Planning Commission Work Session
Agenda Item 2.b.

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

Meeting Date: March 9, 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 Zoning District. The property is situated within the Crossroads of Dulles Office Condominium development and is located at the northwest 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 northwest 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 free-standing 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 “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.

Fiscal Impact:
None

Legal Impact:
Approval of this item would allow the business to operate a personal service use in the CO, commercial office district.

Staff Recommendation/Next Steps:
Staff recommends that the Planning Commission recommends approval of SE#26-01 with conditions. Several personal service uses have been operating nearby since 2017 without negative impacts on the surrounding neighborhood.

Attachments:
1. SE26-01 Staff Report
2. SE26-01 Resolution (Proposed)