

PROJECT DATA TABLE

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	EXISTING	PROPOSED	REQUIRED/ AS PERMITTED
General Plan	Medium Density Residential	Same	Medium Density Residential
Zoning District	M-S	Same	M-S
Lot Size	20.55 ac	20.51 ac (total) Single Family Lots 1,617 ~ 2,855 sq. ft. Townhomes 8,898 ~ 17,155 sq. ft.	0.18 ac min. (8,000 sq. ft. min.)
Lot Width	-	Single Family Lots 29'-0" ~ 48'-0"	120 ft min. (interior) 82 ft. min. (corner)
Lot Coverage	21.3%	34.7%	40% max.
Gross Floor Area	381,000 sq. ft.	872,593 sq. ft.	-
Floor Area Ratio (FAR)	42.6%	97.6%	-
Number of Units	-	370 units (41 ADUs)	-
Density (units/acre)	-	18 du/ac	24 du/ac max.
Meets 75% min?	-	Yes	-
Bedrooms / Unit	-	Single Family (151 + 41) 3 bdrm / 47 4 bdrm / 93 5 bdrm / 11 ADU / 41 Townhomes (178) 2 bdrm / 18 3 bdrm / 106 4 bdrm / 54	-
Unit Sizes (sq. ft.)	-	Single Family 2,488 ~ 3,598 sq. ft. 582 sq. ft. (ADU) Townhomes 1,435 ~ 2,904 sq. ft.	-
Number of Buildings On-site	6	176	-

W	Building Height	37'-6"	Single Family 38'-11" ~ 43'-6" Townhomes 40'-7" ~ 44'-1"	35' max.
	No. of Stories	Two	Three	Three
Setbacks				
	Front Setback – DeGuigne Dr.	87'-2" ~ 142'-3"	12'-5" ~ 34'-0"	15'-0" min. 20'-0" avg.
	Front Setback – Stewart Dr.	83'-4"	20'-0"	15'-0" min. 20'-0" avg.
W	Front Setback – private streets	-	3'-0" ~ 5'-0"	15'-0" min.
W	Front Setback – private streets	-	3'-0" ~ 5'-0"	20'-0" avg.
	Side (east)	71'-0" ~ 143'-4"	21'-0"	12'-0" min.
W	Side	-	3'-9" min.	12'-0" min.
W	Side Combined		8'-0" combined	24'-0"
W	Rear	-	Single Family (court homes only) 5'-0" ~ 8'-0"	20'-0" min.
W	Mechanical Equipment Setback	-	4'-0" side 5'-0" rear	12'-0" min. side 20'-0" min. rear
Landscaping				
	Total Landscaping	25%	20.1%	20%
	Other Landscaping	-	547 sq. ft. / unit	425 sq. ft. / unit
	Useable Open Space	-	414.7 sq. ft. / unit	400 sq. ft. / unit
	Community Room	-	2,732 sq. ft.	450 sq. ft.
Parking				
	Total Spaces	1,309	767	652 min. per DBL
	Covered Spaces	0	651	-
	Uncovered Spaces	269	116	-
	Accessible Spaces	28	6	-
Bicycle Parking				
	Class I (long-term)	-	658	83 min.
	Class II (short-term)	-	30	-
Objective Design Standards				

W	Min. Ground Floor Plate Height	-	8'-0"	14'-0" (ODS 2.2 Table 2A)
W	Required Building Frontage at Minimum Front Yard Setback	-	0%	65 to 85% of the building (ODS 2.2 Table 2A)
W	Vehicle Access to Garage	-	5'-0"	Recess garage door 20' and 5' path (ODS 5.2.1)
W	Common Open Space - External Accessibility	-	100 points	Achieve 120 points (ODS 6.2.1.2.2 Table 6A)
W	Open Space Amenities	-	20 points	Achieve 50 points (ODS 6.4 Table 6B)
W	Trees in Common Open Space	-	1 per 2000 sq. ft.	1 per 300 sq. ft. (ODS 7.5.6)
W	Loading Space	-	3 service spaces	1 service space per bldg within 10 feet and 350-sq. ft. space (ODS 5.2.4)
W	Max. Building Frontage at Front Setback	-	N/A	10 feet from min. front yard setback (ODS 2.2 Table 2A)
W	Window and Glass – Recesses	-	0" (CONCESSION)	2" recess from wall plane (ODS 4.3.1.1)

W “W” items indicate waivers requested from Sunnyvale Municipal Code standards using State Density Bonus Law. Ten additional waivers from Citywide Objective Design Standards for Multi-Family and Mixed Use Developments are requested. One concession from Citywide Objective Design Standards for Multi-Family and Mixed Use Developments is also requested.