Planning and Zoning Commission

AGENDA ITEM REPORT

D.3

To: Planning and Zoning Commission

Subject: Hold a public hearing, discuss, and consider making a recommendation to Town Council regarding a zoning change request from Highway Commercial (HC) and Single Family 3 (SF-3) to Planned Development (PD) zoning district to develop a residential Single-Family subdivision and associated amenities, on approximately 56.06-acre tracts of land, generally located at 612 and 618 US Highway 80. **Case 1857-Z/Woodland Hills Planned Development (PD)**.

Meeting: Planning and Zoning Commission - November 19, 2025

Department: Development Services

Staff Contact: Surupa Sen

SUGGESTED ACTION:

Staff have no recommendation on this zoning request.

BACKGROUND INFORMATION:

Applicant Chase Finch, Corwin Engineering, Inc., have submitted a request for zoning change for two unplatted tracts of land, located at 612 and 618 US HWY 80, within Thomas D Coats survey, abstract no. 330, page 500, with a combined land area of approximately 56.06-acres to allow a single-family residential subdivision and associates amenities. Currently the properties at 612 and 618 US HWY 80 are zoned Single Family Residential District – 3 (SF-3) and Highway Commercial (HC) respectively. To accommodate this unique residential community, the applicant is requesting a Planned Development (PD) zoning district, to allow greater flexibility than what would be allowed under a typical SF-3 zoning district development standard.

The project is named Woodland Hills residential community, located on the south side of US Highway 80. The property is bordered by the Community Life Church, the Hope Church, and a Montessori School to the north, while predominantly vacant land borders the remainder of the property. The Woodland Hills Planned Development aims to be a sustainable neighborhood with the intent of establishing a vibrant, long-lasting community that blends with the surrounding environment; unlock a new avenue of high-quality single-family homes, leveraging the site's prime access to major road networks.

Woodland Hills residential development will add new housing options for the Sunnyvale area and provide a natural transition between existing commercial frontage and nearby residential neighborhoods. The conceptual layout proposed will offer new single-family homes in a well-connected and thoughtfully planned neighborhood with open space and community amenities.

Conceptual Layout and Amenities

Proposed Woodland Hills PD zoning would accommodate 113 single family lots and six open space lots, with a net density of 2.84 dwelling units per acre. Two entry driveway connections from US HWY 80 service road will provide access to this subdivision. Approximately 17-acres of the total 56.06-acre tracts requested for rezoning are encumbered with 100-year flood plain. The proposal is to stay outside of the flood plain limits. Typical lot width proposed are 80-feet wide with exceptions along cul-de-sacs and knuckle turns. The PD Zoning Development standards mostly align with Sunnyvale UDO SF-5 zoning standards, unless otherwise stipulated in the ordinance.

A one-acre common area open space with park and neighborhood playground amenities are proposed towards the back of subdivision. To ensure security and to allow greater separation from the highway oriented commercial frontage, a solid masonry wall with stone columns have been proposed as a perimeter enclosure towards the property lines that are closest to the US HWY 80 frontage. Remainder of the subdivision will consist of decorative wrought iron fence where lots are adjacent to open space or trail network, and solid 8-feet tall wooden privacy fence, where lots are adjacent to undeveloped vacant land.

A meandering trail network is proposed along the neighborhood park and within the flood plain area to provide connectivity to recreational amenities. Interior roadways will consist of typical 5-feet wide sidewalk and minimum 6-feet wide landscape parkway on both sides to provide walkable, attractive streetscape. Each single-family lot shall have a minimum of one (1) three caliper inch (3”) shade tree, one (1) ornamental tree, and twelve (12) shrubs (3 gallon minimum) to be planted in the front yard.

Architectural Standards and Construction Time Frame

Minimum masonry percentages, and ant-monotony standards are proposed within the draft PD Ordinance language. A list of architectural design features is listed that would encourage variety and thoughtful design. Anticipated home value as provided by the applicant starts at $650,000 - $900,000 (average $775,000). If zoning change request is approved by Planning and Zoning Commission and Town Council, the applicant anticipates a 4-month engineering design timeline, followed by 18-month site construction and infrastructure layout, with home construction finish and first CO issue in another 8 months. A total of 2.5 years to 4-years of complete build-out is being estimated.

Comprehensive Plan Recommendation

Town of Sunnyvale 2017 Comprehensive Plan – Future Land Use Map designates the subject property as Employment (Commercial). This designation is representative of commercial and office uses that provide employment opportunities. These uses are most suitable along the US Highway 80 corridor. The proposed land use of single family residential is not in conformance with the Comprehensive Plan future land use designation. As a result, this zoning request

does not comply with the Sunnyvale Comprehensive Plan recommendations.

PUBLIC NOTICE:

11 letters of notification were mailed to neighboring property owners within 200 feet of the subject property on November 7, 2025. Two signs have been posted on the subject property as well. The town has not received any responses with regards to the zoning request.

ATTACHMENTS:

Woodland Hills Notice Map
Woodland Hills - Concept Plan
Woodland Hills - Draft PD Ordinance Text
Woodland Hills - Renderings