Town of Herndon, Virginia
Notice of Public Hearing

Notice is hereby given that the Town Council of the Town of Herndon, Virginia, will hold a public hearing on Tuesday, June 23, 2026, at 7:00 p.m. in the Herndon Council Chambers Building, located at 765 Lynn Street, Herndon, on the following items:

Ordinance, to consider a Zoning Ordinance Text Amendment – ZOTA #26-04, to amend Chapter 78 (ZONING), Article IV (Business Districts), Section 78-40.3 (CO – Commercial office district) and Article VII (Use Regulations), Section 78-70.2 (Table of permitted and allowed uses), to remove the special exception requirement for personal service uses in the CO zoning district.

Resolution, to consider a Special Exception – SE #26-02, 1001 Jeff Ryan Drive, to consider a special exception to permit a home-based child daycare use within the R-10, Residential single-family district. The proposed use will increase the maximum number of children enrolled per day from 7 to 12 increase the number of nonresident employees from one to two and increase the allowed floor area of a home-based business beyond 1,000 square feet. The property is zoned R-10, Residential single- family district. The property is designated in the Herndon 2030 Comprehensive Plan as "Neighborhood Conservation." The 21,625 square-foot lot is located on the northwest corner of Herndon Parkway and Sterling Road. Fairfax County Tax Map Reference Number: 0103 14 0073. Applicant and Property owners: Sarita Del Pilar Abad Moretti and Deyvis Josuhe Placencia Elguera.

Ordinance, to consider a Zoning Map Amendment – ZMA #24-01, 250 Exchange Place, to amend the zoning from, Office & Light Industrial district (O&LI), to Planned Development – Transit Related Growth Mixed Use, Medium Density Residential, and Office (PD-TRG1), and Planned Development – Transit Related Growth 2 – Low Density Residential and Low Impact Commercial (PD-TRG 2) zoning districts with proffered conditions to allow the redevelopment of the site with single-family attached and multi-family residential uses. The parcel area is 410,221 square feet and is currently improved with five, one-story office buildings and a surface parking lot. The proposed redevelopment requires demolition of all existing improvements. New uses proposed include 400 multi-family residential units in a six-story residential building located in the PD-TRG1 zoning district and 62 stacked townhouse units within the PD-TRG2 zoning district. The project proposes a density of 1.49 floor area ratio (FAR). Parking for the development would be provided on-site in a parking garage for the multi-family building as well as garage, driveway, and surface parking for the townhouse units. The site would also be improved with two public streets, publicly accessible private streets, sidewalks, and streetscapes, and would construct two publicly accessible open spaces. The property is designated as Regional Corridor Mixed Use in the Comprehensive Plan and is located in the Transit Related Growth small area plan. The application includes requests for the following zoning modifications: non-standard private amenity space width (Section 78-51.2(f)(4)); non-standard building setback (Section 78-51.3(f)(5)); non-standard landscaped area (Section 78-51.3(j)(1). The property is located on the northeast

corner of Herndon Parkway and Exchange Place. Fairfax County Tax Map Reference Number: 0164-10-0001B. Applicant: Rooney Properties LLC. Agent: Ken Wire, Wire Gill LLP. Property Owner: Herndon Van Buren, LLC.

The public is encouraged to participate in the town's public hearing process. Individuals having an interest in the above items are invited to attend the public hearing and state their opinions and may also submit comments to town.clerk@herndon-va.gov.

The proposed items are available for examination by the public at the 2nd floor counter of the Herndon Municipal Center, 777 Lynn Street, Herndon, during normal business hours (Monday – Friday) and also available for review on the town's website www.herndon-va.gov.

The Town of Herndon supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities so that they may participate in services, programs, or activities offered by the town. Please call (703) 435-6804 to arrange for any accommodation that may be necessary to allow for participation. Interpretación en Español está disponible en esta sesión.

Amanda Morrow Kertz, Town Clerk

Note to Publisher:
Publish on June 5, 2026/June 12, 2026