Town Council Regular Meeting
Agenda Item 5.a.

Agenda Item: **Ordinance 26-O-07 to approve Development Plan – DP #24-01, 575 Herndon Parkway, a development plan in the Planned Development-Transit Oriented Core (PD-TOC) Zoning District with proffered conditions to allow the redevelopment of the site with commercial and multifamily residential uses**

Meeting Date: April 28, 2026

Category: Public Hearings

Prepared by: Bryce Perry, Deputy Director of Community Development

Description:
This is a development plan application that, if approved, would permit the redevelopment of the property located at 575 Herndon Parkway with a mixed-use building comprised of residential multi-family and ground floor commercial land uses. A staff report has been provided that goes into detail on what is proposed with this application and includes an analysis of the proposal.

Background/Timing Impact:
The application has undergone staff review and Planning Commission review and was discussed at the Town Council work session on April 21, 2026. The applicant has recently submitted a revised generalized development plan and proffer statement that responds to final staff comments. Those revised items are included in this dispatch. For more information on the case background, see the provided staff report.

Timing Impact:
An approved generalized development plan and signed proffers run with the land in perpetuity. The Town Council has up to one year from the date of the Planning Commission recommendation to act on this application. If the Town Council finds just cause not to approve this application and denies it, another application which is substantially the same for all or a part of the same land shall not be considered for a period of one year after the date of disapproval unless a waiver of the time limit is approved by the town council, pursuant to the requirements of the zoning ordinance.

Strategic Focus Area:
Secure and Interconnected Community
Environmental and Economic Sustainability

Fiscal Impact:
There are anticipated fiscal impacts from the project, which are analyzed and are

presented in the staff report.

Legal Impact:
An approved development plan with proffers constitutes a rezoning of the property in question and binds the future development of the property to substantial conformance with the approved generalized development plan and signed proffers.

Staff Recommendation/Next Steps:
The staff is recommending approval of this application. A draft ordinance has been provided for consideration.

Attachments:
1. DP24-01 TC Staff Report
2. DP24-01 Ordinance (Proposed)
3. DP24-01 Statement of Justification
4. DP24-01 Generalized Development Plan
5. DP24-01 Proffer Statement
6. DP24-01 Planning Commission Resolution
7. DP24-01 Traffic Impact Analysis Executive Summary
8. DP24-01 Architectural Review Board Memo
9. Legal Ad