Planning and Zoning Commission

AGENDA ITEM REPORT

E.1

To: Planning and Zoning Commission

Subject: Discuss, and consider making a recommendation to Town Council regarding a Site Plan application for a restaurant with drive through, Freddy's Hamburgers, generally located at the southeast corner of S. Collins Road and US Highway 80, on an approximate 1.233 -acre property, described as Lot 2R, Long Creek Crossing Addition, within the Long Creek Crossing MPD (MPD-02) zoning district. **Case 1834- SP Freddy's Hamburgers Site Plan**.

Meeting: Planning and Zoning Commission - April 16, 2025

Department: Development Services

Staff Contact: Surupa Sen

SUGGESTED ACTION:

BACKGROUND INFORMATION:

The applicant, Jeff Landon, P.E. Kimley Horn, has applied for a site plan to allow a drive through restaurant, Freddy's Hamburgers, generally located at the southeast corner of S. Collins Road and US Highway 80, on an approximate 1.23 -acre property, described as Lot 2R, Long Creek Crossing Addition, within the Long Creek Crossing MPD (MPD-02) zoning district. The MPD-02 zoning district (established by Ordinance No. 17-04) requires all restaurant site plans to be approved by the Planning & Zoning Commission and City Council. The subject property is located north of the current Chick-fil-A restaurant. It is the last undeveloped lot as part of the seven-lot, Long Creek Crossing master planned development (MPD-02).

Historically the 10-acre subject property was rezoned from General Business (GB) zoning district to a Master Planned Development district, aka, Long Creek Crossing MPD-02 with an underlying base zoning of General Business (GB) to develop seven (7) lots in October of 2017. The rezoning application was approved on October 23, 2017. MPD-02 includes District Regulations, which designates specific variations from the base zoning district with regards to development standards and allowed land uses. MPD-02 also includes an approved Concept Plan. The Concept Plan depicts retail/gas land use for this lot.

Development and use of the property must comply with the provisions of the MPD-02 Ordinance, the 2007 Town of Sunnyvale Zoning Ordinance, and the Design Criteria Manual. For the purposes of this site plan, the provisions of the base zoning district of GB shall apply, except as otherwise modified by the MPD Ordinance. Staff notes that the MPD was adopted under development regulations the Town had in place prior to the establishment of the current Unified Development Ordinance (UDO) which was adopted in March 2018 and has been amended twice since. Restaurants with a drive-through facility are permitted by right ***(Section IV.B)*** as shown on the original concept plan within the MPD zoning. The standards for approving site plans in Section 25.3.A of the 2007 Zoning Ordinance are: (1) the site plan conforms to the zoning district regulations for the property and (2) the site plan substantially conforms to any concept plan approved for the property. Section 25.4 of the 2007 Zoning Ordinance states that a site plan may be approved, conditionally approved, or denied.

Site Layout and Details:

The proposed site plan shows a 3,026 sq. ft. one-story building with an articulated facade and three external doors providing public access. Vehicular traffic may access the site through two shared driveways from S. Collins Road (Hwy 352), one between the Chick-fil-A property and a second shared driveway between the Starbucks property and the subject property. There are other interior shared access driveways throughout the development that will connect this site with the rest of the Long Creek Crossing MPD. Pedestrian access is available through the extension of a six feet wide, concrete sidewalk along S Collins Road and U.S. Hwy 80 Service Road.

The proposed Freddy's Hamburgers restaurant will be oriented longitudinally, facing the interior drive between Chick-fil-A and the proposed Freddy's Hamburgers. Vehicles at the proposed drive-through lane will enter through the south side of the lot and exit towards S Collins Road. There is a 10-car stacking proposed at the drive-through lane, between order board and food pick up window.

The MPD allows for a maximum building height of thirty-five feet (35'), measured from grade. The proposed building will be twenty-four feet and eight inches (24'-8") tall. Based on the proposed floor plan, 74 interior seating and 16 outdoor patio seating will be provided at Freddy's Hamburgers restaurant.

Building exterior / façade - The proposed building exterior will be a combination of majority brick veneer with cooler freezer boxes covered in Nichiha Panels and cornices made of EIFS. There will be metal awnings at each window. An outdoor covered patio for seating is proposed facing S. Collins Road. Patio cover will be constructed of metal panels with under awning lighting and fans. All the metal canopies proposed would be in red and white color providing the latest Freddy's Hamburgers restaurant corporate look.

Building articulation - The design guidelines of the Long Creek Crossing MPD Ordinance require that building elevations have articulation. Wall planes shall not run in a continuous direction more than seventy-five feet (75') without an offset of at least two feet (2'), unless the building design incorporates at least five (5) of the following elements:

- Canopies, awnings
- Overhangs
- Recesses or projections of 12" or more in horizontal or 24'" or more in vertical plane
- Arcades or colonnades
- Outdoor patios or plazas
- Display windows
- Architectural details, such as tile work or moldings, integrated into building façade
- Integrated planters or wing walls that incorporate landscape and sitting areas.
- Pitched roofs with multiple pitch angles and/or peaked roof forms.
- Courtyards between buildings
- Exposed rafter at eaves
- Architectural upgraded accent lighting

The proposed Freddy's Hamburgers building exterior design incorporates awnings over windows, horizontal projections of 12" or more, vertical projection of 24" or more, outdoor patio, raiser parapets with cornices, and architectural accent lighting. Staff finds that the proposed building design meets the articulation and design requirements.

Parking - Required parking for a restaurant, with drive-through is one (1) space per 100 square feet of floor area (3,026/100 = 31 spaces). The proposed restaurant is required to have 31 off-street surface parking spaces. The site plan accommodates 31 parking spaces, which meets the MPD parking requirement.

Lighting – An LED strip light along the entire roof line of the building shielded by compression cap has been proposed. Four dual-pack light fixtures on two long exterior walls have been proposed. No building exterior light packs are shown on the elevation facing S. Collins Road. These fixtures are downward sloping covered light fixtures to reduce night sky light pollution.

Landscaping – A 50-feet wide landscape buffer along U.S. Hwy 80 and 25-feet wide landscape buffer is required along S Collins Road. One large tree, 3" caliper every 50-linear foot along S Collins Road or one large tree per 1000 square feet of landscape buffer along U.S. Hwy 80 is required. Plantings should be grouped in meandering beds and provide variations in depth and texture to create a naturalistic screen.16 square foot landscape area per parking space and one tree per 400 square feet of landscaped area is required.

The proposed landscape plan includes a 30-feet wide landscape buffer along U.S. Hwy 80 and S. Collins Road. This buffer zone also contains a six-feet wide concrete sidewalk. One Live Oak tree is proposed within the landscape buffer along S. Collins Road. A continuous row of shrubs is proposed to screen surface parking along the property line adjacent to U.S. Hwy 80 service road. Within the site a total of two Live Oaks, four Lacebark elms, and three Chinkapin Paks are proposed. Overall, 24% of the total site area is proposed to be landscaped including parking lot landscaping. Proposed landscaping meets the intent of the MPD ordinance requirements if not all the technical requirements of landscaping.

Signage – Six wall signs are proposed on four sides of the building exterior of varying dimensions. The applicant has also proposed a 40-feet tall pylon sign matching the other free-standing signs within the MPD. A four-foot-deep brick veneer base to match the main building exterior is proposed. The rest of the 40-feet pylon sign will be made of metal panel/metal cladding matching the other free-standing signs within the development. Before any new sign is installed on this property, a separate sign permit and review will be required where the proposed signage will have to comply with the MPD-02 Ordinance requirements.

Analysis -The proposed Freddy's Hamburgers site plan meets the technical requirements for building exterior and articulation, parking, lighting, and landscaping in the Long Creek Crossing MPD (MPD-02). However, as discussed within the Long Creek Crossing Concept Plan Amendment staff report, which is a companion item on this agenda, the proposed use, restaurant with drive through, was not part of the original approved MPD-02 Concept Plan at this location. While independent review of the proposed Freddy's Hamburgers site plan has its merits and qualities, when considered as part of the larger master planned development that was approved by Town Council in 2017, the proposed use does not substantially conform to the approved MPD-02 Concept Plan. As a result, if the Concept Plan Amendment is not approved by the Town Council, the proposed Freddy's Hamburgers site plan will not be compliant with the MPD zoning.

ATTACHMENTS:

Map
Site Plan
Landscape Plans
Floor Plan
Building Elevations
Pylon Sign