Planning Commission Work Session
Agenda Item 2.b.

Agenda Item: **Zoning Map Amendment—ZMA #24-01, 250 Exchange Place, a zoning map amendment from O&LI, Office & Light Industrial district, to PD-TRG1 & PD-TRG2, Planned Development—Transit Related Growth mixed use, medium density residential, and office, and Planned Development—low density residential and low impact commercial zoning districts with proffered conditions, to allow the redevelopment of the site with single family attached and multi-family residential uses**

Meeting Date: April 13, 2026

Category: Public Hearings

Prepared by: Bryce Perry, Deputy Director of Community Development

Description:
This application was the subject of a discussion item at the Planning Commission's March work session. The staff memo provided for the March work session is provided as an attachment to this report. A full staff report, to include the applicant's responses to staff's latest comments, will be provided in the dispatch for the April 27, 2026, Planning Commission regular meeting.

The application proposes to rezone the property at 250 Exchange Place to allow redevelopment of the site with multifamily, stacked, and single-family attached residential uses. The slightly less than nine and a half acre property is currently improved with five single-story office buildings, totaling 108,402 gross square feet of office space, and surface parking lots. It has approximately 1000 linear feet of frontage along Herndon Parkway and abuts the Van Buren Estates residential subdivision to its north. The project proposes to demolish all current improvements and redevelop the site in three distinct phases. The first phase would construct major utility infrastructure and new public streets. The next two phases, which could be built in either order, would include a seven-story 400-unit multifamily building in one phase and 62 stacked two-over-two residential units in the other phase. The project would construct two public roads and two private roads. Private parking is accommodated in an interior structured parking garage for the multifamily building, and the stacked units are served by individual garages and driveways. Private outdoor amenity space for the multifamily is contained within an internal courtyard, and two publicly-accessible parks are provided along Herndon Parkway.

Background/Timing Impact:
Staff has issued comments for the most recent submission and expects further revisions

of the case to address those comments with the next submission. The applicant and staff are in discussion regarding potential resolutions to the comments raised during the review. A full staff report will be provided in the dispatch for the April 27, 2026, Planning Commission regular meeting.

Notable remaining staff comments include:

- additional information and improved clarity on the various elements of and extent of the different phases
- conflicts between trees and utilities
- timing of when the park abutting Fairbrook Drive is built
- proffer language refinement to improve clarity, consistency, and enforceability

Timing Impact:
Following Planning Commission action, the application will advance to Town Council for consideration. Should the council approve ZMA #24-01, the applicant will be free to submit a site plan for review. Steps following site plan review and approval, inclusive of bonding, plats and easements, include final Architectural Review Board review and building permit submittal and review. Site plan approvals remain valid for up to five years, after which time the site plan expires unless a building permit has been approved. There are no limitations on the time between the approval of a zoning map amendment and the submission of a site plan.

Fiscal Impact:
Additional information regarding the fiscal impacts of this case will be provided in the staff report.

Legal Impact:
A zoning map amendment approved with proffers is considered "conditional zoning" by the Code of Virginia (§ 15.2-2296). Following approval, proffers become part of the zoning for the property and are enforceable by the Zoning Administrator.

Staff Recommendation/Next Steps:
At this time, staff recommends continuance of the application due to the outstanding issues noted above. Should the remaining issues be satisfactorily resolved prior to the Planning Commission regular session on April 27, 2026, staff will consider recommending approval of this application.

Attachments:
1. GDP
2. Draft Proffer Statement
3. Traffic Impact Study
4. March 9, 2026, Planning Commission Memo (Background)
5. Presentation