

Planning and Zoning Commission
AGENDA ITEM REPORT
F.1



To: Planning and Zoning Commission

Subject: Discuss and consider making a recommendation to Town Council regarding a Site Plan application for a multi-tenant office/retail/restaurant building on an approximately 3.0-acre platted lot, described as Lot 2R3, Block 1, Gateway Park, at 220 E. Town East Blvd., within Planned Development (PD) zoning district. **Case 1876-SP Sunnyvale Commons Site Plan.**

Meeting: Planning and Zoning Commission - June 10, 2026

Department: Development Services

Staff Contact: Surupa Sen

SUGGESTED ACTION:

Staff recommend approval of the site plan.

BACKGROUND INFORMATION:

Applicant Deric Salser, Hope Development Partners LLC, has submitted a site plan application to construct a 31,000 SF, two-story, multi-tenant office/retail/restaurant building, Sunnyvale Commons, on an approximately 3.0-acres platted lot; generally located at 220 E Town East Blvd., within the Gateway Park PD zoning District (Ordinance No. 2026-01). An accompanying PD amendment request and a replat request is under consideration on the Planning and Zoning Commission agenda. The PD amendment will modify the land use of this subject property from retail/restaurant to office/retail/restaurant. The size of the proposed lot and the overall layout of the PD concept plan is changing to accommodate different users/tenants. The PD amendment request must be approved for this site plan application to be compliant with the PD Concept Plan.

Proposed Development:

Site Layout and Details

The Gateway Park site has been subdivided into eight lots, described as Lots 1R1, 1R2, 1R3, 2R1, 2R2, 3R, 4, and 5, Block 1, Gateway Park. Currently a replat application is being processed to subdivide Lot 2R2 into two lots, Lot 2R2 and Lot 2R3. The proposed multi-use

building will be located on the newly created Lot 2R3, Block 1, Gateway Park. The two-story Sunnyvale Commons building will face Town East Blvd. and will be accessed through two driveways.

Parking

Majority of the surface parking offered for the building are located at the front of the building along Town East Blvd. and around the perimeter of the property. One parking space per 200 SF of floor area is required for retail use, one parking space per 300 SF of floor area for office use, and one parking space per 100 SF of floor area is required for restaurant use per Sunnyvale UDO. The proposed development meets the UDO minimum parking requirement.

Proposed Use	Required Parking	Proposed Parking
Office – 15,500 SF (1:300)	52	52
Retail – 9,900 SF (1:200)	50	50
Restaurant – 5,000 SF (1:100)	50	50
TOTAL	152	152

Landscaping

The subject property must meet the Gateway Park PD landscaping requirements. 35-ft landscape buffer is required along Town East Blvd. One shade tree per 40 linear feet and one ornamental tree per 25 linear feet of street frontage within the landscape buffer is required. Interior parking lot landscaping is required in addition to the landscape buffer. The following table summarizes proposed landscaping for this site.

Landscaping Requirement	Provided
Landscape buffer along Town East Blvd.	Yes
One shade tree per 40 linear feet of street frontage	Yes, 15 shade trees along Town East Blvd. proposed, mainly Cedar Elm.
2-ft to 6-ft low meandering berm	No
Interior parking lot and site landscaping	Yes, 16,866 sf landscape/permeable area is proposed within parking lot islands.
Rows of shrubs to provide visual buffer of parking areas and dumpster enclosure screening	Yes

In addition to the landscaping proposed within the site and within the landscape buffers, a 12-

feet wide meandering hike and bike trail is proposed along Town East Blvd. and an 8-feet wide meandering neighborhood trail is proposed along the eastern property line to promote pedestrian access, walkability and connectivity.

Future Potential Drive-through Alignment

The applicant has expressed interest in preserving a site layout that would allow a future drive-through restaurant to occupy the eastern end cap space of the proposed building. Working with staff, the applicant has shown a landscaped flex-base permeable surface parallel to the building that could be replaced as a future drive-through lane. The applicant understands and acknowledges that an Special Use Permit (SUP) applicant has to be processed through Planning and Zoning Commission and Town Council for review and approval, before this conversion can take place.

Building Articulation and Design

The proposed retail building design is required to meet the following articulation and design standards of the UDO Section 3.06.08.D:

Nonresidential Front Façade Entry Requirements

1. A front facade shall be articulated and designed to present a distinctive entry presence, emphasizing the building's entry point along the façade.
2. Each building shall provide a sheltered entry.

Tripartite Building Design/Composition

1. Buildings shall incorporate a tripartite building composition (base, middle and top).
2. The tripartite shall be proportioned to the other elements of the tripartite and the overall structure.

The proposed building elevations meet these façade and articulation requirements.

Signage

The Gateway Park PD ordinance mostly follows UDO requirements regarding signage with few additional signage allowances that normally would not be allowed in the UDO. The applicant is any additional monument signs at this time.

ATTACHMENTS:

[Map](#)

[Detailed Site Plan](#)

[Landscape Plan BW](#)

[Landscape Plan Color](#)

[Building Elevations](#)