

SEDA – Land Use Descriptions

Regional Town Center

The Regional Town Center is at the top of the Mixed-Use District hierarchy in the SEDA, serving 40,000 to 60,000 households across the site and within the surrounding communities.

The Regional Town Center will be located south of State Highway 180 along the realigned Kings Canyon Arterial. The center will be focused around one or more major transit stations linked to the regional rapid-transit network. The Regional Town Center will be given priority as the primary mixed-use employment center, retail destination, and host to major cultural attractions in the SEDA. Region-serving civic amenities and medium to higher-density housing will help to foster a complete and vibrant mixed-use environment in the Regional Town Center.

Community Town Centers

The SEDA Specific Plan includes seven Community Town Centers dispersed across the Plan Area. Each center will provide commercial, civic, and other services to meet the needs of multiple neighborhoods and Community Town Center residents and employees. Community Town Center services will support between 5,000 and 10,000 households.

Community Town Centers will feature grocery stores and personal and business services, and a variety of medium- density housing options. Some Community Town Centers are focused around major rapid-transit stations. Community Town Centers will be located based on surrounding population density and proximity to other centers.

Neighborhood Town Centers

Neighborhood Town Centers are dispersed throughout the SEDA and serve as focal points of adjacent residential areas. Neighborhood Town Centers will include some employment and residential uses, but primarily provide the majority of SEDA residents with essential walk, bike, transit, and short-drive access to civic services and amenities, including elementary schools, local parks, community gardens, and other services. The spacing and frequency of Neighborhood Town Centers will be based upon requirements for the provision of elementary schools as determined by the Clovis and Sanger school districts in coordination with the City of Fresno (school siting and provision should be consistent with the policies of the Open Space, Schools and Public Facilities Chapter). Each Neighborhood Town Center shall serve approximately 1,500 to 2,000 households.

Mixed Residential

Mixed Residential Districts will support the Regional and Community Town Centers with a variety of medium- and higher-density housing, including a diverse mix of attached and detached single family and multifamily dwellings. On residential blocks, the maximum average net density within the Mixed Residential District will be 25 units per acre, and the floor area ratio (FAR) for mixed-use blocks can range from 0.25 to one.

Neighborhood Residential

Neighborhood Residential Districts will surround Neighborhood Town Centers and support the retail, employment, and other services provided throughout the SEDA Plan. Neighborhood Residential areas include a diversity of detached and attached single family housing types, as well as some multifamily housing options. On residential blocks, the maximum average net density within the Neighborhood Residential District will be 20 units per acre, and the floor area ratio (FAR) for mixed-use blocks can range from 0.25 to one.

Rural Residential

There are approximately 1,400 acres in the Plan Area currently developed as very low-density rural residential homes, small farms, and ranchettes, the majority of which have been designated in the plan as Rural Residential. Upon annexation into the City, the existing land use on these parcels may remain protected under the Annexation Overlay Ordinance as approved by the City Council in Bill 2008-10 on March 4, 2008.

Rural Cluster Residential

Rural Cluster Districts, located along the eastern edge of the SEDA, will concentrate residential lots within a small, clustered area of a larger parcel or grouping of parcels. This clustering of homes serves to preserve the continuity and viability of the surrounding land for active recreation, habitat conservation, and agricultural uses. Rural Cluster will be used as a transitional buffer between more intense urban uses within the SEDA, and the commercial agricultural operations outside the Plan Area.

Rural Cluster areas will be comprised of single-family dwelling units with a maximum average net density of 0.5 units per acre. In Rural Cluster Districts, the property area typically covers 20 – 40 acres, but homes cluster on lots (less than 1 acre) on a small portion of the property.

Office Center

Office Center areas will be located adjacent to Regional and Community Centers or along regionally significant transportation corridors (e.g. State Highway 180, Kings Canyon Avenue, Clovis Avenue). Office Centers will accommodate professional office and compatible commercial uses such as restaurants, coffee shops, cafes, banks, book shops, and dry cleaners.

Flexible Research and Development

Flexible Research and Development areas will primarily be located west of the Briggs Canal and/or south of Jensen Avenue and are intended to contain uses such as research and development, light manufacturing, product testing centers, and office development. The area could also include compatible commercial uses such as restaurants, coffee shops, cafes, printing and publishing, dry cleaners, and supporting businesses. Access to regional transportation corridors (both road and rail) is critical. Residential uses will not be allowed in this District, however, buffer standards will be included between uses as needed to ensure land use compatibility.

Institutional

Institutional districts include the planned Clovis Unified School District Education Center, and the existing Sanger Unified School District Education Center.

Institutional districts could also be located at the edges of Regional and Community Town Centers along medium- and high-capacity transportation connections. Institutional areas could house K-12 schools and university or state community college functions, while providing a limited but compatible series of commercial uses.