Planning and Zoning Commission

AGENDA ITEM REPORT

D.2

To: Planning and Zoning Commission

Subject: Hold a public hearing, discuss, and consider making a recommendation to Town Council regarding a Planned Development (PD) Ordinance amendment including but not limited to amending the concept plan, PD development standards, and signage regulations, on a property generally located at the southeast corner of Town East Blvd and Belt Line Rd., known as the Gateway Park PD (Ordinance No. 2024-08) consisting of approximately 60.457 acres tract of land within Planned Development (PD) zoning district. **Case 1861-Z/Gateway Park Planned Development (PD) Zoning Amendment**.

Meeting: Planning and Zoning Commission - November 19, 2025

Department: Development Services

Staff Contact: Surupa Sen

SUGGESTED ACTION:

Staff recommends approval of the Planned Development amendment request.

BACKGROUND INFORMATION:

The Gateway Park mixed use development and associated Planned Development zoning ordinance (Ordinance No. 21-13) was originally envisioned and approved by Town Council in June 2021. The PD encompasses approximately 60.5-acres tract of land, which is mostly vacant. A portion of this land used to contain Town East Golf Center, a nine-hole golf course, and driving range at the southern end of the property, and a few structures that were constructed in the 1980s. These facilities have been demolished since adoption of the PD zoning.

Town Council approved an amendment to the Gateway Park PD Ordinance (Ordinance No. 2024-08) on September 23, 2024, repealing, restating, and amending the prior versions of this PD zoning ordinance, to facilitate construction of an anchor grocery store -Tom Thumb, a multi-tenant retail building, and a gasoline service station at the southeast intersection of Town East Blvd and Belt Line Road, within this property.

There are several pad sites identified on the Gateway Park PD concept plan along Belt Line

Road which shows their assigned land use and general layout. Recently Town has received an application on one such pad site to develop a multi-tenant retail/restaurant building. This pad site, identified as pad site # 10 was originally designated as a hotel use. Due to the change in use, the applicant is required to amend the concept plan where the site plan application for a retail building on this pad site can be compliant with the PD concept plan land use. Additionally, the applicant is proposing to amend certain development standards, use allowances, and signage requirements of the PD, which requires amendment of the PD zoning ordinance.

The property has been subdivided into six lots, described as Lot 1, 2R1, 2R2, 3R, 4, and 5, Block 1, Gateway Park. Currently a replat application is being processed to subdivide Lot 1 into three lots described as Lot 1R1, 1R2, 1R3, Block 1, Gateway Park and dedicate additional easements. The proposed retail building will be located on the newly created Lot 1R2, Block 1, Gateway Park. This replat is a companion item on the Planning and Zoning Commission meeting agenda.

Proposed Gateway Park PD Amendments:

Subdistrict Changes

The Gateway Park PD zoning includes three overlapping subdistricts that include a variety of uses and alternative development standards while maintaining many of the typical Unified Development Ordinance (UDO) requirements. Following is some of the defining characteristics and land use allowances of the three sub-districts.

Local Retail Subdistrict (LR) – The LR Subdistrict is applicable to the entire property. In this subdistrict, uses are allowed as they would typically be allowed in the base LR district in the UDO, as amended. In addition to these uses, home improvement centers, like a Lowe's or Home Depot, and automobile rentals are also allowed.

Sports and Entertainment Subdistrict (SE) – The SE Subdistrict could be located at the southern portion of the property comprising a maximum of 47.68 acres as shown on Exhibit B and C of Ordinance No. 21-24. This area will be used to facilitate the development of a private sports complex with play fields for multiple types of sports as well as indoor courts. The Athletic Complex, as the sports complex is named by the developer, received site plan and civil construction plan approval during 2021. The applicant is initiating infrastructure and utility work for the Athletic Complex concurrently with this PD amendment process. Gateway Park PD limits operating hours between 7 a.m. - 11 p.m. Monday-Friday and until 12 a.m. on Saturday and Sunday for the sports complex. In addition to the sports related uses, the SE subdistrict would permit all uses allowed in the LR Subdistrict as well as other family-friendly uses including:

- Play Fields, Arena or Stadium
- Park or Playground
- Food Truck Court for up to four food trucks

Pocket Neighborhood Subdistrict (PN) – The PN Subdistrict is limited to a maximum of 10 acres in one of two locations interior to the property as shown on Exhibit C of Ordinance No. 21-24. This subdistrict is intended to provide for residential uses in locations where retail uses

are not viable. These areas within the PD are located too far inwards from Belt Line Road, with limited visibility from this highly traveled corridor. By limiting PN uses to this area, at least 350 feet of depth along the Belt Line Road frontage was reserved for retail development. Age Restricted Housing is the only permitted residential use within PN subdistrict besides all the used allowed within the LR base zoning district.

Due to changes in the development pattern within this mixed-use, commercial development, the applicant is requesting to remove the Pocket Neighborhood (PN) subdistrict from the underlying zoning and land use allowances. Moving forward, only uses allowed under Local Retail (LR) and Sports and Entertainment (SE) subdistricts will be allowed within this PD zoning.

Concept Plan Amendments

The approved concept plan of Gateway Park PD shows multiple baseball fields at the southeast quadrant of the zoning district. A larger athletic club building is shown as part of the baseball complex (4). As discussed earlier, on Pad Site #10 a hotel use is shown on the concept plan. The applicant is proposing to change the Pad Site #10 to retail/restaurant use, change the baseball fields to a primarily soccer fields complex, and show a smaller athletic club building (4), with additional parking and changes in the overall layout. As a result, to comply with the approved PD concept plan, the applicant is proposing the PD amendment to add the revised concept plan.

PD Development Standards Amendment

To accommodate the removal of Pocket Neighborhood (PN) subdistrict the following text amendments are necessary. Additionally, Exhibit C Subdistrict Plan have to be amended as well.

“1. Purpose.

The purpose of this Planned Development District (the "PD") is to create a mixed-use environment under a unified plan consisting of retail, restaurant, commercial, sports and entertainment uses ~~and age restricted housing~~ with modified development standards to be developed in accordance with all of the standards, terms and conditions of this Ordinance (the "Ordinance"). These Planned Development conditions are incorporated into and made a part of the Ordinance for all purposes.

2. Definitions, Interpretations.

The definitions and interpretations in the UDO, as amended, apply to this Ordinance and the development conditions set forth herein. In addition to the definitions of the UDO, the following definitions are included in the PD:

~~*Age Restricted Housing* – Single-family housing that is deed restricted for occupancy by at least one person who is 55 years of age or older.~~

Park or Playground, Private – a recreational facility or open area owned and operated by a private entity for use by customers of the private entity including, but not limited to, private playgrounds, splash pads, dog parks.

Play Field, Arena or Stadium, Private – an athletic field, arena or stadium, or grouping thereof, owned and operated by a private entity offering the facilities for sporting users though field rentals, youth and adult sports leagues, and tournament hosting.

3. **Subdistricts**

The PD establishes three subdistricts as described below and as generally shown in the Exhibit C - Subdistrict Plan.

1. **Local Retail Subdistrict (LR) –** The LR Subdistrict is applicable to the entire property and is intended to facilitate retail and commercial development.
2. **Sports and Events Subdistrict (SE) –** The SE Subdistrict is located primarily at the southern portion of the property but could extend to Town East Boulevard on the North end of the property, however no closer than 325 feet from the property line along Belt Line Road, comprising of a maximum of 47.68 acres and is intended to facilitate private sports, retail, restaurant, and entertainment uses.
3. ~~**Pocket Neighborhood (PN) –** The PN Subdistrict is located to the northeast portion of the property comprises of a maximum of 10 acres to be used for small lot age restricted housing. The PN Subdistrict shall not be located closer than 350 feet from the property line along Belt Line Road.~~

6. Uses

A. Permitted by Right. Any use permitted by right within LR zoning district shall be permitted by right within the PD District unless otherwise amended by this Ordinance. Any use requiring approval of a Special Use Permit (SUP) within LR zoning district shall require approval of an SUP within this PD District unless otherwise amended by this Ordinance.

B. Additional Permitted Uses Within the Local Retail (LR) Subdistrict –:

1. Home Improvement Centers
2. Automobile Rentals

C. Additional Permitted Uses Within the Sports and Events (SE) Subdistrict.

1. Play Fields, Arena or Stadium
2. Park or Playground
3. Food Truck Court for up to four food trucks

~~D. Additional Permitted Uses Within the Pocket Neighborhood (PN) Subdistrict.~~

1. ~~Age Restricted Housing~~

7. General Development Regulations.

~~**C. Miscellaneous Development Standards within the PN Subdistrict**~~

~~Unless otherwise specified within this PD, the general requirements of the UDO for single-family residential development, as amended, shall govern development of property within the Pocket Neighborhood Subdistrict. Within the PN Subdistrict, development shall occur in a similar form as the example site plan provided in **Exhibit F** using the following dimensional standards.~~

~~**Pocket Neighborhood Subdistrict Dimensional Regulations Chart**~~ ~~**Lot Dimensions**~~	
~~Minimum Lot Area~~	~~5,000 square feet~~

~~Maximum Density Per Gross Acre~~	~~5 dwelling units~~
~~Minimum Lot Width~~	~~50 feet~~
~~Minimum Lot Depth~~	~~100 feet~~
~~**Yard Setback Dimensions**~~	
~~Minimum Setback From Common Area~~	~~15 feet (not including porches)~~
~~Minimum Side Yard Setback~~	~~10 feet~~
~~Minimum Setback From Street~~	~~10 feet~~
~~**Dwelling Unit Size**~~	
~~Minimum Dwelling Unit Size~~	~~1,600 square feet~~
~~**Structure Height**~~	
~~Maximum Height*~~	~~one story not exceeding 30 feet~~
~~**Building Area Coverage**~~	
~~Maximum Lot Area Coverage~~	~~55%~~
~~*Architectural Elements less than 4 feet in height such as chimneys, ornamental cupolas, domes, or spires may exceed the maximum height.~~	

- ~~Residential development within the PN Subdistrict shall be grouped around common open spaces that include outdoor living amenities including but not limited to fire pits, grills, fountains, gazebos, pergolas, pools/spas that shall be maintained by an HOA established in accordance with the requirements of the UDO.~~
- ~~A community clubhouse amenity shall be required within the PN Subdistrict.~~
- ~~A minimum of one shade tree shall be planted between the home and the street and a minimum of one shade tree shall be planted between the home and the common open space.~~
- ~~Residential driveway and garages shall not be required to have a "J" formation with a side entrance.~~
- ~~All streets within the PN Subdistrict shall be gated in accordance with the requirements of the UDO.~~
- ~~No on-street parking is permitted between the hours of 12:00 a.m. and 6:00 a.m.~~
- ~~Privately owned visitor parking shall be provided within the PN Subdistrict at a ratio of 1.5 spaces per residence."~~

PD Signage Standards Amendment

The Gateway Park PD ordinance mostly follows UDO requirements regarding signage with few additional signages that normally would not be allowed in the UDO. The applicant is requesting additional multi-tenant monument signs as shown on the concept plan and as stated below:

- Each platted lot in the Gateway Park subdivision, unless otherwise noted on the attached Exhibit G – Signage, shall be allowed to construct a maximum of one multi-tenant or single tenant monument sign per lot. If a multi-tenant monument sign is requested, no single-tenant monument sign shall be allowed on the same lot and vice-

versa.
- Only Lot 1R2, Block 1, Gateway Park shall be allowed to construct a maximum of two multi-tenant monument signs.
- Each monument sign must demonstrate a unique design that utilizes the material(s) and color(s) of the building(s) that is(are) located on its platted lot.
- Monument Sign Design Criteria:
    - Shall not be located within any site visibility triangle
    - Shall not be located on any utility easements
    - Shall contain seasonal landscape material to beautify the sign base area.
    - Shall not exceed 12-feet in height
    - Shall not exceed 9-feet and 4-inches in length
    - Shall not exceed 2-feet and 8-inches in width
    - Shall integrate a design of a 2-feet tall masonry base without exceeding the total 12-feet maximum height.

Comprehensive Plan Recommendation

Town of Sunnyvale 2017 Comprehensive Plan – Future Land Use Map designates the subject property as Retail. This designation is representative of retail and services businesses that aim to meet the needs of both local and regional residents. This designation is most suitable along major corridors. The proposed land use of retail, and restaurant are in conformance with the Comprehensive Plan future land use designation - retail. The PD amendment complies with the Sunnyvale Comprehensive Plan recommendations.

PUBLIC NOTICE:

27 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 on the same date as well. As of writing of this report, the town has not received any response with regards to the PD Amendment request.

ATTACHMENTS:

Map
Gateway Park - Proposed Amending Concept Plan
Gateway Park - Previous Concept Plan
Ordinance 2024-08 Gateway Park PD