Town Council Regular Meeting
Agenda Item 5.b.

Agenda Item: **Resolution 26-G-26 to approve a Special Exception – SE #26-01, 1020 Elden Street, Suite 205, a special exception to permit a personal service use consisting of hair services, within the Commercial Office (CO) Zoning District**

Meeting Date: April 28, 2026

Category: Public Hearings

Prepared by: Fadrique Iglesias, Community Planner, David Stromberg, Zoning Administrator

Description:
This application is to consider a special exception to allow a personal service use (hair salon), within the Commercial Office (CO) Zoning District. The property is situated within the Crossroads of Dulles Office Condominium development and is located at the southwest corner of Elden Street and Sterling Road. Unit 205 consists of approximately 1,081 square feet and is in a multi-unit building fronting on Elden Street.

Background/Timing Impact:
The property is located within the Crossroads of Dulles Office Condominium development at the southwest corner of Elden Street and Sterling Road. Unit 205 consists of approximately 1,081 square feet on the second floor of a multi-unit building fronting Elden Street. The development includes a cluster of eight buildings and a freestanding restaurant. The portion of the freestanding restaurant is zoned CS, Commercial Services. These buildings, parking areas, and surrounding site features comprise what is also known as the Crossroads of Dulles Office Park, whose site plan was approved in 1986.

The property is designated in the Herndon 2030 Comprehensive Plan as a “Business Corridor” and is located in Tier 1 of the South Elden Area Plan. The CO zoning district is intended to function as a transitional area between higher-intensity commercial uses and neighborhood residential uses. On March 13, 2018, the Town Council approved Special Exception Application SE #17-08, permitting the operation of a personal service use in the same office building at the Crossroads of Dulles Office Condominium, at 1020 Elden Street, Suite 206, without any reported complaints.

In addition to SE #17-08, four other special exceptions have been approved at the property over the past 10 years.

On March 23, 2026, the Planning Commission recommended that the special exception with conditions be approved based upon the finding that the proposed use meets the

purpose and intent of the Zoning Ordinance.

If approved by the Town Council, the special exception will enable the applicant to proceed with obtaining the necessary permits and to operate the proposed business.

Strategic Focus Area:
Environmental and Economic Sustainability

Fiscal Impact:
The Town can collect taxes from a personal service use consisting of hair salon and cosmetology services.

Legal Impact:

The Zoning Ordinance permits personal service uses, including hair salons, subject to approval of a Special Exception by the Town Council in accordance with Section 78-40.3. If approved, the special exception will enable the applicant to proceed with obtaining all necessary permits required to operate the proposed hair salon.

Staff Recommendation/Next Steps:
Staff recommends that the Town Council approves SE #26-01 with conditions.

Attachments:
1. Staff Report
2. Resolution (Proposed)
3. Plan Layout
4. Presentation
5. Legal Ad