STATEMENT OF JUSTIFICATION
250 SPRING STREET EXTRA SPACE STORAGE
ZONING ORDINANCE TEXT AMENDMENT

February 12, 2026

I. Background

SE#25-02 "250 Spring Street Extra Space Storage" ("SE Application") is currently under review by Town of Herndon staff. As part of the review of the SE Application, that applicant is requesting a caretaker's living space as an Accessory use. The square footage of the caretaker's living space is more than the 1,000 square feet permitted by the Zoning Ordinance, so at staff's suggestion, the applicant is also requesting a Zoning Ordinance Text Amendment ("ZOTA" or "Application" or "Proposal") to permit a larger caretaker living space.

II. Request

This ZOTA is filed by Ken Wire, attorney on behalf of Storage Development Herndon LLC, (the "Applicant") as title owner of the property located at 250 Spring Street (the "Property" or the "Site") also identified as Tax Map parcel 016-2 ((02)) 0182A1.

The Property is zoned O&LI (Office and Light Industrial District). Per Zoning Ordinance Table 78-80.2(c) "TABLE OF PERMITTED AND ALLOWED ACCESSORY USES & STRUCTURES", "Caretaker or Security Guard's Residence" is a permitted use in the O&LI District, subject to use standards in section 78-80.4(h). The use standard in ZO section 78-80.4(h)(3) states, "Size limit. It shall not exceed 1,000 square feet in area." This ZOTA requests the addition of a clause at the end of that section stating "...except as permitted by special exception."

In our experience, in order to staff a caretaker or guard's residence for a self-service storage use, the market often requires a residence space with more than 1,000 square feet. Typically this is to allow a second bedroom.

III. Standards for Zoning Ordinance Text Amendments

The town council may consider whether and to what extent the proposed amendment meets any of the following standards:

1. Comprehensive plan compliance. Consistent with the comprehensive plan.
    a. ***Applicant response:*** *The Proposal will ensure that the proposed expansion in the accessory use is still in compliance with the Comprehensive Plan by requiring it to go through a special exception public review process if in excess of 1,000 square feet.*
2. Meets regulations. Free of conflict with any provision of this chapter, related town regulations, or any other applicable local, state, or federal laws and regulations.
    a. ***Applicant response:*** *The Proposal is free of conflict with provisions of the Zoning Ordinance and other town regulations by requiring it to go through a special exception public review process if in excess of 1,000 square feet.*

3. Change in conditions. Changed conditions justify an amendment.
    a. ***Applicant response:*** *In our experience, in order to staff a caretaker or guard's residence for a self-service storage use, the market often requires a residence space with more than 1,000 square feet. Typically this is to allow a second bedroom. The existing Zoning Ordinance's flat restriction to 1,000 square feet does not take into account this market condition.*
4. Demonstrated community need. Addresses a demonstrated community need.
    a. ***Applicant response:*** *The community is in need of public storage space, which requires larger caretaker or guard residences than currently allowed.*
5. Consistent with purpose and intent of districts. Consistent with the purpose and intent of the zoning districts in this chapter, or will improve compatibility among uses and will ensure efficient development within the town.
    a. ***Applicant response:*** *The Proposal will be consistent with the intent of the Zoning Districts, and the accessory use.*
6. Promotes orderly development. Results in a logical and orderly development pattern consistent with accepted or emerging planning practices.
    a. ***Applicant response:*** *The Proposal will encourage the continued existence or potential expansion of self-storage uses in the town.*
7. Avoids adverse impacts. Avoids adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
    a. ***Applicant response:*** *There are no adverse impacts associated with this proposal.*
8. Adequate facilities and utilities. Results in development that is adequately served by public facilities (roads, potable water and sewage, schools, parks, police, and fire and emergency medical facilities).
    a. ***Applicant response:*** *Facilities impacts would be part of the review of any Special Exception, as proposed.*

For all of the aforementioned reasons, the Applicant respectfully requests that Staff and Planning Commission endorse, and the Town Council approve this Application.

Sincerely,

Ken Wire