



AGENDA ITEM NO: 3-D-1

City Manager: *W. For*

- CITY OF CLOVIS - REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: May 14, 2007

SUBJECT: Consider Approval - A request to initiate an amendment to the General Plan and Herndon-Shepherd Specific Plan and an amendment to the Zoning Ordinance to facilitate the development of the Clovis Research and Technology Business Park Phase 3 bounded generally by State Route 168 on the south, Nees Avenue on the north, and the Harlan Ranch Development to the east. Multiple owners; City of Clovis, applicant.

ATTACHMENTS:

Exhibit "A:" Location Map

Exhibit "B:" Estimated Budget for Entitlement Processing

CONFLICT OF INTEREST

None

RECOMMENDATION

Staff recommends the City Council initiate an amendment to the General Plan and Herndon-Shepherd Specific Plan, and an amendment to the Zoning Ordinance to facilitate the development of the Clovis Research and Technology Business Park Phase 3.

EXECUTIVE SUMMARY

Staff is proceeding with the implementation of the Clovis Research and Technology Business Park Phase 3. To facilitate this process, an amendment to the General Plan and the Herndon-Avenue Specific Plan is needed to change the land use designation to a new Mixed Use Area, which will include a primary use of Research and Technology Business Park. The General Plan Amendment will also include an amendment to the General Plan and Herndon-Shepherd Specific Plan Circulation Elements to address

changes to the local road network. An amendment to the Zoning Ordinance is also needed to modify the development standards of the Research and Technology Business Park Zone District.

BACKGROUND

The City Council originally considered expanding the Research and Technology Business Park into a 425-acre area in the northeast, known as the Harlan Ranch Property. The City hired Thomas Cooke Associates to prepare an Economic Development Employer Target and Outreach Plan (ETOP), which included a feasibility study and conceptual master plan as part of a State grant to address the jobs/housing balance. Based on the study conclusions on February 3, 2003, the City Council directed staff to proceed with the implementation of the plan. However, prior to initiating the entitlements necessary as part of the ETOP, the property owners informed staff that they intended to proceed with residential development on the site.

In June 2004, staff presented to Council an alternative to developing the 425-acre Harlan Ranch area. The alternative included considering a 125-acre area east of the existing Research and Technology Business Park, south of Nees Avenue, north of Highway 168 and west of Harlan Ranch. As a condition of allowing residential development to proceed on the Harlan Ranch Property, the developer of this area, Wilcon LLC, was to provide a conceptual plan of the Research and Technology Business Park that projected its eastern expansion into the 153-acre area described above.

On October 11, 2004, Council was presented a scope of work from Thomas Cooke Associates to prepare a feasibility study and conceptual master plan for the area. The Council directed staff to proceed with the feasibility study for the eastern expansion of the Research and Technology Business Park.

On September 12, 2005, staff presented the completed feasibility report to Council, who directed staff to move forward with implementation of the plan. Implementation included modification of existing policies and regulations, environmental review, and methods of financing required Expansion Area infrastructure. Staff indicated it would prepare a strategy, schedule for completion, and cost analysis to implement the plan. This report is a culmination of that direction.

Subsequently, the subject area was annexed into the City with the Locan-Nees Reorganization, generally located south of Shepherd Avenue, east of Temperance Avenue, west of DeWolf Avenue, and north of State Route 168. The effective date of the annexation was September 28, 2006. Implementation of the plan was delayed due to the annexation and subsequent transition of the Locan-Nees Neighborhood into the City.

PROPOSAL AND ANALYSIS

Staff is now moving forward to implement the Clovis Research and Technology Business Park Phase 3 (R & T Park Phase 3). The R & T Park Phase 3 consists of approximately 160 acres and is generally bounded by State Route 168 on the south, Nees Avenue on the north, and the Harlan Ranch Development to the east (Exhibit "A").

The subject area is comprised of 38 parcels; 21 are privately owned and 17 are in public ownership. The total area is approximately 160 acres, of which 93 acres are privately owned and 60 acres are publicly owned; of the latter, 25.2 acres are owned by the City of Clovis and sixteen of the private parcels have owner occupied residences.

The implementation of the R & T Park Phase 3 will require an amendment to the City of Clovis General Plan and the Herndon/Shepherd Specific Plan. The subject area is currently designated Very Low Density Residential (0.6 to 2.0 du/ac), Commercial, and High Density Residential (15.1 to 25.0 du/ac) by the General Plan and Large Lot Residential (2.2 du/ac) with floating designations for Commercial and Multiple-family by the Herndon-Shepherd Specific Plan. The amendment includes changing the current designations of the area to a new Mixed Use Area, which will include Research and Technology Business Park as the primary use. There will also be the opportunity for secondary uses, such as live/work units, that will complement and serve the R & T Park.

The General Plan Amendment will also include an amendment to the General Plan and Herndon-Shepherd Specific Plan Circulation Elements to address changes to the local road network. The changes include the addition of Alluvial Avenue through the subject area and changes to roadway development standards for Nees and Locan Avenues.

Implementation will also require an amendment to the Zoning Ordinance. Modifications to the Research and Technology Business Park Zone District will be needed to modify the development standards to facilitate the development of the subject area, due to fragmented parcels and existing single-family residences. Modifications, as discussed in the *Plan for the Expansion of the Central Valley Research and Technology Park* prepared by Cooke and Associates, will encourage parcel assemblage of smaller parcels into more marketable sites and enact development standards and guidelines that address incompatibility concerns of both residents wishing to remain and business wishing to locate in the area.

FISCAL IMPACT

The costs associated with processing of these entitlements will be City-funded. The General Plan Amendment fee is \$8,575.00 and the Ordinance Amendment fee is \$3,975.00. This project is allocated \$50,000.00 in the current Planning Division budget. Along with the entitlement fees, there will be costs for biological, cultural, traffic, noise, and sewer studies. The total cost to process the entitlements will be approximately \$62,000.00.

The entitlement fees will be funded by the sale of City-owned property by the Clovis Economic Development Department. If Council approves this initiation request, staff will prepare a budget amendment to identify the funds needed.

The costs for infrastructure for the R & T Park Phase 3, including the development of the Alluvial Avenue extension, will be developer-funded. The infrastructure will be installed incrementally as development takes place.

REASONS FOR RECOMMENDATION

According to the adopted Economic Development Strategy, the City's goal is to have job to housing ratio of 1:1 (the City's current ratio is 8:1). It is important for the City to identify and zone land for additional job generating uses. The Council previously directed staff to move forward on the implementation of the R & T Park Phase 3, which is facilitated by the initiation of the entitlement identified in this report. Therefore, staff recommends the City Council initiate a General Plan Amendment and Zoning Ordinance Amendment for the R & T Park Phase 3.

ACTIONS FOLLOWING APPROVAL


Staff will proceed with the implementation of the Research and Technology Business Park Phase 3, which includes preparation of a budget amendment for the City Council's consideration, preparation of the environmental analysis, and scheduling the General Plan Amendment and Ordinance Amendment for public hearings before the Planning Commission and City Council.

GENERAL INFORMATION

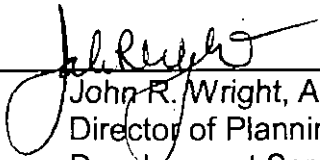
Existing Land Use:	Rural Residential
General Plan Designation:	Very Low Density Residential, Commercial, High Density Residential

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Submitted by:



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Director of Planning and
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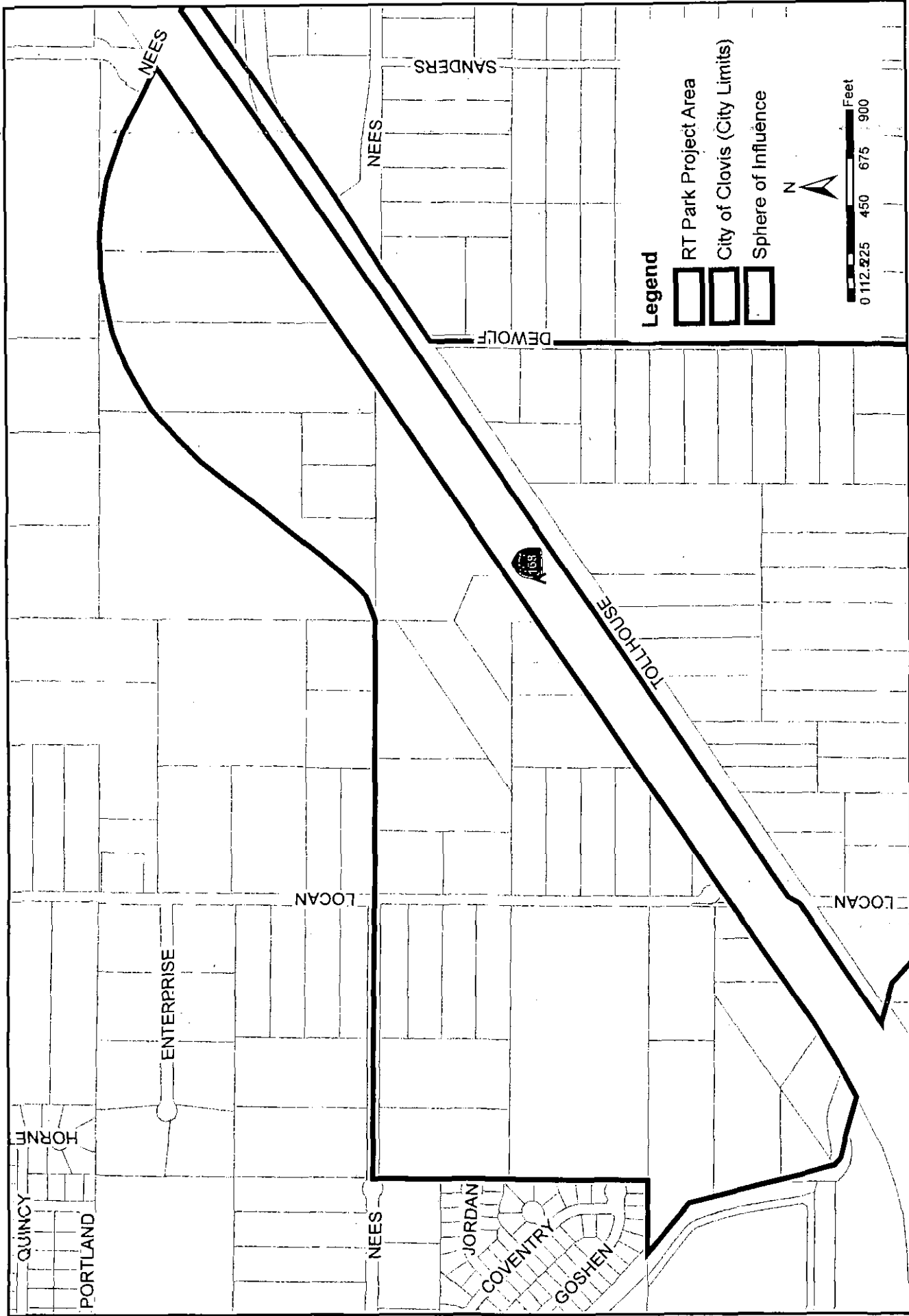


Exhibit "A"

**Clovis Research and Technology Business Park Phase III
Estimated Budget for Entitlement Processing**

Task	City Application Fees	Consultant Fees	Total
Studies for Environmental Review			
Biological Study		\$7,500	\$7,500
Cultural Resource Study		\$7,500	\$7,500
Traffic Study		\$8,000	\$8,000
Noise Study		\$10,000	\$10,000
Sewer Analysis		\$10,000	\$10,000
City consultant management fee (15% of Total)	\$6,450		\$6,450
City Applications			
General Plan Amendment	\$8,575		\$8,575
Zoning Ordinance Amendment	\$3,975		\$3,975
Totals			
Total City Fees	\$19,000		
Total Consultant Fees		\$43,000	
Total Cost			\$62,000