Planning Commission Work Session
Agenda Item 2.a.

Agenda Item: **SPECIAL EXCEPTION – SE #26-05, 757 Elden Street, to consider a special exception to permit a commercial recreation/entertainment, indoor use consisting of a private event/meeting venue within the CC, Central Commercial, District**

Meeting Date: October 5, 2026

Category: Public Hearings

Prepared by: Aaron Zoellick, Zoning Services Specialist

Description:

Proposed Modification	This is an application for a special exception to permit a commercial recreation/entertainment, indoor use consisting of a private event/meeting venue within the central commercial zoning district
Address	757 Elden St
Fairfax County Tax Map Number	0162 02 0084
Owners	Palo Viejo LLC
Applicant	Jeffrey Colon
Business/Organization	Herndon Hall, LLC
Property Use	Indoor Entertainment
Zoning District	Central Commercial (CC)
Lot Size	4,565 square feet
Building Size	3,000 square feet of gross floor area
Adjacent Zoning	North: Planned Development-Downtown (PD-D) East, West, South: Central Commercial (CC)
Date of Construction:	1900
Comprehensive Plan Land Use Designation	Downtown Master Plan, CPA #10-01 Commercial and Mixed-Use – Sector 2

Background/Timing Impact:

The property is currently occupied by the Upholstery Shop and operates as a personal services and retail use. The applicant is requesting to add an indoor entertainment use. Staff and the applicant met in a pre-application meeting on February 26, 2026.

Fiscal Impact:

There is no immediate fiscal impact from this application. The proposed business may be subject to applicable taxes and fees, including the Town's BPOL tax.

Legal Impact:

The Code of Virginia Sec. 15.2-2310 and Herndon Town Code Sec. 78-155.3 outline the requirements of applications for special exceptions.

Staff Recommendation/Next Steps:

Staff recommends continuance of this application to allow additional time to fully consider potential impacts and conditions, particularly those related to noise, pick-up/drop-off, deliveries, and occupancy associated with use type. Staff also suggests that the applicant provide details regarding how drop-off and pick-up of customers will occur and how deliveries will be timed or otherwise limited to decrease the likelihood of multiple deliveries occurring at the same time.

Attachments:

1. SE 26-05 Staff Report
2. Special Exception Criteria Matrix
3. Revised Plans
4. Applicant Narrative
5. Supplemental Photographs
6. Legal Ad