

**TOWN OF HERNDON, VIRGINIA**  
**PLANNING COMMISSION WORK SESSION MINUTES**  
**JULY 20, 2015**

The meeting was called to order at 7:00 p.m. by Chairman East.

**Commissioners Present:**

Kevin J. East, Chairman  
 C. Melissa Jonas, Vice Chair  
 Robert P. Burk  
 George V. Burke  
 Paul C. LeReche  
 Sean Regan

**Staff Members Present:**

Elizabeth M. Gilleran, Director  
 Community Development  
 Dana Heiberg, Senior Planner  
 Mark R. Holland, Zoning Administrator

**Commissioners Absent:**

Kevin G. Moses

**PUBLIC HEARING ITEMS:**

The following public hearing items were discussed:

1. **APPLICATION FOR A SPECIAL EXCEPTION – SE #15-03, 1175 Herndon Parkway, Suite 550. Descriptive Summary of Proposed Action:** Consideration of an application for a special exception to permit math and English educational services as a school of special instruction identified as Academy 4 Enrichment located at 1175 Herndon Parkway, Suite 550 of the Herndon Corporate Center development. The property is zoned C-O, Commercial Office, which permits a school of special instruction with the granting of a special exception. The subject property is identified as Fairfax County Tax Map Reference 0161-02-0015G. Owner: Herndon Corporate Center LLC. Representative: First Potomac Realty Trust. Applicant: Krishnaiah Pelleti. *Deferred from the July 6, 2015, Planning Commission public hearing.*
2. **ZONING ORDINANCE TEXT AMENDMENT, ZOTA #15-02. 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 § 78-303.2(d)(5)g., PD-W, planned development—Worldgate district, Use limitations, to provide language to permit an increase in the allowable square footage for major tenant wall signs permitted within the PD-W, Planned Development – Worldgate, zoning district.
3. **ZONING MAP AMENDMENT, ZMA #15-101. DOWNTOWN MASTER PLAN PORTION OF BLOCK D REZONING. Descriptive Summary of the Proposed Action:** To change the Zoning Classification of the Property generally described as land lying at the northeast corner of the Elden Street and Center Street intersection and comprised of three parcels, from CC central commercial zoning district to PD-TD planned development traditional downtown zoning district. The land is more specifically described and identified as Fairfax County Tax Parcel Reference Numbers 016-2-02-0026 (now or formerly 2 parcels), 016-2-02-0027A, and 016-2-02-0029 within the Town of Herndon, Virginia. The property includes approximately 1.673 acres (72,876 square feet) located at 770 Elden Street, 782-786 Elden Street and 724 Center Street in Herndon, Virginia. The property owner is Ashwell LLC and the applicant and contract purchaser of the property is the Town of Herndon. The property is also identified as a portion of Block D in the Downtown Master Plan of the Town of Herndon 2030 Comprehensive Plan, and most of the property has operated for many years as an automobile sales and service location. The PD-TD zoning district and the comprehensive plan support mixed use including any or any combination of some or all of the following:

retail, office, arts related uses, residential multi-family, stacked townhouses, hotel, public facilities, and structured parking. The proposed zoning change is consistent with the comprehensive plan which provides for mixed use with a density range not specified but described in form as four-story residential or mixed use structures including hotels, and three-story commercial office development. 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. The applicant is proposing proffered conditions to accompany the application and is requesting modifications to the zoning ordinance for the following: submittal requirements (e.g. postponement of the traffic impact study, reproduction method of the generalized development plan, amount of information on the generalized development plan) due to the unique situation of the property as it is under the control of the Town; height to allow an increase in the permitted maximum height of 50 feet to a maximum height of 54 feet to encourage higher quality finished floor area; streetscape planting beds to allow incorporation of stormwater management facilities; definition of basement to allow habitable English basements with more than one half of the height of the basement to be exposed; regulatory plan to allow possible relocation of open space; and loading spaces to allow a reduction in the number, configuration and surface treatment of loading spaces.

**GENERAL ITEM**

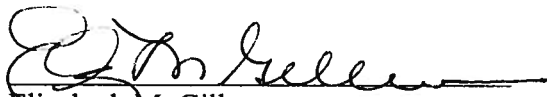
4. **Motion**, to initiate consideration of a Zoning Map Amendment to change the zoning of approximately 1.6727 acres within downtown Herndon, located at 770 and 782-786 Elden Street and 724 Center Street. The property is currently zoned Central Commercial (CC) and the proposed zoning is Planned Development Traditional Downtown (PD-TD). The property consists of parcels: 16-2-((2))-26, 16-2-((2))-27A (now or formerly two parcels), and 16-2-((2))-29, collectively known as the Ashwell Property. 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.

**DISCUSSION ITEM:**

5. Town Council Items of Interest to the Planning Commission

The meeting adjourned at 8:45 p.m.

Respectfully submitted:

  
 Elizabeth M. Gilleran  
 Director, Department of Community Development

Certified Correct:

  
 Kevin J. East  
 Chairman, Planning Commission

Minutes Approved: 08/03/2015