TOWN OF HERNDON, VIRGINIA
TOWN COUNCIL

ORDINANCE

APRIL 28, 2026

Ordinance- to approve Development Plan DP #24-01, 575 Herndon Parkway, to consider a development plan in the PD-TOC, Planned Development-Transit Oriented Core Zoning District with proffered conditions to allow the redevelopment of the site with commercial and multi-family residential uses.

In adopting this Ordinance, the Town Council has considered the factors set out in 15.2-2284, Code of Virginia (1950) as amended.

THEREFORE, BE IT ORDAINED by the Town Council of the Town of Herndon, Virginia that:

1. The zoning of the property described below, lying in the Town of Herndon, Fairfax County, Virginia, is amended to allow commercial and multi-family residential uses as proposed in the Woodfield Development Company, LLC / McGuireWoods LLP / DCS Design / Vika Virginia, LLC/ Studio39 Landscape Architecture, P.C. Generalized Development Plan dated April 8, 2026, the Proffer Statement dated April 8, 2026 of DP #24-01, and in accordance with Section 78-50.8 and 78-155.1 of the Town of Herndon Zoning Ordinance.

   The property is shown in the above referenced Generalized Development Plan and described in the land records of Fairfax County in Deed Book 25276 on page 0750. The Fairfax County Tax Map Numbers are 0164 10 0006A and the land area is 4.6 acres.

2. This development plan shall be governed by this ordinance, the Town of Herndon Zoning Ordinance, the above referenced Proffer Statement for DP #24-01, and the above referenced Generalized Development Plan for DP #24-01. The Proffer Statement is included as an attachment to this ordinance.

3. The Town Council approves the following modifications to the zoning regulations, as allowed under Section 78-50.2(d):

   i. A modification to Section 78-50.8(h)(2) to allow a modified utility strip, cycle track, and sidewalk configuration along Herndon Parkway to a shared use path in accordance with the Generalized Development Plan for DP #24-01.

   ii. A modification to Section 78-50.8 to allow for a reduction of the required sidewalk width along the eastern private road to frontage per the HTOC

guidelines in accordance with the Generalized Development Plan for DP #24-01.

iii. A modification to Section 78-50.8(h)(2) to allow for a reduction of the required sidewalk width along the southern property line (Dulles Toll Road frontage) in accordance with the Generalized Development Plan for DP #24-01.

iv. A modification to Section 78-50.8(j)(2) to permit above-grade, screened electric transformers and switches rather than undergrounding in accordance with the Generalized Development Plan for DP #24-01.

v. A modification to Section 78-100.2(d) to allow a reduction of the required loading spaces in accordance with the Generalized Development Plan for DP #24-01.

vi. A modification to Section 78-110.5(b)(2)(d) to allow a reduction of the required minimum width and minimum area for planting islands on the garage roof in accordance with the Generalized Development Plan for DP #24-01.

4. As to the modifications set out in item C. above, the Town Council finds that such modifications will afford equal or greater assurance of meeting the goals of the zoning ordinance, Town of Herndon, Virginia, as set out in the preamble of that ordinance.

5. This ordinance shall be effective on and after its adoption.

[Insert Proffer Statement]