

TOWN OF HERNDON, VIRGINIA

PLANNING COMMISSION WORK SESSION MINUTES

MARCH 24, 2014

The meeting was called to order at 7:01 p.m. by Vice Chairman LeReche.

Commissioners Present:

Paul C. LeReche, Vice Chairman
Bernadette Bettard
Robert P. Burk
George V. Burke
Kevin G. Moses
Sean Regan

Staff Members Present:

Dana Heiberg, Senior Planner
Mark R. Holland, Zoning
Administrator

Commissioners Absent:

Kevin J. East, Chairman

PUBLIC HEARING ITEMS:

The following public hearing items were discussed:

1. **ZONING ORDINANCE TEXT AMENDMENT, ZOTA #13-04. Descriptive Summary of Proposed Action:** Consideration of an amendment to the Town of Herndon Zoning Ordinance (2007), Herndon Town Code (2000), as amended, to amend §§ 78-500.1. Applicability adding clarification to purpose; and 78-500.3. Minimum off-street parking standards to update, clarify and relax general parking provisions including, but not limited to, changes to clarify the quality of estate or ownership of land for parking that the Town must provide and the point at which the Town must provide such land for parking; and to make clarifying changes relative to the Downtown Shared Parking Program. *Rescheduled from the March 3, 2014, public hearing*
2. **TOWN OF HERNDON FY2015 – FY2020 CAPITAL IMPROVEMENT PROGRAM. Descriptive Summary of Proposed Action:** The Planning Commission will take public comment on the town's Capital Improvement Program (CIP). The CIP is a financial planning document that establishes a six-year schedule for public improvements and serves as a companion policy document to the Town of Herndon 2030 Comprehensive Plan. The draft Town of Herndon CIP for FY2015-FY2020 will be considered for a recommendation to the Town Manager. *Rescheduled from the March 3, 2014, public hearing*
3. **ZONING ORDINANCE TEXT AMENDMENT, ZOTA #13-07. Descriptive Summary of Proposed Action:** Consideration of an amendment to the Town of Herndon Zoning Ordinance (2007), Herndon Town Code (2000), as amended, to revise § 78-203.6(b), Civil violations to allow civil violations of the Zoning Ordinance to be prosecuted as criminal violations when \$5,000 in cumulative fines have been issued for the same operative set of facts, instead of the current standard of issuance of three civil penalties. *Rescheduled from the March 3, 2014, public hearing*
4. **ZONING ORDINANCE TEXT AMENDMENT, ZOTA #13-15. Descriptive Summary of Proposed Action:** Consideration of an amendment to the Town of Herndon Zoning Ordinance (2007), Herndon Town Code (2000), as amended, to revise § 78-402.7(1), Keeping of livestock, and § 78-701, Definitions, to permit the keeping of up to four chickens in a residential district when certain standards are met. *Rescheduled from the March 3, 2014, public hearing*

5. **ZONING MAP AMENDMENT, ZMA #14-101, DOWNTOWN MASTER PLAN BLOCK D AND E REZONING. Descriptive Summary of the Proposed Action:** To Change the Zoning Classification of town owned land in the Herndon Downtown described generally as land lying on the southwest side of the W&OD Trail, the east side of Center Street, the west side of Station Street, the north and south sides of Vine Street, and north of but not abutting Elden Street, and being described as Fairfax County Tax Parcels 16-2-((2))-10B, 16-2-((2))-17, 16-2-((2))-18, 16-2-((2))-20C, 16-2-((2))-20B (sometimes called 20F), as well as the right-of-way of Vine Street, and any other abutting or appurtenant streets or parts of streets, including 16-2-((2))-20D, 16-2-((2))-20E, and 16-2-((2))-10E, the right-of-way of former Spring, now Station, Street, located in the Town of Herndon, Virginia from CC central commercial zoning district to PD-TD planned development traditional downtown zoning district. The properties have a total area of approximately 2.944 acres or 128,241 square feet. The properties include the street addresses 731 Station Street and 750 Center Street and are also identified as Block D and E in the Downtown Master Plan of the Town of Herndon 2030 Comprehensive Plan. The applicant is the Town of Herndon. The proposed zoning change is consistent with the planned land use and density of the comprehensive plan which is mixed use including residential with a density range not specified but described in form as four-story residential and three-story commercial development supported with structured parking. The applicant is proposing proffered conditions to accompany the application and is requesting modifications to the zoning ordinance for submittal requirements, height and English basements, planting beds to allow for stormwater management, loading space striping, and landscape planting area along exposed parking garage frontage when architectural enhancement and a 12 foot wide streetscape per town standards is provided. Section 15.2-2286 of the Code of Virginia provides that whenever public necessity, convenience, general welfare or good zoning practice requires, the governing body may by ordinance amend, supplement or change the regulations, district boundaries, or classifications of property. *Rescheduled from the March 3, 2014, public hearing*
6. **APPLICATION FOR A SPECIAL EXCEPTION – SE #14-02, 898 Crestview Drive. Descriptive Summary of Proposed Action:** Consideration of an application for a special exception to permit the addition of toddler (16 months to two years of age) and pre-primary (two years to four years of age) programs to the curriculum of the Dulles Montessori School located at 898 Crestview Drive. The subject use currently operates under a special exception with an age limitation of four to 12 years of age. The subject property is zoned R-10, Residential, and is identified as Fairfax County Tax Map Reference 0103-02-0011A. Owner: RSVP Property Management LLC. Applicant: Laxmi S. Chauhan.
7. **ZONING ORDINANCE TEXT AMENDMENT, ZOTA #14-02. Descriptive Summary of Proposed Action:** Consideration of an amendment to the Town of Herndon Zoning Ordinance (2007), Herndon Town Code (2000), as amended, to revise § 78-400(b), Table of Principal Permitted and Allowed Uses, to permit multi-family residential dwellings within the Central Commercial, CC, zoning district.
8. **SUBDIVISION ORDINANCE TEXT AMENDMENT, SOTA #14-01. Descriptive Summary of Proposed Action:** Consideration of an amendment to the Town of Herndon Subdivision Ordinance, Chapter 70, for implementation of the Virginia Stormwater Management Act (VA. Code Ann. § 62.1-44.15:24, et seq.) and Virginia Stormwater Management Program (VSMP) Permit Regulations (4 VAC 50-60 et seq.).
9. **ZONING ORDINANCE TEXT AMENDMENT, ZOTA #13-13. Descriptive Summary of Proposed Action:** Consideration of an amendment to the Town of Herndon Zoning Ordinance (2007), Herndon Town Code (2000), as amended, to revise Article II, Administration, Article III, Zoning Districts, and Article VII, Definitions, for Implementation of the Virginia Stormwater Management Act


(VA. Code Ann. § 62.1-44.15:24, et seq.) and Virginia Stormwater Management Program (VSMP) Permit Regulations (4 VAC 50-60 et seq.).

DISCUSSION ITEM:

1. Town Council Items of Interest to the Planning Commission

The meeting adjourned at 9:43 p.m.

Respectfully submitted: 
 Dana Heiberg
 Senior Planner

Certified Correct: 
 Paul C. LeReche
 Vice Chairman, Planning Commission

Minutes Approved: 04/07/2014