Planning and Zoning Commission

AGENDA ITEM REPORT

E.3

To: Planning and Zoning Commission

Subject: Discuss, and consider making a recommendation to Town Council regarding a Site Plan application for a multi-tenant retail/restaurant building on an approximately 2.5-acre platted lot, described as Lot 1R2, Block 1, Gateway Park, at 3200 N. Belt Line Road, within Planned Development (PD) zoning district. **Case 1860-SP Victory Sunnyvale Retail Site Plan** .

Meeting: Planning and Zoning Commission - November 19, 2025

Department: Development Services

Staff Contact: Surupa Sen

SUGGESTED ACTION:

Staff recommend the applicant continues to improve the building elevation plan to comply and conform to the Sunnyvale Unified Development Standards (UDO) and the overall higher development standards that is typical of the Gateway Park Planned Development, before this Site Plan application should be approved.

BACKGROUND INFORMATION:

Applicant Drew Donosky, Claymoore Engineering, has submitted a site plan application to construct a 19,000 SF multi-tenant retail/restaurant building on approximately 2.5-acres tract of land; generally located at 3200 N. Belt Line Road, within the Gateway Park Planned Development (PD) zoning District (Ordinance No. 24-08). An accompanying PD amendment request and a replat request is under consideration for the Planning and Zoning Commission. The PD amendment will change the land use of this subject property from hotel to retail/restaurant. Additional signage allowances are being added to the PD Ordinance to allow two multi-tenant monument signs on this subject property. The PD amendment has to be approved for this site plan application to be complaint with the PD Concept Plan.

Proposed Development:

Site Layout and Details

The Gateway Park site 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. The multi-tenant retail/restaurant building will face Belt Line Road and will be accessed through two shared driveways.

Parking

Majority of the surface parking offered for the building are located at the front of the building along Belt Line Road. One parking space per 200 SF of floor area is required for retail 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 parking requirement.

Proposed Use	Required Parking	Proposed Parking
Restaurant – 9,000 SF	90	90
Retail – 10,000 SF	50	60

Landscaping

The subject property must meet the Gateway Park PD landscaping requirements. A 25-ft landscape buffer is required along Belt Line Road. 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 Belt Line Road	Yes
One shade tree per 40 linear feet of street frontage	Yes, 10 shade trees along Belt Line Road proposed with a combination of Buckley Oak, Shumard Red Oak, and Cedar Elm.
2-ft to 6-ft low meandering berm	No
Interior parking lot and site landscaping	Yes, 3,190 sf landscape area is proposed within parking lot islands.
Rows of shrubs to provide visual buffer of parking areas and dumpster encloser screening	Yes

In addition to the landscaping proposed within the site and within the landscape buffers, a 6-feet wide meandering concrete sidewalk is proposed along Belt Line Road to promote pedestrian access, walkability and connectivity.

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 that in staff opinion has not been met:

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.

Special Area Design Standards

Belt Line Road Corridor
Architectural Standards

1. Building facades shall be offset, varied and articulated at least five (5) feet in depth for every 50 feet in horizontal surface length.
2. All buildings shall be architecturally finished on all four (4) sides with a higher level of articulation on the front facades.
3. Front facades shall be those facades directly visible from Belt Line Road and the facade used as the primary entrance.
4. In the event that the side of the building is facing Belt Line Road, the side facade articulation shall be similar to the front.
5. No rear facade shall face Belt Line Road.
6. Facade offsets and calculations verifying that building elevations meet the above specifications are required to be listed on a building facade elevation plan submitted to the Town in conjunction with the Site Plan.
7. All buildings shall be designed to incorporate no less than seven (7) of the following architectural elements:
   - (a) Canopies
   - (b) Awnings
   - (c) Overhangs
   - (d) Recesses or projections
   - (e) Arcades or colonnades
   - (f) Outdoor patios or plazas
   - (g) Display windows
   - (h) Architectural details, such as tile work or moldings, integrated into building facade
   - (i) Integrated planters or wing walls that incorporate landscape and sitting areas
   - (j) Variety of stone coursing
   - (k) Gable end roof and/or hip roofs
   - (l) Pitched roofs with multiple pitch angles and/or peaked roof forms
   - (m) Metal, tile, slate roofing material
   - (n) Courtyards between buildings
   - (o) Exposed rafters at eaves
   - (p) Arbors

8 Ground floor facades facing Belt Line Road must incorporate the aforementioned architectural elements along no less than 60 percent of the total facade. The remaining 40 percent shall not be a continuous wall plane.

Signage

The Gateway Park PD ordinance mostly follow UDO requirements regarding signage with few additional signage allowance that normally would not be allowed in the UDO. The applicant is requesting two multi-tenant monument signs for the subject property with certain height and size restrictions. Each sign design and plan will be required during sign permit approval process.

ATTACHMENTS:

Map
Site Plan
Landscape Plans
Building Elevations