnyside Avenue for commercial use. To ensure consistency and compatibility of commercial uses in this area, new projects will be required to be developed under the Planned Commercial Center (PCC) Zone District. New developments in this area must continue or compliment the existing architectural style established at the Sierra Pavilions Shopping Center.

Because of the proximity of single family neighborhoods in this study area, special consideration should be given to the visual aesthetics along the boundary lines. The "Mixed Use" classification will increase this area's development potential and ensure the transition from Limited Commercial as proposed to the west to Medium Density Single Family Residential to the north. Further, this classification will ensure the amenities of the existing City park and elementary school located to the east of the study area.

Areas 4 and 5

General Description

Areas 4 and 5 are combined because they correspond to Mixed Use area No. 28 in the 1993 General Plan. This area has a 640-foot frontage on Sunnyside Avenue to the west and

Stanford Avenue to the east when completed. Stanford Avenue will be the only local street allowing direct access from Shaw Avenue to the residential areas south of Areas 4 and 5. The Claremont senior housing development has been constructed on approximately 5 acres located at the western end of this area. The opportunity exists for additional senior housing in this area. Except for an agricultural/residential use on the east side of the Stanford Avenue alignment and the senior residential project, the remainder of the study area is vacant.

Land Use Designation

This area consists of approximately 37 acres. The Mixed Use designation for this property provides for a primary use of Office with a secondary use of 40% residential, with an opportunity for Medium High Residential. Senior housing is the special use. The Professional Office land use designation will permit such uses as medical offices, insurance complexes, corporate offices, and professional complexes. Due to the direct association of this area to the adjacent regional shopping center, the intent of this designation is to provide a transition from and limit commercial land use to the west.

Special consideration will be given to the interfacing between the commercial and residential uses adjacent to these areas to ensure a smooth transition. Landscaping, large setbacks, and building placement are examples of requirements which can be considered in the Site Plan Review process to achieve the proper transition. The specific plan envisions specific types of development. Office developments would be the garden-concept variety limited to a single story. Multiple family developments are intended to be single story, garden apartments adjacent to single family subdivisions, and would have a high level of site amenities. Since these uses would directly adjoin single family residential neighborhoods, special consideration must be given to the treatment along this boundary line. The location of access drives and parking areas along the boundary line between the Mixed Use areas and single family residential is not encouraged.

The office developments permitted in this zone must be designed and landscaped to enhance the character and aesthetics of Shaw Avenue and the adjoining residential neighborhoods. Proper landscaping and boundary-line treatment will ensure the amenities of Sunnyside and Stanford Avenues and the identity of the residential area they serve. Site Plan Review of all proposed land uses will further guarantee these amenities. The development standards and design guidelines included in this specific plan will be implemented through the Site Plan Review process.

Area 6

General Description

With the 1994 update of this plan, Area 6 was expanded to correspond to Mixed Use area No. 26 in the 1993 General Plan. This area consists of approximately 22 acres of land located at the northeast corner of Shaw and Fowler Avenues. Presently this area is developed with offices, a bank, and a large ponding basin.

Land Use Designation

Area 6 is designated Mixed Use. The area as expanded corresponds to Mixed Use area No. 26 in the 1993 General Plan. The primary use in the area is Office and secondary use is 25%

residential, with an opportunity for Medium High Residential development. Special uses include banks and restaurants.

All requests for the Mixed Use entitlement will be reviewed in the Site Plan Review process to ensure consistency with the objectives of the zone classification and specific plan. The criteria of the Planned Unit Development Ordinance will generally be applicable for all residential developments in this land use classification. The intent of the City is to encourage creative patterns of land development which promote individual ownership of units. The presence of Jefferson Elementary School west of this area is a concern. Adjacent development will be required to provide appropriate uses and a compatibly built environment.

Area 7

General Description

Area 7 is divided into two sites. The larger, western portion of the area is developed with the Mountain View Shopping Center. Approximately 12 acres of this property is earmarked for development with commercial/retail uses. The remaining 5.5 acres will be developed with office uses. The historic Sharer home that was located on this site has been moved to the northeast corner of Fowler and Fairmont Avenues. Single family residential uses are located adjacent to this site on the south and southeastern borders. The second site in Area 7 is a Mixed Use area located immediately east of Mountain View Shopping Center along Shaw Avenue. This area corresponds with the Mixed Use area No. 29 in the 1993 General Plan.

Land Use Designation

The land use designation for the western portion of this area is Community Commercial Center. The underlying zoning is PCC. This zoning has been conditioned to provide for both commercial/retail development and office uses. The commercial uses are slowly being constructed. The office site is presently vacant. The PCC zoning provides for development standards to buffer adjacent single family neighborhoods from potential impacts from development of this area. The land use designation for the eastern portion of this area is Mixed Use. Primary use in this area is Office and the secondary use is 25% residential, with a Medium High Residential development opportunity. The plan envisions owner occupied residential units in this area, developed under the Planned Unit Development Ordinance.

Area 8

General Description

Area 8 provides 80+ acres of land designated for residential use located at the eastern end of the east Shaw Avenue corridor. The area includes property on both the north and south sides of Shaw Avenue. The property located north of Shaw Avenue between Armstrong and Temperance Avenues is developed with residential subdivisions. The property located south of Shaw Avenue between Armstrong and Temperance Avenues is currently vacant. Surrounding land uses consist of single family residential uses on all sides with the exception being the Mixed Use area located immediately to the west. Shaw Avenue runs through the middle of this area.

Land Use Designation

The land use designation for this study area is Low Density Single Family Residential. The intent of the Single Family designation is to limit nonresidential land uses in this section of Shaw Avenue and develop a consistency in residential development which will enhance the boulevard concept of Shaw Avenue. Large residential lots and low densities will be required to provide the transition to rural-residential. Present minimum lot sizes in this section of the City range from 8,500 square feet to one acre.

All future residential developments with frontage on Shaw Avenue will be encouraged to maintain densities compatible with adjoining residential lotting patterns and be developed under the criteria of a Planned Unit Development or other patterns of creative residential land use which emphasize and promote individual ownership of units. Planned Unit Developments will be encouraged as alternatives to conventional subdivisions fronting on Shaw Avenue. Any nonresidential land uses in this particular section of Shaw Avenue will only be permitted in Planned Commercial Centers (see Area 9).

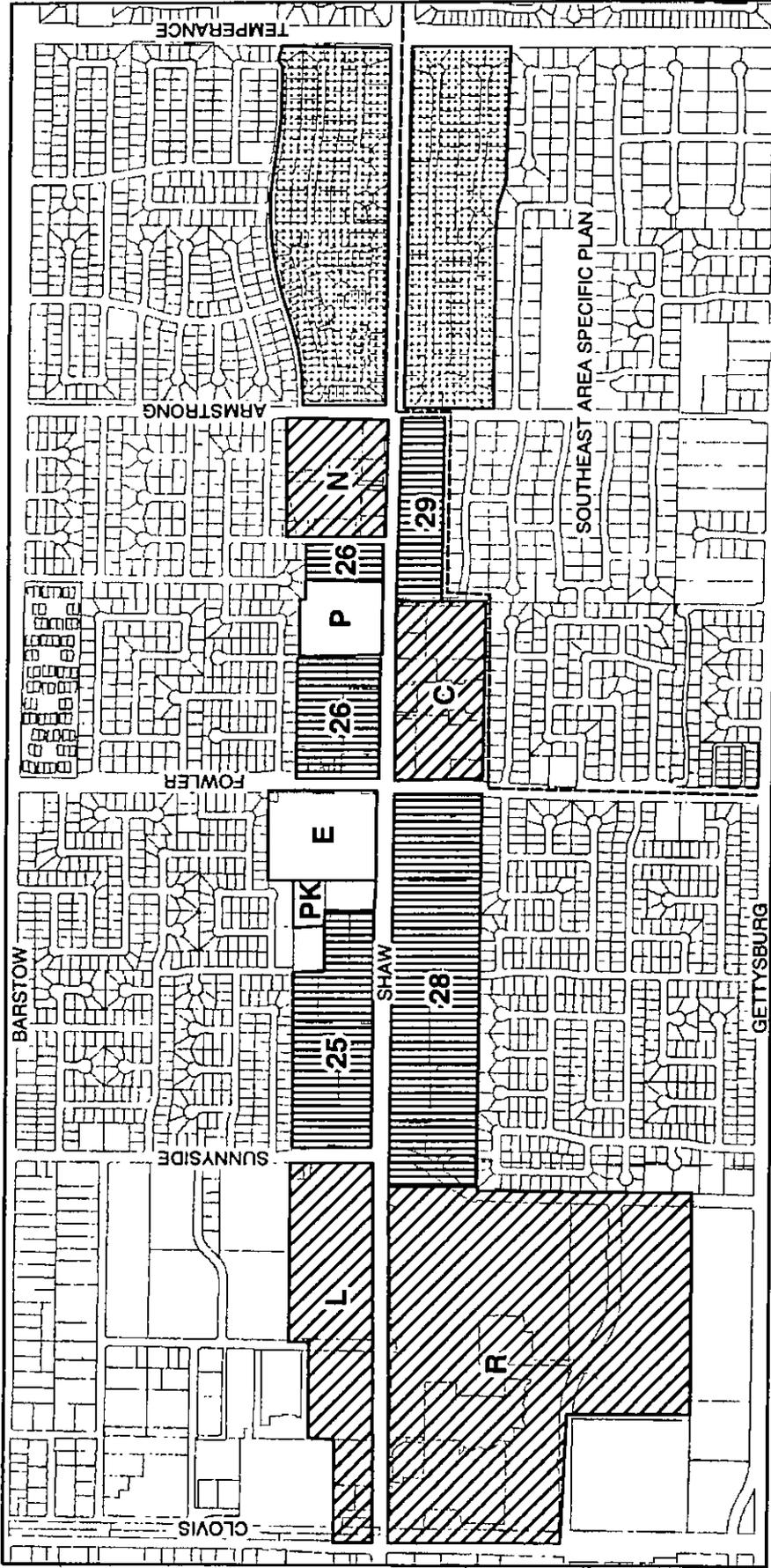
Area 9

General Description

Area 9 is developed with the Clovis Country Shopping Center. This is a neighborhood commercial center consisting of approximately 12 acres. The underlying zoning is Planned Commercial Center (PCC). The shopping center is largely built out, with only a one-acre site adjacent (east of) to Burl Avenue being available for development.

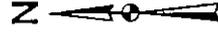
Land Use Designation

Area 9 is designated as a Neighborhood Commercial Center. The intent of the Commercial Center at this location was to provide a site for commercial services which are found in a Neighborhood Center. The types of commercial land uses locating in this center provide the everyday support services required by the adjacent residential neighborhoods. Due to adjacent residential land uses, special consideration is required concerning the location, design, and visual aesthetics of Commercial developments in the center. Special attention must be given to perimeter landscaping and boundary line treatment. All developments will be encouraged to implement design techniques that will promote character and identity.



SHAW AVENUE SPECIFIC PLAN LAND USE PLAN

-  LOW DENSITY SINGLE FAMILY RESIDENTIAL
-  MIXED USE AREAS
-  COMMUNITY COMMERCIAL CENTER
-  NEIGHBORHOOD COMMERCIAL CENTER
-  REGIONAL COMMERCIAL CENTER
-  LIMITED COMMERCIAL
-  PONDING BASIN
-  ELEMENTARY SCHOOL
-  PARK



NOT TO SCALE

FIG 3

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CIRCULATION

The road system throughout the specific plan area is largely completed. Sections of Shaw, Armstrong, and Temperance Avenues will be improved as the remainder of the east Shaw Avenue corridor builds out.

General Street System Characteristics

1. Circulation patterns should not encourage through traffic in residential areas. Roadway layouts should discourage use of residential streets by business traffic.
2. The driveway and intersection standards will be developed according to the requirements of the Clovis Engineering Division.
3. The design of the streetscape should integrate, in a consistent and creative manner, plant materials, paths, landforms, sound walls, lighting, furniture, and signage to produce an attractive and functional environment.
4. All landscaping should be designed, installed, and maintained to encourage a low maintenance, water-conserving (consistent with the City's Water Efficiency Ordinance), functional, and attractive landscape.
5. All landscaping should employ a mix of trees, shrubs, ground cover, and turf as appropriate. The plant palette should be relatively limited and applied in groupings of similar species rather than a few plants of many different species planted together. The use of water conserving plantings, such as California natives and drought tolerant trees, shrubs, and turf, is encouraged.
6. Live plant materials shall be used in all landscaped areas. The use of gravel, colored rock, bark, artificial turf, and other similar materials is not acceptable as the sole ground cover material.
7. The use of turf should be minimized in median islands and reserved for areas of high use or visibility.
8. Automatic irrigation should be installed in all landscape areas. Plants must be watered and maintained on a regular basis. Irrigation systems should be designed so as not to overspray streets, walks, buildings, parking areas, etc. The use of water conserving systems, such as drip irrigation for shrub and tree planting, is encouraged.
9. Access to residential development should generally be off collector or local collector streets bisecting each section of the arterial grid (collector streets occur at 1/2 mile points).
10. Where residential development is located adjacent to an arterial intersection, special measures, such as increased setbacks, sound walls, landscaping, and noise-attenuating architectural features, will be required to minimize noise impacts.

Temperance Avenue Expressway

Temperance Avenue through the plan area is classified as an expressway with the potential for three lanes in each direction with a minimum right-of-way of 106 feet. Temperance Avenue will accommodate four 11-foot/12-foot travel lanes, two 12-foot emergency parking/bicycle lanes, which, traffic warranted, will become two additional travel lanes, a 16-foot median island, and a 10-foot sidewalk pattern. Additional right-of-way may be required for dual left- and free right-turn lanes, bus bays, and acceleration/deceleration lanes. The ultimate development of this expressway will be determined at the time the proposed project is reviewed.

Arterial Streets

Shaw and Fowler Avenues are designated as arterial streets. Arterials are typically designed with two 12-foot lanes in each direction, plus two 8-foot lanes for parking or bicycle lanes, with a 16-foot curbed median, all within a 106-foot minimum right-of-way. A 10-foot sidewalk right-of-way is normally required along arterial streets. A meandering sidewalk pattern presently being developed on Shaw Avenue west of Clovis Avenue may be required on the eastern portion of Shaw Avenue. Fowler Avenue will generally have standard sidewalks. The ultimate development of arterial streets in the plan area will be determined at the time the proposed project is reviewed and may include requirements for dual left-turn lanes and free right-turn lanes depending on the intensity of the proposed use and an analysis of traffic impacts.

The minimum right-of-way width for the Shaw Avenue six-lane arterial is 124 feet. This right-of-way consists of three 12-foot travel lanes in each direction for a total of six; a 16-foot median island; two 8-foot parking lanes; and two 10-foot sidewalk, curb, and gutter areas on the north and south sides of the arterial. Additional right-of-way may be required for dual left- and free right-turn lanes, bus bays, and acceleration/deceleration lanes. (See Figure 4 and the development standards below.)

Collector Streets

Sunnyside and Armstrong Avenues are collector streets. Collectors have an 84-foot minimum right-of-way width including an 8-foot bicycle or parking lane on each side. They are designed for up to four 12-foot lanes of undivided traffic. The sidewalk right-of-way is typically 10 feet. Their primary use is to carry residential traffic from local streets to arterial streets.

UTILITIES

Water

Twelve-inch water mains will be developed in Shaw Avenue to provide for development along this corridor. All of the major streets within the plan area contain 12-inch water mains.

Sewer

The provision of sewer service is the most important of the utilities in its potential effect upon the development of the specific plan area. This area was designed to be served by the Fowler Avenue Trunk Sewer line which was finished in early 1990s. The main sewer line in Shaw Avenue will be 10 inches in diameter.

Storm Water

There are three storm water basins within the specific plan area: one at the southwest corner of Hoblitt and Sunnyside Avenues, one on the north side of Shaw Avenue midway between Fowler and Armstrong Avenues, and one presently on the Grundfos Pump property. Water from the plan area also flows into adjacent pond sites not within the Specific Plan Area. The development of these facilities is not seen to be a constraint on the development of the area.

Gas/Electric/Phone

These utilities are provided on an "as required" basis and are not seen as limitations or constraints of the land use and development patterns.

IMPLEMENTATION

The Shaw Avenue Specific Plan has been in place since 1978. Accordingly, at this time (1994) implementation of the plan has been occurring for a number of years. Much of the infrastructure has been installed in this area including major water and sewer lines, streets, and storm water systems. Remaining infrastructure will largely be put into place by private development.

The original objectives of the specific plan related to allowable uses and the physical development of property in the east Shaw Avenue corridor were implemented through adoption of the Shaw Avenue Specific Plan and reaffirmed with the adoption of the 1994 revisions to the specific plan. Implementation of the Shaw Avenue Specific Plan consists of the following elements:

1. The original objectives, policies, and development standards of Shaw Avenue Specific Plan are in force to guide the remaining development in the east Shaw Avenue corridor.
2. The 1994 update of the specific plan includes a basic listing of required residential and nonresidential development standards.
3. The specific plan update includes new policies concerning free-standing eating establishments, eating establishments with drive-up uses, and drive-up uses in the plan area.
4. The specific plan was amended with the adoption of the 1993 General Plan to include revised Mixed Use designations. These Mixed Use areas are keyed to the "Mixed Use Design Guidelines" matrix in the General Plan (see Figure 5). This table determines the primary, secondary, and special uses allowed in a specific Mixed Use area. The table also provides specific development standards that must be followed. Most remaining nonresidential development will occur inside one of four Mixed Use areas which are part of the specific plan land use element.

DEVELOPMENT STANDARDS

Residential Developments

Temperance Avenue

The following are required development standards:

1. Temperance Avenue is a nonaccess expressway. Only existing residences will be allowed to front directly on Temperance Avenue.
2. When property is subdivided in this area, measures will be taken to provide for access through the proposed subdivision.
3. Residential development will be required to use a back-on lotting pattern. When using this pattern, a minimum landscaped setback of 30 feet including a sidewalk shall be provided. The landscaping shall be consistent with the overall style of the landscaping approved by the City for Temperance Avenue.
4. A combination 2-foot berm and 6-foot masonry sound wall with pilasters spaced at least every 15 linear feet (or another acceptable sound wall) shall be provided. The minimum width of the sound wall shall be 6 inches. The sound wall shall be located a minimum of 30 feet from the edge of curb. The design, colors and materials, and proposed construction of the sound wall, and a detailed landscape plan shall be submitted to the City Planner for review and approval.

On Shaw Avenue

The following are required development standards:

1. Residential developments are restricted from fronting directly on Shaw Avenue.
2. Any two-story residence backing onto Shaw Avenue shall utilize sound attenuation design for the second floor.
3. There will be limited access to Shaw Avenue from residential developments. Planned Unit Developments may have access through a private street/drive.
4. Residential developments will be required to use a back-on lotting pattern along Shaw Avenue. When using this pattern, a landscaped setback of 30 feet (minimum) including a sidewalk shall be provided. The landscaping shall be consistent with the overall style of the landscaping approved by the City for major arterial streets.
5. A combination 2-foot berm and 6-foot masonry sound wall (or another appropriate sound wall) with pilasters spaced at least every 15 linear feet is required. The minimum width of the sound wall shall be 6 inches. The sound wall shall be located a minimum of 30 feet from the edge of curb. The design, colors and materials, and proposed construction of the sound wall and a detailed landscape plan shall be submitted to the City Planner for review and approval.

Nonresidential Developments

The following are required development standards:

1. A 40-foot "from edge of curb" building setback shall be maintained along Shaw Avenue. Trellises, eaves, and roof overhang may be extended to within 30 feet of Shaw Avenue subject to approval of the City Planner during the processing of the Site Plan Review. At least a 30-foot from edge of curb landscape setback area shall be provided along Shaw Avenue.
2. A 40-foot from edge of curb building setback and minimum 20-foot from edge of curb landscape area shall be maintained along adjacent collector and/or arterial streets.
3. At least a 20-foot landscape setback shall be maintained along all property boundaries. No eaves or architectural features shall encroach into this area.
4. An appropriate architectural theme should be developed for the entire site of commercial or office development. Satellite buildings should follow this theme.
5. The architectural style shall be complimentary to the existing character of Clovis.
6. Buildings should have a maximum height of 25 feet to eave or cornice line height may be increased within an envelope stepping back from eave of cornice line at a ratio of two horizontal to one vertical, where reasonable building heights and profiles should be similar to neighboring buildings to provide the street with definite character.
7. A detailed landscape plan for all developments will be required for review and approval by the City Planner.
8. All undeveloped building pads should be landscaped prior to construction of the next phase of the project.
9. A tree planting of one tree per every five lineal stalls shall occur throughout the parking lot.
10. Special attention should be paid to pedestrian movement through the parking lot.
11. Continuous arcades are encouraged to provide pedestrians protection from rain and summer sun.
12. Commercial uses will be required to be developed under the Planned Commercial Center (PCC) Zone District.

Figure 5
MIXED USE AREAS DESIGN GUIDELINES

Area No.	Primary Use	Secondary Uses ¹	Special Uses	Max. Height/ Stories	F.A.R./ Residential Density	Design Features and Comments
25	Office	40% Residential	Banks; Motel/Hotel; Restaurants	2	0.25/Medium-High(53.32-187.75)	• 18.77 acres Buffer Adjacent Residential
26	Office	25% Residential	Restaurants; Banks	2	0.25/Medium-High(19.17-67.5)	• 10.81 acres Buffer Adjacent Residential
28	Office	40% Residential	Senior Housing	2	0.25/Medium-High(106.59-375.3)	• 37.53 acres Buffer Adjacent Residential
29	Office	25% Residential		2	0.25/Medium-High(15.3-32.25)	• 8.59 acres Buffer Adjacent Residential • Owner Occupied Units

¹ Percentage shown represents a "not to exceed" usage percentage for the secondary permitted uses within mixed use areas up to which, the maximum shown will be considered.