

TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION WORK SESSION MINUTES
NOVEMBER 15, 2010

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

<p>Commissioners Present:</p> <p>Robert P. Burk, Chairman</p> <p>Paul C. LeReche, Vice Chairman</p> <p>Development</p> <p>Bernadette Bettard</p> <p>George V. Burke</p> <p>Kevin J. East</p> <p>C. Melissa Jonas</p> <p>Kevin G. Moses</p>	<p>Staff Members Present:</p> <p>Elizabeth M. Gilleran, Director</p> <p>Community</p> <p>Dana E. Heiberg, Senior Planner</p> <p>Mark R. Holland, Planner I</p> <p>Kay Robertson, Senior Project Planner</p>
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Commissioners Absent: None

PUBLIC HEARING ITEMS:

The following public hearing items were discussed:

1. COMPREHENSIVE PLAN AMENDMENT, CPA #10-01, DOWNTOWN MASTER PLAN. Amend the Town of Herndon 2030 Comprehensive Plan adopted August 12, 2008, to incorporate by reference a Downtown Master Plan. The plan amendment will also make minor changes to the appropriate plan text (mainly Chapter III: Land Use Plan) in order to reference a master plan. The Downtown Master Plan includes a map of specific planned land use and related information. The general purpose of the plan amendment is to carry out the vision, goals and objectives of the 2030 Comprehensive Plan to encourage a vital downtown with a mix of land uses. The master plan depicts residential, commercial and public uses and parking facilities to support these uses; the plan displays the approximate height and level of density on each block of a core downtown area. The area is similar or equal to areas displayed as Sectors 1, 2 and 3 in the 2030 Comprehensive Plan. 16 block areas are affected; they are located in the center of the Town of Herndon in the general area of Elden Street, Center Street, Vine Street, Lynn Street, Station Street, Spring Street, Pine Street, Monroe Street, Jefferson Street, Jackson Street, Van Buren Street and the Washington and Old Dominion Railroad Regional Park. Downtown Master Plan maps and related information are posted on the Town of Herndon website at www.herndon-va.gov (click on Planning and Zoning and follow links). A descriptive summary of the proposed action is to update plan text and maps to reflect changed conditions and to incorporate land use policy based on the results of a major community planning process. *Continued from the November 1, 2010, public hearing.*

2. HERNDON METRORAIL STATION AREA PLAN. A descriptive summary of the proposed action: The Planning Commission will consider preliminary findings and two land use options for a Herndon Metrorail Station Area Plan. The general purpose of the area plan is to carry out the vision, goals and objectives of the 2030 Comprehensive Plan to address the long range land uses, detailed policies, transportation management, infrastructure issues, and land use intensities in the transit-oriented development and the secondary impact area on the north side of the Herndon Metrorail Station. Area Plan Option One proposes a density of 2.5 Floor Area Ratio in the core of the transit-oriented development area, a 2.5 Floor Area Ratio in the transition area abutting the core, and a 0.7 Floor Area Ratio along the study area boundaries that abut existing residential neighborhoods. Area Plan Option Two proposes a density of 4.5 Floor Area Ratio in the core of the transit-oriented development area, a 3.0 Floor Area Ratio in the

transition area abutting the core, and a 0.7 Floor Area Ratio along the study area boundaries that abut existing residential neighborhoods. The study area contains approximately 185 acres and is similar or equal to areas displayed as the Metrorail Station Urban Development Area and a portion of the

Regional Corridor Mixed-Use Area in the 2030 Comprehensive Plan. The area includes all non-residential properties in an area bounded by Fairfax County Parkway on the east, Spring Street on the north, the Dulles Toll Road on the south, Van Buren on the west plus one parcel at 205 Van Buren Street, the subdivisions known as The Downs Sections 2 and 3, and the subdivision known as Van Buren Estates. Herndon Metrorail Station Area Plan maps and related information may be accessed through the Town of Herndon website at www.herndon-va.gov (click on Planning and Zoning and follow links).

3. ZONING ORDINANCE TEXT AMENDMENT, ZOTA #10-06. Summary of Proposed Action: Consideration of an amendment to the Zoning Ordinance (2007), Herndon Town Code (2000), as amended, to amend §78-203.4, Enforcement generally, to provide that written notice of a zoning violation shall include the applicable appeal fee and a reference to where other appeal process information may be obtained.

DISCUSSION ITEMS:

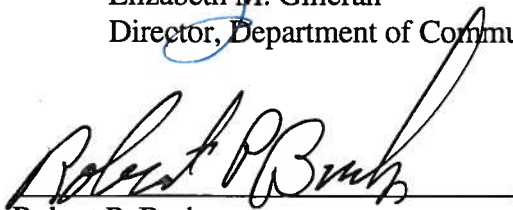
1. Loudoun County Route 28 Comprehensive Plan Amendment
2. Town Council Items of Interest to the Planning Commission

The meeting adjourned at 10:45 p.m.

Respectfully submitted:


 Elizabeth M. Gilleran
 Director, Department of Community Development

Certified Correct:


 Robert P. Burk
 Chairman, Planning Commission

Minutes Approved: 12/06/2010